

Mayor
David Allison

Council Members
Tom Bailer
Cathy Sherman
Kasey Kinsman
Melina Meyer
Anne Schaefer
Kristin Carpenter
Ken Jones

City Manager
Helen Howarth

City Clerk
Susan Bourgeois

Deputy Clerk
Tina Hammer

Student Council
Summer vacation

Regular City Council Meeting July 5, 2023 @ 7:00 pm Cordova Center Comm Rooms

Agenda

A. Call to order

B. Invocation, pledge of allegiance

I pledge allegiance to the Flag of the United States of America, and to the republic for which it stands, one Nation under God, indivisible with liberty and justice for all.

C. Roll call

Mayor David Allison, Council members Tom Bailer, Cathy Sherman, Kasey Kinsman, Melina Meyer, Anne Schaefer, Kristin Carpenter, and Ken Jones



D. Approval of Regular Agenda..... (voice vote)

E. Disclosures of Conflicts of Interest and Ex Parte Communications

- conflicts as defined in Cordova Municipal Code 3.10.010 should be declared, then Mayor rules on whether member should be recused, Council can appeal the Mayor's ruling
- ex parte should be declared here, the content of the ex parte should be explained when the item comes before Council, ex parte does not recuse a member, it is required that ex parte is declared and explained

F. Communications by and Petitions from Visitors

1. Guest Speakers

- a. Sheridan Alpine Association, 22-23 Season Summary Presentation..... (page 1)
SAA Manager, **Dave Branshaw** & SAA Treasurer, **Dave Reggiani**

2. Audience comments regarding agenda items..... (3 minutes per speaker)

3. Chairpersons and Representatives of Boards and Commissions (CCMCA BoD, School Board, etal)

4. Student Council Report – summer vacation

G. Approval of Consent Calendar

5. Minutes:

- a. 06-21-23 Regular City Council Meeting Minutes..... (page 13)

6. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of unexcused absence of **Cathy Sherman** from the June 21, 2023 Regular Meeting

7. Proclamation of Appreciation to **Marina 'Mimi' Briggs**..... (page 17)

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

8. Mayor's Report

9. City Manager's Report

- a. Financials through 05-31-23..... (page 18)

10. City Clerk's Report

K. Correspondence..... (see primer for description page 20)

11. 05-26-23 Email from Mark Hall regarding 2023 Land Disposal Maps..... (page 21)

12. 06-14-23 Letter from Bruce and Joni Campbell regarding 2023 Land Disposal Maps..... (page 23)

13. 06-15-23 Letter from Cece and Max Wiese regarding 2023 Land Disposal Maps..... (page 26)

14. ADot&PF Flyer for Second Street Reconstruction Project Open House 7/19/23..... (page 30)

L. Ordinances and Resolutions

15. Ordinance 1208..... (voice vote)(page 31)

An ordinance of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a twenty-year lease with the United States Forest Service (USFS), for a portion of property described as a roughly 4,500 square foot Portion of Lot 3, Block 7A, Tidewater Development Park – 1st reading

16. Resolution 07-23-25..... (voice vote)(page 72)

A resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to negotiate with Starnik Inc. for a one-year renewable \$18,900 contract for government cloud-based billing software and authorizing one-time implementation and transition costs not to exceed \$15,900

17. Resolution 07-23-26..... (voice vote)(page 75)

A resolution of the Council of the City of Cordova, Alaska, requesting changes to the 2023-2024 proposed AMHS fall/winter ferry schedule by eliminating the 2-month service gap in PWS slated for October 15 – December 14, 2023

M. Unfinished Business - none

N. New & Miscellaneous Business

18. Council Election to fill vacant City Council Seat D..... (voice vote)(page 98)

19. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 123)

O. Audience Participation

P. Council Comments

Q. Executive Session

20. Recommendations from City Manager regarding Collective Bargaining Agreement negotiations, a subject which is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government

City Council is permitted to enter an executive session if an explicit motion is made to do so calling out the subject to be discussed and if that subject falls into one of the 4 categories noted below. Therefore, even if specific agenda items are not listed under the Executive Session header on the agenda, any item on the agenda may trigger discussion on that item that is appropriate for or legally requires an executive session. In the event executive session is appropriate or required, Council may make a motion to enter executive session right during debate on that agenda item or could move to do so later in the meeting.

R. Adjournment

Executive Sessions per Cordova Municipal Code 3.14.030

- **subjects which may be considered are:** (1) matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; (2) subjects that tend to prejudice the reputation and character of any person; provided that the person may request a public discussion; (3) matters which by law, municipal charter or code are required to be confidential; (4) matters involving consideration of governmental records that by law are not subject to public disclosure.
- **subjects may not be considered in the executive session except those mentioned in the motion calling for the executive session, unless they are auxiliary to the main question**
- **action may not be taken in an executive session except to give direction to an attorney or labor negotiator regarding the handling of a specific legal matter or pending labor negotiations**

if you have a disability that makes it difficult to attend city-sponsored functions, you may contact 907-424-6200 for assistance.
full City Council agendas and packets available online at www.cityofcordova.net

Regular Meetings of the Cordova City Council are live streamed on the City's YouTube or are available there for viewing or audio-only by the next business day



Sheridan Alpine Association

MT. Eyak Recreational Area – 2022-23 Season Summary





Sheridan Alpine Association

MT. Eyak Recreational Area – 2022-23 Season Summary

2022-23 Season Summary

Rope tow opened on 12/15 – 52 operational days

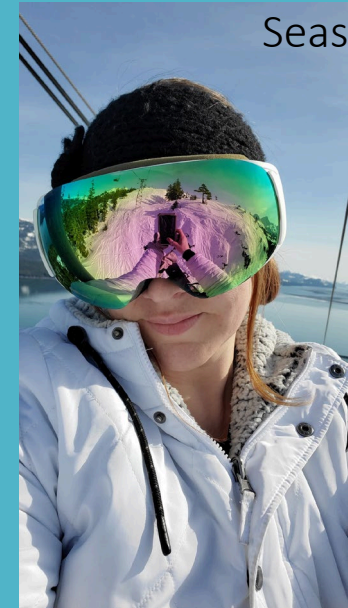
Lift opened on 2/8 – 28 operational days

Last open day was 4/2

Approximately 4 months of service

Sheridan Alpine Association Members = 456

Season Pass Holders = 425



2022-23 Photos Courtesy
of Penny Johnson

Penny & family skied all
28 lift days!

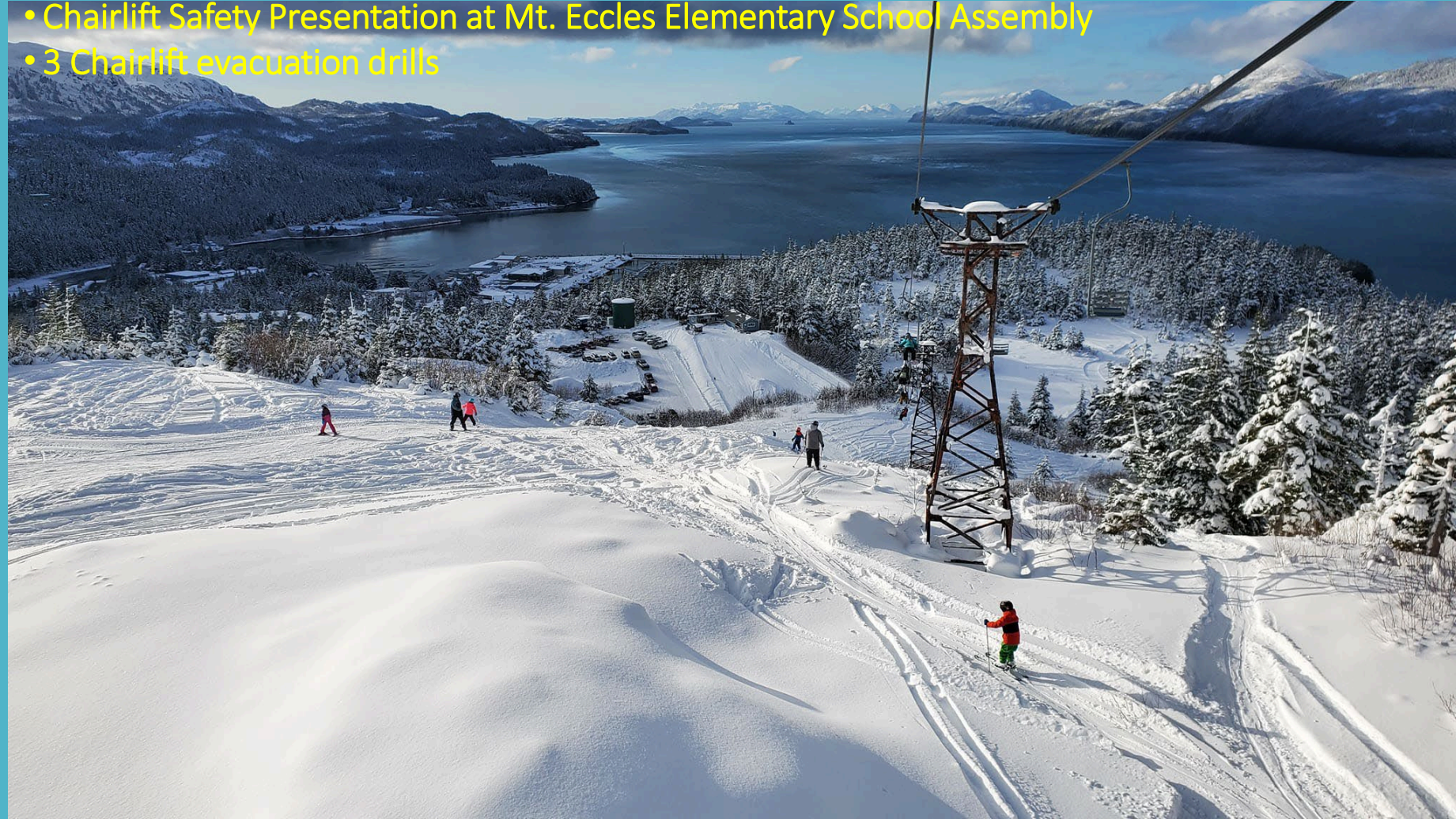


Sheridan Alpine Association

MT. Eyak Recreational Area – 2022-23 Season Summary

Operational Highlights

- No lost days due to mechanical or weather stand-down
- 375 hours of trail grooming + the cross-country trail
- 3rd Year of \$20,000 investment into rental equipment. A total of \$78,000 over the past 5 yrs.
- Chairlift Safety Presentation at Mt. Eccles Elementary School Assembly
- 3 Chairlift evacuation drills



Sheridan Alpine Association

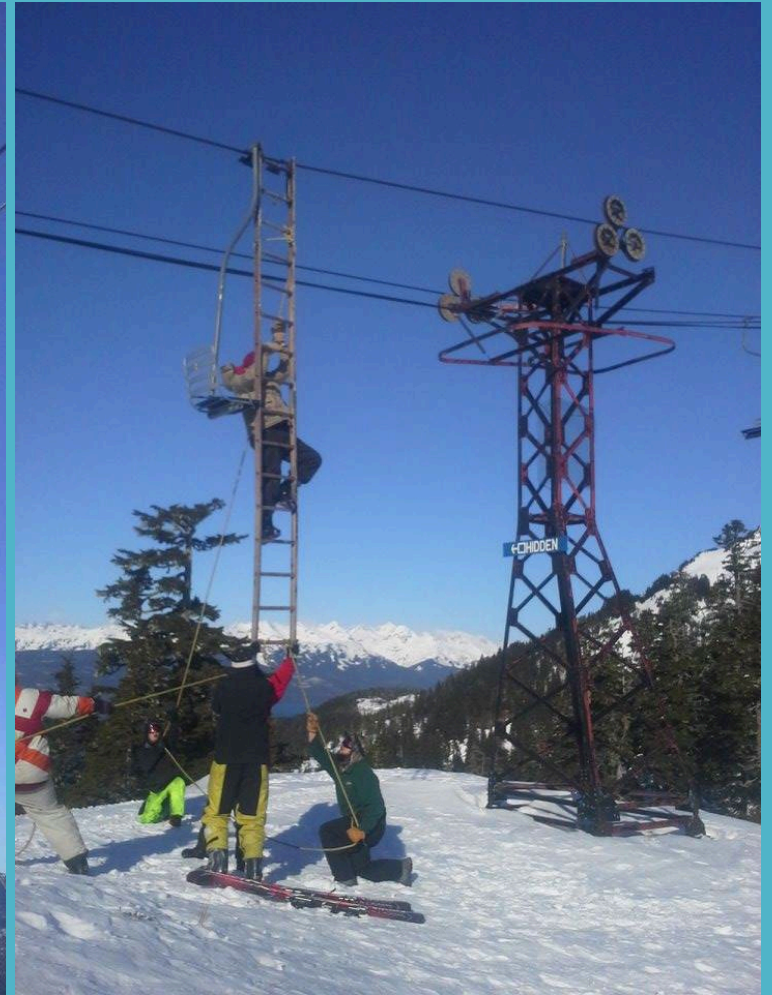
Mt. Eyak Recreational Area – 2022-23 Season Summary



Sheridan Alpine Association



MT. Eyak Recreational Area – 2022-23 Season Summary



Sheridan Alpine Association

MT. Eyak Recreational Area – 2022-23 Season Summary



Chairlift Maintenance Highlights

A typical repair & maintenance needs year

Replaced 5 sheeves

Greased entire lift 6 times

Replaced lift auxiliary system (pump, tubing & valves)



Sheridan Alpine Association

MT. Eyak Recreational Area – 2022-23 Season Summary



Sheridan Alpine Association
Box 2446
CORDOVA, ALASKA 99574
(907) 424-7766

March 2, 2023

Mayor Allison and City Council
PO Box 1210
Cordova, AK 99574

Dear Mayor and Council,

The Sheridan Alpine Association (SAA) enjoyed working with the City of Cordova Manager Helen Howarth and Park & Recreation Director Duncan Chisholm in assisting the City develop its FY23 Budget as it related to the City-owned chairlift, ski hill facilities, and the City's Ski Area Management Services agreement with SAA.

As you know, the City and SAA partnered last year to replace the 36-year-old steel chairlift cable. That project was a tremendous success and provided for the continued compliance with the American National Standard Institute (ANSI) safety requirements for the maintenance and operation of aerial passenger tramways or chairlifts.

It is SAA's recommendation that the next focus for infrastructure improvement attention should be directed toward the City-owned chairlift towers. Specifically, tower painting and the purchase and installation of safety maintenance ladders and work platforms.

Tower Painting

The current coatings on the chairlift steelwork have reached the end of its useful life. The coatings are peeling, flaking, and/or have fallen off. The current coating provides little if any protection for the steelwork of the towers and terminals. Steel wastage is progressing in addition to the poor appearance of the structures. All 16 towers and 2 terminals should be prepped and recoated as soon as possible.

SAA has reached out to a local contractor last year for a budgetary cost estimate to prepare and paint all the towers and terminals. That estimate was approximately \$450,000.

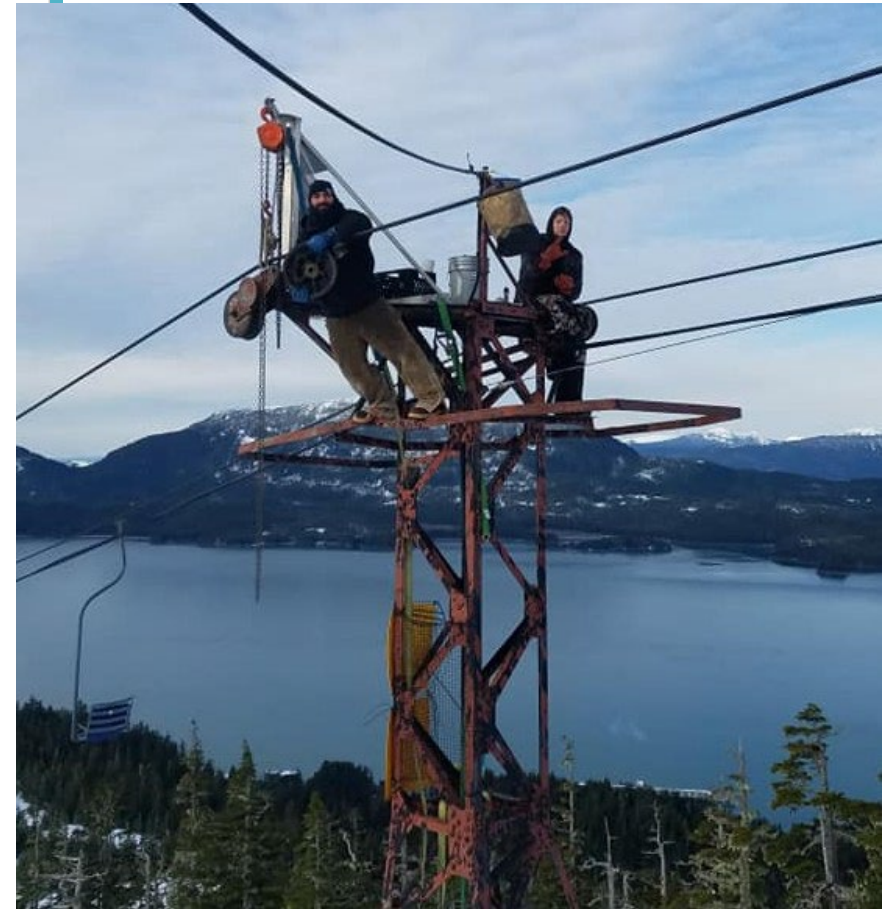
Safety Maintenance Ladders and Work Platforms

Currently, all 16 towers and both upper and lower terminals do not have maintenance access ladders or work platforms. This is a shortcoming that the chairlift operators have dealt with since 1974. Without ladders and work platforms, the towers and terminals must be free climbed using harness and fall arrest gear to perform the daily and weekly maintenance tasks. This is an awkward and dangerous endeavor that should be addressed.

SAA obtained an estimate for prefabricated maintenance access ladders and work platforms of approximately \$180,000.

If the City agrees with these recommendations and is prepared to move forward on these infrastructure projects, the City and SAA should meet to discuss project planning and management as these projects are outside the SAA current scope of work. Similar to our cooperative chairlift cable replacement project last year, SAA is willing to assist in project coordination efforts, short of project management, if that meets the needs and desire of the City.

SAA has designated David Branshaw, David Reggiani, Paul Swartzbart, and me as SAA's infrastructure project coordination team. The project coordination team is ready and available to meet with the City. Just let us know.



Sheridan Alpine Association

MT. Eyak Recreational Area – 2022-23 Season Summary

Questions



Sheridan Alpine Association

MT. Eyak Recreational Area – 2022-23 Season Summary



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Sincerely,

DocuSigned by:

2E14EB70E110496...

Heath Kocan
President, Sheridan Alpine Association

**Regular City Council Meeting
June 21, 2023 @ 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 June 21, 2023, 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 member **Tom Bailer, Kasey Kinsman, Anne Schaefer, Kristin Carpenter** and **Ken Jones**. Council member **Cathy Sherman** was absent. Also present were City Manager **Helen Howarth** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

M/Bailer S/Schaefer to approve the agenda.

Hearing no objection **Mayor Allison** declared the motion approved.

E. Disclosures of Conflicts of Interest and ex parte communications

Jones said he doesn't think, by definition, this is a conflict, but, he should not vote on approval of the land disposal maps because he does plan to put in a letter of interest on City land being made available. **Mayor Allison** said any Council member may someday put in for City land, so he did not rule that a conflict. Council agreed.

F. Communications by and Petitions from Visitors

1. Guest speakers:

a. Kristin Carpenter PWSEDD Executive Director & **Rebecca Braun** McKinley Research Group, PWS Ferry Authority Feasibility Study – **Carpenter** presented alone, **Braun** was unavailable. **Carpenter** discussed many aspects of the feasibility study and said she and McKinley Research Group were going to all the communities in Prince William Sound to present and get feedback.

2. Audience comments regarding agenda items

Cecelia Wiese of 400 Railroad Row spoke about agenda item 12. She is of the opinion that Lots 9 & 10 Block 1 Odiak Park Subdivision should not be made available. There are concerns with property lines and there is a cliff at back end of these lots that if developed, could impact the lots above on Railroad Row.

3. Chairpersons and Representatives of Boards and Commissions:

a. CCMC Update – Dr. Hannah Sanders

- Annual Critical Access Hospital Evaluation
- CCMC Financial Indicators December 31, 2022
- CCMC 2021 and 2022 Independent Audit Report

Dr. Sanders reported: 1) each year CCMC is supposed to be presenting Council with a periodic evaluation – and that is why this is enclosed, also the audit was presented to the CCMC Board in May – but included here for Council for information. She said it looks like they ended the year ahead but that is because the PERS post-employment benefit had a very good year in their investment account and that is not operational earnings for the hospital – there was really about a \$1,000,000 loss – the hospital continues to operate on very thin to negative margins and they are reliant on everyone utilizing their services; they continue to work on improving the revenue cycle – year-to-date 2023 they are positive; 2) the American Healthcare Association/National Center for Assisted Living awarded CCMC a Bronze Level Quality Award – no others in AK, 1 Silver Award in AK – they are working to attain Silver in the future.

Carpenter asked about utilization numbers. **Sanders** said that they are seeing increased swing bed days over the past couple of years, however, still losing a lot of healthcare dollars; there is the local competition that doesn't utilize our lab and a lot is being outsourced to Anchorage which is harming us. **Dr. Sanders**

went on to say we are a very small town to have a hospital, we need to support it in order to keep it here. **Dr. Sanders** said she remains a proponent of one Healthcare provider in Cordova, she knows we have to merge to be most successful.

4. Student Council Report – summer vacation

G. Approval of Consent Calendar

5. Minutes:

- a. 06-07-23 City Council Public Hearing Minutes
- b. 06-07-23 Regular City Council Meeting Minutes

6. Council approval of an Exception by Use Permit of CMC 6.12.030 for Cordova Arts and Pageants at Ski Hill during Salmon Jam

7. Council Acceptance of City Council member Resignation

8. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of **Anne Schaefer** and unexcused absence of **Melina Meyer** from the June 7, 2023 Regular Meeting

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

H. Approval of Minutes - in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

9. Mayor's Report – he and **Howarth** met with the FAA today – there used to be a Flight Service Station here and there is a want for that to return – would make air traffic in and out of Cordova much safer to have an onsite observer. They seemed to advocate that idea, are in town to gather data; 2) he mentioned the vacancy in Council – it is a good chance for someone to try it out, see if Council is a fit for them – asked the Clerk if she had received any letters yet – **Bourgeois** said she had one phone call, no letters yet.

10. City Manager's Report – **Howarth** reported: 1) Governor has vetoed about half of the increase to BSA – Senate has enough votes to override, House is still working – we will see where that goes; we may not have to worry until we start to put together our 2024 operating budget; 2) she starts union negotiations next week – towards the end of the week is when we will start talking dollar items, in the beginning it is the small language adjustments, etc. – Council will be brought in when there is a better feel for the economic package involved – we will then be asking for your feedback – commitment is for a September 1 agreed upon contract; 3) we have begun the NetSuite transition; 4) Harbor relocation process – **Schinella** said they had a procedure, live-aboards and boats that cannot be hauled (due to size or if they are wooden) – these were relocated to North Harbor first, then there was a lottery among all others who had filled out their forms and were considered “commercial” be they fishing boats or SERVUS contracted boats – did a computer generated lottery and placed as many as there was room for, of those in stalls on the North side – the rest, approximately 50, will be placed in the shipyard.

11. City Clerk's Report – **Bourgeois** provided a written report, also she included an attendance report which Council asked for last meeting.

K. Correspondence - none

L. Ordinances and Resolutions

12. Resolution 06-23-24 A resolution of the Council of the City of Cordova, Alaska, adopting the 2023 Land Disposal Maps

M/Bailer S/Schaefer to approve Resolution 06-23-24 A resolution of the Council of the City of Cordova, Alaska, adopting the 2023 Land Disposal Maps

Planner **Johnson** said he did learn a lot from the neighbors of the Odiak park lots in question. He still believes there is an opportunity for a building site to be achieved from those lots – they do have steep cliffs on the back end (which may be on the unknown lots, not the Odiak Park lots – can't tell definitively without a survey). He said these may be more difficult lots to develop, but he sees possibility, he also understands the concerns of the property owners above.

M/Carpenter S/Jones to amend the maps by keeping Lots 8 & 9 Odiak Park Subdivision (Plat 74-272) as not available.

Jones supports the amendment – would like to see info brought forward maybe this fall about what it would cost to remedy the ownership confusion.

Vote on the motion to amend: 5 yeas, 0 nays, 2 absent (Meyer, Sherman). Motion was approved.

Jones said he appreciates staff's diligence in going around town and thinking outside the box, finding land that can be developed as we have a shortage. **Kinsman** echoed that. **Bailer** said we have come a long way, back in 1990 it was very difficult to attain City land.

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

M. Unfinished Business – none

N. New & Miscellaneous Business

13. Council Meeting Attendance – discussion

Kinsman said he has gotten an earful from people from time to time about Council teleconferencing so much and whether or not they live in town still. **Kinsman** suggested limiting Council attendance by teleconference to no more than half the regular meetings each year – i.e. required to be in-person for half of all regular meetings. **Carpenter** said she appreciates that in-person attendance is beneficial, but she is uncertain exactly how she feels. **Schaefer** said she would be ok with having some guidelines but would err on the side of flexibility and believes 50% seems too stringent. **Jones** said he sees both sides but agrees we need flexibility. He also believes we need to do something about this – he thinks there have been 4 instances in the past several years where a council member has been residing elsewhere but remains on Council. **Bailer** said he will be gone 90 days each winter. He follows the State guidelines, he maintains AK residency and Cordova residency. He believes that if a Council member stays engaged that is more important than whether they teleconference or come in person to meetings. **Mayor Allison** opined that he would much rather have an engaged and prepared Council member on the phone than one in person who admits out loud that he is unprepared because he hasn't read the packet. **Bailer** also said that there are not people clamoring to get these seats – often we are running for seats unopposed. **Kinsman** said the engagement is better when there are more in the room – the dialogue is better. **Carpenter** said if we are to consider any changes it shouldn't be on the residency side it should be on the in-person attendance side. **Bourgeois** said she believed any strict guidelines could lead to canceled meetings, lack of quorums – would be onerous on staff to police some of these measures that exist in other communities. After further discussion, Council asked the Clerk to keep this on Pending Agenda for Council to revisit in fall.

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

Council scheduled a noon work session with Harbor Commission on July 5. Sheridan Alpine will present on July 5.

O. Audience Participation

Katrina Hoffman of 301 South Second Street, spoke about Council's residency and attendance discussion – she said that maybe an unintended consequence of limiting teleconference attendance is ablest? Are there those who could be rich contributors to discussions who are on the autism spectrum, have an anxiety disorder, have long-Covid, or are wheelchair-bound and in-person attendance is much more difficult for them, something that should be considered.

Greg Meyer of 1 Cannery Row, said he is delighted that Council is opening up more land around town. He reminded them that 2 years ago Cannery Row Inc. put a proposal in which got tabled – he hasn't heard anything from anyone about that in 2 years.

Cecelia Wiese of 400 Railroad Row, thanked Council for considering her concerns. She applauded Planner **Johnson** – he has been professional and patient in listening to her concerns.

P. Council Comments

Jones thanked everyone for the in-person attendance tonight.

Kinsman thanked everyone for the conversation tonight – appreciated the PWSEDD presentation, thanked **Kevin** and **Tony** for their reports/information tonight. He looks forward to more conversation about attendance.

Bailer thanked staff for the hospital information tonight, great to hear from the audience tonight.

Carpenter also thanked **Kevin** and **Tony** for participation tonight. She looks forward to hearing more from NVE about their plans for a new facility and how we can work more closely as partners.

Schaefer echoed all the staff thanks, appreciated the presentations (ferry & hospital), one more thought to add to the teleconference attendance would be need for flexibility for parents on Council and lack of daycare.

Q. Executive Session – none

R. Adjournment

Hearing no objection **Mayor Allison** adjourned the meeting at 9:15 pm.

Approved July 5, 2023

Attest: _____
Susan Bourgeois, City Clerk

CITY OF CORDOVA, ALASKA
PROCLAMATION OF APPRECIATION TO
MARINA 'MIMI' BRIGGS

I, Mayor David Allison, do hereby issue this Proclamation of Appreciation to *Mimi Briggs* for her dedication and contributions to the betterment of the City of Cordova while serving as a volunteer and a City of Cordova employee.

WHEREAS, *Mimi Briggs* has been a giving, dedicated, and engaged community member since arriving in Cordova in 1992; and

WHEREAS, early-on, *Mimi* worked at the Chamber of Commerce, organizing such events as the Old-Time 4th of July Celebration, devoting many long hours to each event from set up to clean up; and

WHEREAS, in 1993, *Mimi Briggs* became coordinator of the very successful Cordova Shorebird Festival elevating the annual gathering to include prominent international speakers and acclaimed artists; and

WHEREAS, *Mimi*, a native of Palm Springs and the California wine country was well-versed in the ways of wine, and introduced the very popular "Wine on Wednesday" event at the Alaskan Hotel and Bar which she went on to oversee for more than 18 years; and

WHEREAS, *Mimi Briggs* became a volunteer bookkeeper for the Cordova Historical Society in 1997, and was awarded the prestigious Copper Spike Volunteer of the Year Award in 2000; and

WHEREAS, in 2015 with the opening of the Cordova Center *Mimi Briggs* was instrumental in developing, marketing, and coordinating Cordova Center events, sometimes single handedly setting-up, running mics to speakers, moving podiums, always with a smile and light-hearted demeanor; her proficiency was appreciated and often commended; and

WHEREAS, *Mimi* was an active Cordova Historical Society Board Member, then became Museum Assistant for the City; on her merits she was promoted and from 2019-2023 served the City simultaneously as Museum Director and Cordova Center Coordinator; and

WHEREAS, *Mimi Briggs* has promoted the history of our region, been an ambassador for Cordova to the many visitors she greeted and developed the Museum Store into strong financial support for the Cordova Historical Society.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor, City Council members, City staff and citizens of Cordova do hereby express their sincere appreciation to *Mimi Briggs* for her willingness to dedicate many hours of her time in service to the community as a valued volunteer and employee in roles with Historical Society, Chamber of Commerce, as Museum Assistant, Museum Director, and Cordova Center Coordinator.

SIGNED THIS 5th DAY OF July 2023



David Allison, Mayor



CITY OF CORDOVA					
FUND SUMMARY					
FOR THE 5 MONTHS ENDING MAY 31, 2023					
GENERAL FUND					
	PY ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
TAXES	\$ 1,765,499.37	\$ 1,536,792.31	\$ 7,851,700.00	\$ 6,314,907.69	19.6
LICENSES & PERMITS	\$ (435.00)	\$ (2,015.00)	\$ 21,750.00	\$ 23,765.00	-9.3
OTHER GOVERNMENTAL	\$ 714,790.95	\$ 760,301.47	\$ 2,447,655.00	\$ 1,687,353.53	31.1
LEASES & RENTS	\$ 126,696.15	\$ 155,625.50	\$ 400,848.00	\$ 245,222.50	38.8
LAW ENFORCEMENT	\$ 137,203.75	\$ 288,959.84	\$ 426,587.00	\$ 137,627.16	67.7
D. M. V.	\$ 23,446.90	\$ 18,532.56	\$ 57,700.00	\$ 39,167.44	32.1
PLANNING	\$ 2,270.00	\$ 2,250.00	\$ 7,500.00	\$ 5,250.00	30
RECREATION	\$ 48,578.20	\$ 67,151.34	\$ 80,150.00	\$ 12,998.66	83.8
BOB KORN POOL	\$ 5,750.40	\$ 13,856.34	\$ 52,250.00	\$ 38,393.66	26.5
SALE OF PROPERTY	\$ 1,050.00	\$ 3,350.00	\$ 3,000.00	\$ (350.00)	111.7
INTERFUND TRANSFERS IN	\$ -	\$ 244,100.00	\$ 965,826.00	\$ 721,726.00	25.3
OTHER REVENUE	\$ 22,142.60	\$ 142,301.76	\$ 152,282.00	\$ 9,980.24	93.5
STATE DEBT SERVICE REIMBURSEMENT	\$ 47,361.00	\$ 874,898.00	\$ 950,000.00	\$ 75,102.00	92.1
APPROPRIATION FROM RESERVE	\$ -	\$ -	\$ 167,538.00	\$ 167,538.00	0
REVENUES TOTAL	\$ 2,894,354.32	\$ 4,106,104.12	\$ 13,584,786.00	\$ 9,478,681.88	30.2
EXPENDITURES					
CITY COUNCIL	\$ 357.93	\$ 592.47	\$ 7,300.00	\$ 6,707.53	8.1
CITY CLERK	\$ 140,921.45	\$ 141,330.00	\$ 340,406.00	\$ 199,076.00	41.5
CITY MAYOR	\$ -	\$ 231.60	\$ 2,500.00	\$ 2,268.40	9.3
CITY MANAGER	\$ 165,208.69	\$ 255,956.61	\$ 676,688.00	\$ 420,731.39	37.8
FINANCE	\$ 242,478.44	\$ 233,844.09	\$ 512,095.00	\$ 278,250.91	45.7
PLANNING	\$ 58,087.51	\$ 63,186.73	\$ 153,037.00	\$ 89,850.27	41.3
PLANNING COMMISSION	\$ 995.86	\$ 601.67	\$ 1,500.00	\$ 898.33	40.1
DEPARTMENT OF MOTOR VEHICLES	\$ 32,775.73	\$ 34,837.69	\$ 62,791.00	\$ 27,953.31	55.5
LAW ENFORCEMENT	\$ 440,862.93	\$ 514,060.51	\$ 1,217,108.00	\$ 703,047.49	42.2
JAIL OPERATIONS	\$ 122,254.67	\$ 127,589.13	\$ 301,650.00	\$ 174,060.87	42.3
FIRE & EMS	\$ 205,972.24	\$ 192,419.09	\$ 531,496.00	\$ 339,076.91	36.2
DISASTER MANAGEMENT	\$ 4,554.75	\$ 4,230.25	\$ 15,000.00	\$ 10,769.75	28.2
LIBRARY	\$ 262,384.58	\$ 147,227.12	\$ 479,129.00	\$ 331,901.88	30.7
CORDOVA CENTER	\$ -	\$ 14,796.08	\$ 147,396.00	\$ 132,599.92	10
MUSEUM	\$ -	\$ 125,914.96	\$ 340,796.00	\$ 214,881.04	37
FACILITY UTILITIES	\$ 100,273.17	\$ 52,400.30	\$ 203,100.00	\$ 150,699.70	25.8
PUBLIC WORKS ADMINISTRATION	\$ 80,055.61	\$ 78,384.54	\$ 217,264.00	\$ 138,879.46	36.1
FACILITY MAINTENANCE	\$ 170,102.49	\$ 139,591.81	\$ 383,283.00	\$ 243,691.19	36.4
STREET MAINTENANCE	\$ 246,820.36	\$ 249,667.43	\$ 758,910.00	\$ 509,242.57	32.9
SNOW REMOVAL	\$ 47,279.88	\$ 30,262.02	\$ 74,916.00	\$ 44,653.98	40.4
EQUIPMENT MAINTENANCE	\$ 151,589.75	\$ 209,301.98	\$ 337,320.00	\$ 128,018.02	62.1
PARKS MAINTENANCE	\$ 66,317.46	\$ 84,106.88	\$ 420,982.00	\$ 336,875.12	20
CEMETERY MAINTENANCE	\$ 789.12	\$ 4,393.39	\$ 15,935.00	\$ 11,541.61	27.6
PARKS & REC ADMINISTRATION	\$ 12,480.06	\$ 133,902.16	\$ 262,555.00	\$ 128,652.84	51
RECREATION - BIDARKI	\$ 118,381.95	\$ 64,534.60	\$ 237,326.00	\$ 172,791.40	27.2
RECREATION - SWIMMING POOL	\$ 155,127.25	\$ 188,122.27	\$ 477,982.00	\$ 289,859.73	39.4
SKI HILL	\$ 35,400.84	\$ 43,843.79	\$ 122,100.00	\$ 78,256.21	35.9
NON-DEPARTMENTAL	\$ 282,564.47	\$ 300,366.33	\$ 877,613.00	\$ 577,246.67	34.2
LONG TERM DEBT SERVICE	\$ 391,487.50	\$ 367,362.50	\$ 1,715,100.00	\$ 1,347,737.50	21.4
INTERFUND TRANSFERS OUT	\$ -	\$ -	\$ 251,508.00	\$ 251,508.00	0
TRANSFERS TO OTHER ENTITIES	\$ 1,106,248.58	\$ 1,048,256.68	\$ 2,440,000.00	\$ 1,391,743.32	43
EXPENDITURES TOTAL	\$ 4,641,773.27	\$ 4,851,314.68	\$ 13,584,786.00	\$ 8,733,471.32	35.7
NET	\$ (1,747,418.95)	\$ (745,210.56)	0	745,210.56	0
FOR ADMINISTRATION USE ONLY	41 % OF THE FISCAL YEAR HAS ELAPSED	06/14/2023 02:55PM PAGE: 1			

CITY OF CORDOVA
ALL FUNDS SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2023

	FUND	PY ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE						
101	GENERAL FUND	2,894,354.32	4,106,104.12	13,584,786.00	9,478,681.88	30.23%
104	CITY PERMANENT FUND	-1,107,506.65	361,178.22	0	-361,178.22	0.00%
203	FIRE DEPT. VEHICLE ACQUISITION	17,043.41	27,323.64	0	-27,323.64	0.00%
205	VEHICLE REMOVAL/IMPOUND FUND	50	0	0	0	0.00%
333	COVID-19	-252,288.98	0	0	0	0.00%
335	ARPA - CLFRF	667,209.54	0	0	0	0.00%
336	ARPA - LSTA GRANTS	0	0	0	0	0.00%
401	GENERAL PROJ & GRANT ADMN	128,570.33	90,143.48	0	-90,143.48	0.00%
502	HARBOR ENTERPRISE FUND	321,752.32	231,818.44	1,772,647.00	1,540,828.56	13.08%
503	SEWER ENTERPRISE FUND	367,845.52	379,693.33	923,166.00	543,472.67	41.13%
504	WATER ENTERPRISE FUND	253,395.13	262,760.70	884,417.00	621,656.30	29.71%
505	REFUSE ENTERPRISE FUND	414,814.07	409,029.29	1,507,637.00	1,098,607.71	27.13%
506	ODIAK CAMPER PARK	6,738.50	19,591.91	65,060.00	45,468.09	30.11%
602	HARBOR & PORT PROJECTS	0	1,427,711.02	0	-1,427,711.02	0.00%
603	SEWER PROJECTS	0	0	0	0	0.00%
604	WATER PROJECTS	0	0	0	0	0.00%
605	SOLID WASTE PROJECTS	0	0	0	0	0.00%
655	ACWF#261171-S LOAN MILE17 EQUIP	0	500,000.00	0	-500,000.00	0.00%
702	HARBOR RESERVE FUND	252,410.06	404,343.37	0	-404,343.37	0.00%
703	SEWER RESERVE FUND	0	0	0	0	0.00%
704	WATER RESERVE FUND	0	0	0	0	0.00%
705	REFUSE RESERVE FUND	0	0	0	0	0.00%
805	LANDFILL CLOSURE RESERVE FUND	72.82	457.18	0	-457.18	0.00%
810	HEALTH INTERNAL SERVICE FUND	490,029.79	39,267.53	0	-39,267.53	0.00%
TOTAL REVENUES		4,454,490.18	8,259,422.23	18,737,713.00	10,478,290.77	44.08%
EXPENDITURES						
101	GENERAL FUND	4,641,773.27	4,851,314.68	13,584,786.00	8,733,471.32	35.71%
104	CITY PERMANENT FUND	0	0	0	0	0.00%
203	FIRE DEPT. VEHICLE ACQUISITION	1,700.62	1,424.92	0	-1,424.92	0.00%
205	VEHICLE REMOVAL/IMPOUND FUND	1,270.89	3,475.25	0	-3,475.25	0.00%
333	COVID-19	17,583.46	0	0	0	0.00%
335	ARPA - CLFRF	28,362.14	360,385.89	0	-360,385.89	0.00%
336	ARPA - LSTA GRANTS	39,600.13	25,811.81	0	-25,811.81	0.00%
401	GENERAL PROJ & GRANT ADMN	185,797.86	22,291.93	0	-22,291.93	0.00%
502	HARBOR ENTERPRISE FUND	374,309.21	515,612.29	1,772,647.00	1,257,034.71	29.09%
503	SEWER ENTERPRISE FUND	242,014.60	343,454.52	923,166.00	579,711.48	37.20%
504	WATER ENTERPRISE FUND	264,234.25	478,614.09	884,417.00	405,802.91	54.12%
505	REFUSE ENTERPRISE FUND	283,448.98	365,684.33	1,507,637.00	1,141,952.67	24.26%
506	ODIAK CAMPER PARK	12,745.58	8,052.98	65,060.00	57,007.02	12.38%
602	HARBOR & PORT PROJECTS	0	3,961,027.75	0	-3,961,027.75	0.00%
603	SEWER PROJECTS	0	0	0	0	0.00%
604	WATER PROJECTS	0	0	0	0	0.00%
605	SOLID WASTE PROJECTS	0	0	0	0	0.00%
655	ACWF#261171-S LOAN MILE17 EQUIP	717,056.94	0	0	0	0.00%
702	HARBOR RESERVE FUND	168,652.94	77,126.30	0	-77,126.30	0.00%
703	SEWER RESERVE FUND	219,586.24	2,820.00	0	-2,820.00	0.00%
704	WATER RESERVE FUND	5,170.65	0	0	0	0.00%
705	REFUSE RESERVE FUND	0	0	0	0	0.00%
805	LANDFILL CLOSURE RESERVE FUND	0	0	0	0	0.00%
810	HEALTH INTERNAL SERVICE FUND	597,873.96	547,603.80	0	-547,603.80	0.00%
TOTAL EXPENDITURES		7,801,181.72	11,564,700.54	18,737,713.00	7,173,012.46	61.72%
NET		-3,346,691.54	-3,305,278.31	0	3,305,278.31	

FOR ADMINISTRATION USE 41 % OF THE FISCAL YEAR HAS ELAPSED 06/14/2023 02:55PM PAGE: 1

Council Packet Correspondence Primer: **Communicating with Your Elected Cordova Officials**

This primer provides an overview of City of Cordova policies regarding the submission of correspondence to the City Clerk's office for distribution to City Council. These policies are general in nature and do not preempt the application of relevant laws to correspondence distribution. To the extent you have questions regarding the distribution of specific correspondence, please contact the City Clerk's office.

What gets published in Council packets as Correspondence?

- Letters, emails, cards, or other written or electronic mail addressed to City Council, any individual member of City Council or the Mayor, regardless of whether or not the sender has requested inclusion of the correspondence in a City Council packet.
- Letters, emails, cards, or other written or electronic mail written by the Mayor, individual City Council members in their capacity as elected officials, or the Council as a body
- Letters, emails, cards, or other written or electronic mail by agencies/entities that are pertinent to Council and the citizens of Cordova (e.g. population determination, full value determination, open comment periods for projects/leases in and around Cordova, etc.)
- Only correspondence received by the Clerk's Office on or before noon on the Wednesday before a regular Council meeting is eligible for inclusion in the packet for that meeting. Correspondence eligible for inclusion received after that date and time will be included in the next regularly scheduled Council meeting packet. (See CMC 3.12.035).

What does not get published in Council packets as Correspondence?

- Letters, emails, cards, or other written or electronic mail that are disparaging to individuals or entities
- Letters, emails, cards, or other written or electronic mail that have been sent anonymously
- Letters, emails, cards, or other written or electronic mail that contain confidential information or information that would warrant a constitutional violation of privacy or could potentially violate an individual's or an entity's constitutional rights.

More information about items not subject to publication:

- Correspondence that is not subject to publication in a Council packet will, however, be forwarded to the Mayor and City Council members with notification that the communication will not be included in the Council packet and the reasons for the exclusion.
- The City will attempt to contact the writer of the correspondence to inform them that the City has determined not to publish what they have sent. Notifications will be sent to the return address on the communication if one has been provided. (the best way to ensure the City is able to reach the writer is if the correspondence has been emailed through the City Clerk cityclerk@cityofcordova.net)
- A person who submits a communication that is not subject to publication in a Council packet, may still attend a meeting and read the communication during audience comments (if it is about an agenda item) or during audience participation, if it is not about an agenda item. Oral comments during a Council meeting will not be monitored or limited for content unless the comments made incite or promote violence against a person or entity. The City is not responsible or liable for the comments, thoughts, and/or opinions expressed by individuals during the public comment period at a Council meeting.

Suggestions concerning correspondence:

- Correspondence intended for all Council members should be emailed to the City Clerk at cityclerk@cityofcordova.net, hand-delivered or sent via U.S. mail to the Clerk's office. Correspondence should be clearly addressed to "Cordova City Council." Unless clearly stated otherwise, the City Clerk will presume that all correspondence addressed to City Council is intended for inclusion in the packet.

Susan Bourgeois

From: Kevin Johnson
Sent: Wednesday, June 21, 2023 11:04 AM
To: Susan Bourgeois
Subject: FW: Proposed Land Disposal Map Update

Kevin Johnson
City Planner
City of Cordova
907-424-6220



From: Mark Hall <mjhall105@gmail.com>
Sent: Friday, May 26, 2023 10:16 AM
To: Kevin Johnson <planning@cityofcordova.net>
Subject: Proposed Land Disposal Map Update

Kevin,

Comments for Your Public Notice:

- 1) The area should include "Subdivision Required"
- 2) Were applicable: a ##' dedication for Ski Hill Road will be reserved/dedicated.
- 3) That portion Northwest of Ski Hill Road *may* not have access from Ski Hill Road.
- 4) There will be an easement reservation from the unnamed stream Northwest of Shi Hill Road, additional Building Setbacks may also be required.

Mark J. Hall, PLS
105 Cabin Ridge Road

Additionally, a non-Public comment, just an FYI (if you don't know)

Alaska Statute

Sec. 29.40.180. Prohibited acts; criminal penalties.

(a) The owner of land located in a subdivision may not transfer, sell, offer to sell, or enter into a contract to sell land in a subdivision before a plat of the subdivision has been prepared, approved, filed, and recorded in accordance with this chapter. A person may not file or record a plat or other

document depicting subdivided land in a public recorder's office unless the plat or document has been approved by the platting authority.

Mark

Bruce and Joni Campbell

314 Railroad Row, Cordova AK. 99574-0826 | 907-253-8250 | captsoup@hotmail.com

06/14/2023

Cordova City Council, Kevin Johnson
City of Cordova
Cordova, Ak 99574

Subject: Proposed Land Disposal Map Update; Lots 9 and 10, Block 1, Odiak Park subdivision

Dear Cordova City Council and City Planner Kevin Johnson,

We are in receipt of your 5/22/2023 letter advising us and other Railroad Row landowners of a proposal to change the status of “not available” to “available” of the lots noted above. It is hard to express just how disappointed we are to hear this is coming up again after all we went through in 2017 when the city put forth an RFP for these parcels. We would like to remind the City Council and City Planner Kevin Johnson of the history associated with these two lots and why they are listed as unavailable.

In April of 2017 we and other residents on Railroads Row became aware of an RFP to develop lots 8 and 9 which are the lots behind our home, the home of Max and Cecelia Weise, and previous property owners Bret and Cindy Braford. We all commented and voiced our concerns at that time. Although the current proposal states lots 9 and 10 the previous proposal states lots 8 and 9. They appear to be the exact same lots in both proposal maps. Obviously, there is an error here somewhere. In either case, there was a significant effort made by both the city and the Railroad Row property owners to protect the greenbelt which was designated on City maps and occurs on these lots. We worked in good faith to negotiate purchase of the lands in question but ultimately none of the homeowners could accept the final offer/proposal put forth by the city because we did not feel it was a fair offer. The city was asking a “normal” value of \$3.30/sq foot for developable property even though this property was essentially undevelopable due to lack of reasonable access and other factors I will get to. It was like comparing apples and oranges. Additionally, there were questions about whether obtaining a clear title of these lands was even possible. While development options may appear feasible from looking at a map or plat of the area, the “on the ground” conditions say otherwise.

Concerns:

Nothing has changed here. We still have all the same concerns we had in 2017 and feel that developing these parcels is just a bad idea. I have lived at this location (314 Railroad Row) since 1995, and at the time we were told that block 9 was not available for purchase, and in fact that it was a city easement which laid upon the old railroad boardwalk from Cordova’s early years. We might have been interested in buying lot 9 at that time but it did not seem to be an option. When the City would not offer a fair price we could not move forward.

For now, here are our specific concerns:

- There is no reasonable or cost-effective access to the property. There is no legal easement from Railroad Row that would allow for development access. The property would need to be developed from Chase Ave on the SE side of the lot which would have to overcome very steep slopes and/or cliffs; such as the 15 foot cliff directly behind our house and rising up from Chase Ave. It would be impossible to develop without heavy blasting of the area, which would be a safety hazard and could cause damage to several homes in close proximity. Currently the only ground which is level enough to consider building on is approximately 81’ X 45’ or 3,645 sq. ft. of acreage and located adjacent to our property line. The amount of rock that

would need to be blasted and moved in order to allow an access road or cut and fill to create a buildable pad would be cost prohibitive.

- Any building construction on the upper part of these lots would mean totally clearing the land and construction at extreme close proximity to our homes which would obscure any view we have, be noisy and remove any sense of privacy we currently enjoy. It would almost be like having your neighbor sitting in your living room.
- This is a high wind area which is the result of predominant easterly winds coming off Eyak Lake, past the hospital and then upslope through the existing trees on lots 8 and 9. Removal of trees and shrubbery in the area will expose local homes directly to the wind and may result in wind damage each year. For my home it is already a yearly event and shingles need to be replaced each year due to high wind events. If the trees and shrubbery were removed I am certain annual damage would be significant.
- There are numerous existing legal encumbrances to the property which need to be considered: 1) the sidewalk and ROW clearing limits off Chase Avenue 2) The green belt which is designated and showing on city plats and required as a condition of sale within adjacent lots 10, 11 & 12. How does the city intend to be consistent with its greenbelt management direction? 3) An easement for a city water line which was previously missed in city plats. 4) The existing easement for the old boardwalk. 5) and then there is the issue of a clear title. Is there an option for buying lot 9 with clear title? Cumulatively the above easements all would reflect a reduction in acreage available for development, possibly resulting in acreage less than the city minimum requirement of 5,000 sq. ft.
- The greenbelt mentioned above would be obliterated where it crosses behind our homes. Currently the greenbelt is intact and provides a mix of positive aesthetics for the homeowners and the public. The green belt is visually pleasing and provides a corridor of cover and is a feeding source for a variety of wildlife and birds such as squirrels, voles, eagles, humming birds, varied thrush, robins, stellers jays, pine siskins, winter wrens and juncos. There are many warblers that also show up following their long migration from South America at precisely the time that shorebirds return to our area in May. Many other varieties of birds also nest here. I don't believe eagle nests exist but the greenbelt provides eagles with a cruise zone by which they hunt and roost. The Forest Service has issued a bird pamphlet named "The birds of Cordova and Copper River Delta" which is a checklist of bird's occurring in our area. Of that listing, according to USFS Wildlife Biologist Milo Burcham there are at least 20 different varieties of birds that also reside within town. As previously mentioned, the greenbelt provides a windbreak and protection during high wind events.
- The homes along Railroad Row are all part of the early historic railroad era of Cordova. Our house in fact was the home of the railroad superintendent. It was built in 1909 and most other homes along this section of Railroad Row were built about the same time or shortly thereafter. These homes qualify for the Historic Register. This is where all the early railroad employees and their families lived. As I understand it the railroad ran approximately where Chase Ave. is now, and the boardwalk existed on the SE side of our property line directly in the middle of the two lots. The entire area is rife with historic relics of early Cordova including evidence of the early electrical system, railroad artifacts, household artifacts and even the original wooden water lines. Having worked with but retired from the USFS here locally for many years I am very familiar with the National Historic Preservation Act and the strict requirements for the process of reviewing projects that include historic properties and the importance of abiding by the applicable laws. Section 101 of NHPA includes the procedures required by State and Local governments in implementing NHPA programs and requirements. Is the City familiar with these requirements and has the city had any of this area surveyed by qualified archeologists as required by law?

Independently, the points I have made above "may not" be significant enough to retain the current designation of these properties. But cumulatively all these factors working together should be far more than enough to convince the City and the City Council that development of these properties would be a bad idea and a waste of valuable time and money.

- **Alternative Property Management Proposal**

We believe the city has been on the right track since 2017; to retain the property status of “not available” and to enhance the designation of a greenbelt above Chase Avenue. It makes great sense to continue; and extend and expand this greenbelt. The greenbelt could be cooperatively managed between the local homeowners, the local Audubon Society, the City and the Historical Society. It would be of benefit to the community, protect birds and wildlife, and protect the existing historical resources. The remaining acreage, less the greenbelt, other easements and encumbrances could still be purchased by the homeowners now or at a later date. Thank you for the opportunity to comment.

Sincerely, *Bruce and Joni Campbell*

Handwritten signatures of Bruce and Joni Campbell in black ink.

Cc: Cordova Historic Society

Cordova Audubon Society

Max and Cecilia Wiese
400 Railroad Row, Cordova AK 99574
907.424.3667
wiesefam3667@gmail.com

15 June 2023

Cordova City Council
City of Cordova
Cordova, AK 99574

Re: Proposed Land Disposal Map Update; Lots 9 and 10, Odiak Park subdivision, as named in the Public Notice of May 22, 2023.

Dear Council Members,

We received your Public Notice, dated 22 May 2023, advising nearby property owners of a proposal to change the status of "not available" to "available" of the lots named above. We respectfully disagree with making the change and appreciate your consideration of our concerns.

In 2017, Bruce Campbell, then neighbors Bret and Cindy Bradford, and ourselves, put forth our proposal to purchase lots 8 and 9, Odiak Park (currently identified as lots 9 and 10, Odiak Park, though they appear to be the same parcels on the land disposal maps) intending to survey, subdivide, and replat the lots to conserve the greenbelt along Chase Avenue providing wind protection for our homes, preserve the wildlife habitat, prevent cliff erosion, and city water line disturbance.

The Planning Commission was in favor of our proposal, owners of the adjacent properties, as according to their statements made in the May 16, 2017 Special Meeting:

1. there are numerous concerns with the developing the property,
2. if the property has so many issues, why is it available,
3. The replat idea could get the contested areas sorted out,
4. Hopefully the replat would follow existing property lines,
5. The proposal solves so many different issues,
6. The area below delineated as greenbelt and not available on land disposal maps

The 20 foot greenbelt, zoned Parks and Open Space, mentioned would extend the already city-required greenbelt along Chase Avenue, described as portions of lots 12 -16; Block 6; US Survey 2981. See Exhibit A which we received from the Planning Department. Lots 12 - 14, US Survey 2981, were replatted to include the city-required greenbelt in 2015; lots 15 and 16, US Survey 2981 prior to 2015.

The price of \$3.30/sq foot for developable land was considered too much by our neighbors, as a great area of the lots is undevelopable with cliffs, and a water line easement, crossing through the north portions of the lots, allows no permanent structures, so they chose not to pursue a land purchase.

The surveyor informed us that a clear title could not be obtained for portions of the property. The survey, Exhibit B, shows the proposed replat lines and portion of subdivided lot 8 we intended to purchase. Two areas of triangular-shape, of questionable ownership, not city-owned property, meet in

front of our house, increase as they extend west in front of Campbell's house, east over the previously owned Bradford property and continues further east. A clear title for these areas cannot be obtained.

After investing \$4,000 for survey, the replatting document, and extensive title search, we ended our purchase attempt.

We were left with thinking the lots 8 and 9 were listed as "not available" on the land disposal maps and the greenbelt in front of our house would be designated as Parks and Open Space, as recommended by the Planning Commission in 2017.

In a recent conversation with City Planner Kevin Johnson to discuss the Public Notice and our purchase attempt, he acknowledged he was aware of the unique property line/survey conflicts in our area of town caused by the junctions of surveys, USS 100 and USS 828.

In that conversation, Mr. Johnson explained that city priorities have changed and areas for housing development are needed, he sees a potential area, therefore, the land disposal plan proposed change from not available to available..

Should the Council decide to approve the land disposal change, we suggest that:

1. the city share in the costs to resolve these property line issues, survey costs, replatting of these lots and conflicting adjacent properties,
2. Share the costs of conducting the title search,
3. confirm the city owns the property it is proposing to sell and eliminate surprises.

We understand and are sympathetic to housing concerns. Thank you to the Council and staff time devoted to the special meeting/workshop to brainstorm ideas to solve the housing concern; there were great suggestions and ideas presented.

In closing, we respectfully disagree with the land disposal status of Lots 8 and 9, Odiak Park,(or lots 9 and 10, as recently posted) being changed from not available to available, because of the numerous legal and property issues to be resolved.

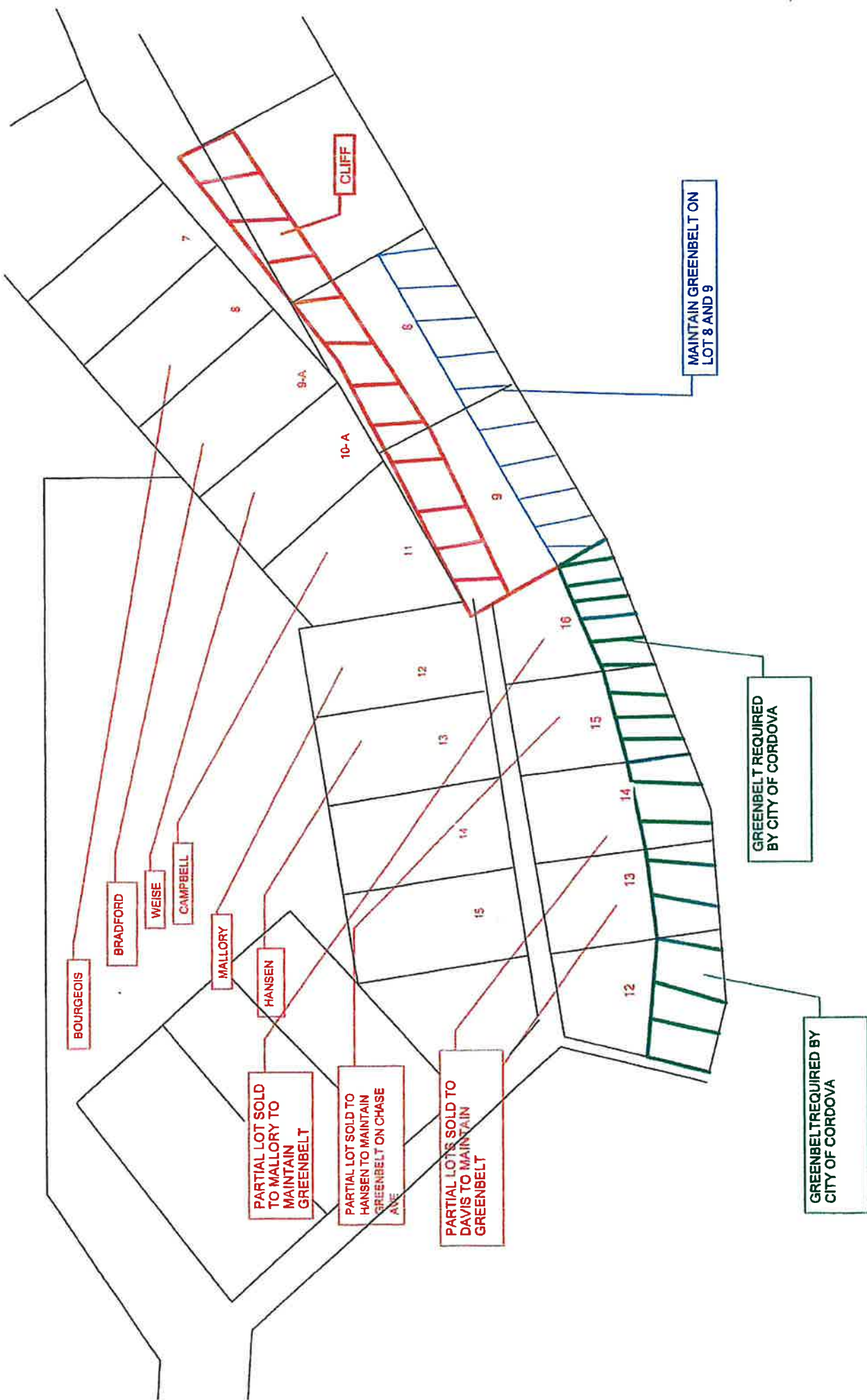
Again, thank you for your time and consideration.

Cecilia and Max Wiese



Cc. Planning Commission, City Planner Kevin Johnson

(A)



Department of Transportation and Public Facilities
Open House
Cordova 2nd Street Reconstruction Project
NFHWY00595

DOT&PF invites you to attend an **OPEN HOUSE** for a presentation on the proposed Second Street Reconstruction project.

When: 5:00 pm to 6:45 pm on Wednesday
July 19, 2023

Where: The Cordova Center at 601 First
Street in Community Rooms A&B

The purpose of this meeting is to provide project updates to the community and present the latest concept drawings for proposed sidewalk and parking improvements.

Project staff will be in attendance and available to answer your questions about the project.

We hope you can attend and share your comments with us!

Additional Comments/Questions:

Russ Johnson

DOT&PF Engineering Manager

russell.johnson@alaska.gov

(907) 451-5059

All public comments received will be recorded, transcribed, become a part of the public record, and may be subject to Freedom of Information Act requests.

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by DOT&PF pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated April 13, 2023, and executed by FHWA and DOT&PF.





AGENDA ITEM # 15
City Council Meeting Date: 7/5/23
CITY COUNCIL COMMUNICATION FORM

FROM: Kevin Johnson, City Planner

DATE: 6/7/23

ITEM: USFS Lease Agreement for a Portion of Lot 3, Block 7A, Tidewater Development Park Ordinance 1207, Second Reading

NEXT STEP: Adoption of Ordinance 1207

☒ ORDINANCE
☐ RESOLUTION

☐ INFORMATION
☐ MOTION

I. REQUEST OR ISSUE:

Requested Actions: Decision on Ordinance 1207
Legal Description: Portion of Lot 3, Block 7A, Tidewater Development Park
Lot Area: Approximate Area = 4,500 SF
Zoning: Harbor (Not Zoned)
Attachments: Ordinance 1207, Lease Agreement and Exhibits

II. RECOMMENDED ACTION / NEXT STEP: Staff suggest the following motion: "I move to adopt Ordinance 1207."

III. FISCAL IMPACTS: The city would increase revenue from lease payments. The United States Forest Service (USFS) would pay \$10,000.00 Annually in rent. Rent would be adjusted annually based on the change of the Consumer Price Index (CPI), however no decrease in rent will occur if there is a negative CPI.

IV. BACKGROUND INFORMATION: The USFS has had a lease with the City of Cordova since 1965. This lease allowed for the USFS to place piles into the city owned tidelands to support the USFS owned dock as well as for them to construct a storage building on the City North Harbor pier. These facilities have been used by USFS to assist in their marine based activities.

Following the expiration of the lease the USFS submitted a request to renew their lease. Staff determined that due to the way that city code now handles land disposals and leases that the 1963 could not be renewed as is and that the USFS must go through the land disposal process.

Staff brought USFS Letter of interest forward to Harbor Commission and Planning Commission multiple

times or discussion and recommendations prior to it being brought to the City council for a final decision. Ultimately, the City Council approved the negotiations of a new lease. The following is a breakdown of the timeline and outcome of each step in the process for the USFS Letter of Interest and lease negotiation:

1/31/19 – USFS submitted a letter (**Attachment C**) requesting a renewal of the lease. The 1965 lease (**Attachment D**) had a lease renewal clause that could be exercised at the option of the Forest Service and the city.

8/21/19 – City staff met with USFS staff and reviewed the renewal request and the lease with the city attorney. City staff and attorney determined that it would not be possible to renew under the terms of the old lease as it was in conflict with city codes. It was determined that in order to negotiate a new lease the USFS would need to go through the city's land disposal process.

3/5/20 – At a Harbor Commission meeting, the commission passed Resolution 03-20-01 (**Attachment E**), which recommends a renegotiation of the lease for a five-year term.

5/1/20 – Due to the lease expiring and COVID-19 delays the city entered into a standstill agreement with USFS to allow for more time to complete the Land Disposal process.

1/14/21 – USFS submitted a formal Letter of Interest (**Attachment F**) to begin the Land Disposal Process

1/19/21 – At the Planning Commission Regular Meeting, the commission referred the item to the Harbor Commission for a recommendation prior to the Planning Commission making their recommendation.

2/10/21 – At the Harbor Commission Regular Meeting, the commission discussed the lease, but took no action. General comments were that the lease term should be limited to accommodate harbor expansion and explore the USFS parking their vessels in other areas.

3/3/21 – At the Harbor Commission Special Meeting, the commission passed Resolution 03-21-01 (**Attachment G**) recommending that the Council negotiate a lease with the USFS but limit the term to a maximum of 5 years.

3/9/21 – At the Planning Commission Regular Meeting, the commission passed a motion to recommended City Council negotiate directly with the Forest Service. The general comments of the Planning Commission were that the USFS is a vital community partner, they own the physical infrastructure (dock and building) so continuing a lease directly with them makes the most sense, the term should be limited in some way and rent should be fair market value.

3/17/21 – The Council discussed the item in an executive session. Following the executive session, the Council passed the following motion to direct staff to negotiate a lease directly with the USFS.

“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”

Staff began negotiations with the USFS with an emphasis on ensuring two main outcomes:

1. Implementing a rental rate at fair market value
2. Requiring a termination clause that allowed for the city to terminate the lease at anytime to ensure that improvements to the north harbor area were in delayed and infeasible due to the location the USFS occupies.

The lease before you will accomplish both goals, first by implementing a rental rate of \$10,000.00 dollars annually. This rate was determined by combining a portion of the appraised value of the tidelands (appraisal completed July 2022) and the harbor moorage rates. Secondly by establishing a termination clause that allows for the termination of the lease at any time by giving at least 16 months' notice. Staff believes that the 16 months would not delay any grants for updating the north harbor. Based on our current experience with the south harbor project and our discussions with MARAD, it typically takes no less than 18 months from project award date to grant agreement date. Construction then typically follows 6 months to a year after that. USFS had initially wanted a minimum of 24 months' notice as they work on a two-year budget cycle and will need time to make adjustments.

3/17/23 – At the Harbor Commission regular meeting, the commission passed resolution 03-23-01 (**Attachments H**) supporting a USFS lease with the inclusion of a 16-month termination clause. Involving the Harbor Commission at this level of lease negotiations is not required, staff knew that the commission felt it was important to have a limited term lease, so having buy in from the commission on the termination clause was important.

5/17/23 – City Council held the first reading of Ordinance 1207 at which they passed a motion 4-2 to approve the ordinance for a public hearing and second reading with the assumption that the lease would be modified to include an annual rent increase. This approval followed a failed 3-3 motion to refer the item back to staff requesting additional background information be provided.

6/7/23 – Staff brought Ordinance 1207 to City Council for its seconding reading with an updated lease that included the standard CPI rent increase that City uses in other leases. Following the council discussion of the updated lease and ordinance, **the ordinance failed with a vote of three in favor and two opposed** (ordinance must pass with a minimum of four votes in favor). At pending agenda, two council members requested that the lease be brought back before council as a new ordinance for a first reading at the July 5th council meeting.

V. LEGAL ISSUES: The lease has been reviewed by the City's legal counsel and has been giving the okay.

VI. SUMMARY AND ALTERNATIVES: City Council could choose to not approve the lease agreement as presented, direct staff to amend the lease agreement, or choose not to lease the property at all.

VII. ATTACHMENTS:

- A. Ordinance 1207
- B. Lease agreement and Exhibits (lease updated from the attachment presented at the 5/17/23 meeting to include annual rent adjustment)
- C. 1/31/19 USFS Letter
- D. 1965 USFS Lease
- E. Harbor Commission Resolution 03-20-01
- F. 1/14/2021 USFS Letter of Interest
- G. Harbor Commission Resolution 03-21-01
- H. Harbor Commission Resolution 03-23-01

**CITY OF CORDOVA, ALASKA
ORDINANCE 1208**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWENTY-YEAR LEASE WITH
THE UNITED STATES FOREST SERVICE (USFS), FOR A PORTION OF PROPERTY
DESCRIBED AS A ROUGHLY 4,500 SQUARE FOOT PORTION OF LOT 3, BLOCK 7A,
TIDEWATER DEVELOPMENT PARK**

WHEREAS, it is in the City of Cordova's interest to lease a portion of Lot 3, Block 7A, Tidewater Development Park See Exhibit A ("Property") to United States Forest Service (USFS), for the uses specified in the lease agreement; between the City of Cordova, Alaska ("City") and USFS attached to this ordinance as Attachment A ("Lease"); and

WHEREAS, since the creation of the Chugach National Forest and Cordova Ranger District in 1907, the USFS has been a member and partner of this community; and

WHEREAS, the USFS manages 3.32 million acres of forest lands in Prince William Sound and the Cooper River Delta and plays an essential role in managing the region's natural resources; and

WHEREAS, the USFS Cordova Ranger District is headquartered in Cordova with personnel and all operations based in the City; and

WHEREAS, the USFS has leased the same portion of the harbor to perform core functions since 1965; and

WHEREAS, providing the USFS with safe, secure, and reliable moorage and storage space will assist and enable the USFS to continue to effectively manage and protect the resources in our region; and

WHEREAS, the USFS has agreed to pay City a fair market value established by independent review of \$10,000 annually; and

WHEREAS, a lease termination clause has been included allowing the City to terminate the lease with 16 months' notice, allowing for North Harbor improvements to take place when needed.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cordova, that:

Section 1. The City Manager is authorized and directed to lease the Property to USFS in accordance with the terms in the Lease as attached as Exhibit A to this ordinance. The form and content of the Lease now before this meeting is in all respects authorized, approved and confirmed by this ordinance, and the City Manager hereby is authorized, empowered and directed to execute and deliver the Lease reflecting the terms in the Lease on behalf of the City, in substantially the form and content now before this meeting but with such changes, modifications, additions and deletions therein as he shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said documents now before this meeting, and from and after the execution and delivery of said documents, the City Manager hereby is

authorized, empowered and directed to do all acts and things and to execute all documents as may be necessary to carry out and comply with the provisions of the Lease as executed.

Section 2. The disposal of the property interest authorized by this ordinance is subject to the requirements of City Charter Section 5-17. Therefore, if one or more referendum petitions with signatures are properly filed within one month after the passage and publication of this ordinance, this ordinance shall not go into effect until the petition or petitions are finally found to be illegal and/or insufficient, or, if any such petition is found legal and sufficient, until the ordinance is approved at an election by a majority of the qualified voters voting on the question. If no referendum petition with signatures is filed, this ordinance shall go into effect one month after its passage and publication.

Section 3. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, and published within ten (10) days after its passage.

1st reading: July 5, 2023

2nd reading and public hearing:

PASSED AND APPROVED THIS ____ DAY OF ____ 2023.

David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

06/01/2023

LEASE NO.

12010923L0103

THIS LEASE, made and entered into this date by and between the City of Cordova whose address is 601 1st Street, Cordova, AK 99574 and whose interest in the property hereinafter described is that of owner hereinafter called the City and the UNITED STATES OF AMERICA acting by and through the United States Forest Service (USFS), as Lessee, hereinafter called the Government. The City and Government are herein collectively referred to as the Parties.

WITNESSETH

WHEREAS, pursuant to 16 U.S.C. §571c, the Government wishes to lease certain land herein described, owned by the City and located as described in Article 1, Leased Premises, of this Lease, to be used for Government purposes;

NOW THEREFORE, in consideration herein mentioned, the Parties hereto covenant and mutually agree as follows:

1. The City hereby leases to the Government the following described premises, to be used for Government purposes:
that part of the tidelands within the Cordova Small Boat Harbor, Alaska Tidelands Survey No. 220, a roughly 4,500 square foot portion of Lot 3, Block 7A, Tidewater Development Park, as shown on Plat 93-2 Cordova Recording District, and as depicted in Exhibit A.
USDA CPAIS-RP Land Asset #1965.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on 06/01/2023 through 05/31/2043, subject to termination and renewal rights as may be hereinafter set forth and conditional upon the passage of an applicable appropriation or authorization by Congress from which expenditures may be made and shall not obligate the United States of America upon failure of Congress to so act.
3. The GOVERNMENT shall pay to the CITY an annual rent of \$10,000 paid annually in arrears starting 06/01/2023. Rent for a lesser period shall be prorated. Adjustment of Base Rent: Beginning on the first anniversary of the Commencement Date, Base Rent shall be adjusted annually by the Consumer Price Index (CPI-U) for Anchorage, Alaska metropolitan area, as computed and published by the United States Bureau of Labor Statistics. Annual Base Rent adjustment will be equal to the percentage change between the then current CPI and the CPI-U published for the same month during the previous year. No adjustments to Base Rent shall cause a reduction in the Base Rent. The City is not required to give advance written notice of the increases for the adjustment to be effective.
4. This lease may be terminated by either Party at any time by giving at least 16 months' notice in writing. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after date of notification (via postal service, email, or fax).
5. This lease does not include renewal options.

-
6. The City shall furnish to the Government the following at no cost to the Government: NA
7. This lease does not include a holdover clause.
8. The following are attached and made a part hereof:

Exhibit A - Plat 93-2

Exhibit B - Approximate Lease Location Map

Exhibit C - City of Cordova Clauses

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE

SIGNATURE

NAME OF SIGNER

NAME OF SIGNER

IN PRESENCE OF

SIGNATURE

SIGNATURE

NAME OF SIGNER

NAME OF SIGNER

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

OFFICIAL TITLE OF SIGNER

USDA, Real Estate Lease Contracting Officer

STANDARD FORM 2 (REV. 6/2003) **BACK**

Page 3 of 13

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Initials: _____

Exhibit B: Approximate Lease Location Map



Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

LOCATED AT:
4,500 SF Portion Lot 2 & 3, Block 7, Tidewater Dev.
Park Cordova, AK 99574
4,500 SF portion
Page 4 of 13

City Initials: _____ Government Initials: _____

EXHIBIT C:

CITY OF CORDOVA CLAUSES

1. **Payment of Rent.** Rent is due upon execution of this Lease, electronically, via the City's SAM.gov Unique Entity ID VNJGT8WJCYL5.
2. **USES AND CONDITION OF PREMISES**
 - A. **Authorized Uses.** Use of the Premises shall be limited to operation and maintenance of a marine warehouse and float and ramp facility to support the U.S. Forest Service's operations. The Premises shall not, without prior written consent of City, be used for any other purposes. City expressly reserves the right to terminate this Lease in the event Government fails to use the Premises in accordance with this section of the Lease.
 - B. **Inspections.** City and its authorized representatives and agents shall have the right, but not the obligation, to enter the Premises immediately and without notice in the case of an emergency that threatens public health, welfare or safety. City and its authorized representatives and agents shall have the right, but not the obligation, to enter the Premises at all reasonable times upon 24 hour prior notice to Government with a Government escort to inspect the use and condition of the Premises; to serve, post or keep posted any notices required or allowed under the provisions of this Lease, including notices of non-responsibility for liens; and to do any act or thing necessary for the safety or preservation of the Premises or abutting waterways. If evidence lockers are in use by US Forest Service Law Enforcement, City will not be able to inspect them. The City shall not be liable in any manner for any inconvenience, disturbance, loss of business, nuisance or other damage arising out of City's entry onto the Premises, except for damage resulting directly from the acts of City or its authorized representatives or agents. City shall not be liable in any manner for any inconvenience, disturbance, loss of business, nuisance or other damage arising out of City's entry on the Premises in response to an emergency regardless of the cause of any damage resulting from City's emergency entry.
 - C. **Compliance with Laws.** Government shall maintain and repair the Premises in compliance with all applicable laws, regulations, ordinances, rules, orders, permits, licenses and other authorizations. Government shall not use or permit the use of the Premises for any purpose prohibited by law or which would cause a cancellation of any insurance policy covering the Premises. Government shall not leave the Premises unoccupied or vacant without City's prior written consent. Government shall not cause or permit any Hazardous Material (as defined in Section 10 of this Lease) to be brought upon, kept, or used in, on or about the Premises except for such Hazardous Material as is necessary to conduct Government's authorized uses of the Premises. Any such Hazardous Material brought upon, kept, or used in, on or about the Premises shall be used, kept, stored, and disposed

of in a manner that complies with all environmental laws and regulations applicable to Hazardous Material. Government shall not cause or allow the release or discharge of any other materials or substances that are known to pose a hazard to the environment or human health.

- D. Lessee's Acceptance of Premises.** Government has inspected the Premises to its complete satisfaction and is familiar with its condition, and City makes no representations or warranties with respect to the Premises, including but not limited to the condition of the Premises or its suitability or fitness for any use Government may make of the Premises. Government accepts the Premises AS IS, WHERE IS, WITH ALL FAULTS. No action or inaction by Council, the City Manager, or any other officer, agent or employee of City ("City Actors") relating to or in furtherance of the Lease shall be deemed to constitute an express or implied representation or warranty that the Premises, or any part thereof, is suitable or usable for any specific purpose whatsoever. Any action or inaction by City Actors shall be deemed to be and constitute performance of a discretionary policy and planning function only, and shall be immune and give no right of action as provided in Alaska Statute §9.65.070, or any amendment thereto.
- E. Representations and Warranties.** The Government represents and warrants to City that Government is not delinquent in the payment of any obligation to City and has not previously breached or defaulted in the performance of a material contractual or legal obligation to City, which breach or default has not been remedied or cured.
- F. Assignments and Subletting; Subordination.** The Government shall not assign or otherwise transfer this Lease or any interest in this Lease or sublet the Premises or any portion of the Premises, or permit the occupancy of any part of the Premises by any other person, entity or government department or agency, without the prior written consent of City, which consent the City may withhold in its absolute discretion. City shall not be required to subordinate this Lease or City's interest in the Premises to the interest of any other person, entity or government department or agency, including but not limited to another branch or department of the United States Government.
- G. Operations, Maintenance, Utilities, and Assessments.** Government shall, at its sole cost and expense, be solely responsible for: (1) the maintenance and repair of the Premises and shall not commit or allow any waste upon the Premises; (2) obtaining any and all permits and approvals necessary for Government's use of the Premises unless Government is exempt from such permit or approval requirements under federal, state or local law; (3) all utilities and services needed for Government's use of the Premises; (4) all applicable taxes and assessments levied against the Premises for which Government is not exempt under federal, state or local law, and Government agrees to pay all such taxes and assessments as and

when they become due, including but not limited to all utility bills and special assessments levied and unpaid as of the date of this Lease or hereafter levied for public improvements; (5) all licenses, excise fees, and occupation taxes with respect to the business and activities conducted on the Premises; (6) all real property taxes, personal property taxes, and sales taxes related to the Premises or Government's use or occupancy thereof to the extent Government is not exempt from such taxes; and (7) any taxes on the leasehold interest created under this Lease to the extent Government is not exempt from such taxes based upon its use of the Premises. This Section of the Lease preempts any conflicting provisions contained herein.

- H. **Liens.** The Government will suffer no lien or other encumbrance to attach to the Premises, including without limitation mechanic's or materialman's liens, sales tax liens under CMC §5.40.125, or property tax liens under CMC §5.36.260. If the City posts any notice of non-responsibility on the Premises, the Government will ensure that the notice is maintained in a conspicuous place.

3. **Indemnification**

A. **General Indemnification.** The Government hereby agrees to bear any and all costs and liabilities of any kind related to the exercise of its rights under this agreement to the extent it may legally do so under the Federal Tort Claims Act (the FTCA), 28 U.S.C. 2671 et seq., or any other act wherein Congress has specifically waived the sovereign immunity of the United States.

B. **Environmental Indemnification.** The City makes no representation or warranty regarding the presence or absence of any Hazardous Material (as hereafter defined) on the Premises. Government releases City and its authorized representatives, agents, officers, and employees from any and all actions, suits, claims, demands, penalties, fines, judgments, liabilities, settlements, damages, or other costs or expenses (including, without limitation, attorneys' fees, court costs, litigation expenses, and consultant and expert fees) arising during or after the Lease Term, that result from the use, keeping, storage, or disposal of Hazardous Material in, on, or about the Premises by Government or that arise out of or result from Government's occupancy or use of the Premises or the use or occupancy of the Premises by Government's employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees (other than the City), or authorized representatives. This release includes, without limitation, any and all costs incurred due to any investigation of the Premises or any cleanup, removal, or restoration mandated by a federal, state, or local agency or political subdivision, or by law or regulation. Government agrees that it shall be fully liable for all costs and expenses related to the use, storage,

and disposal of Hazardous Material generated, kept, or brought on the Premises by Government, its employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees, or authorized representatives.

To the extent permitted by law, Government shall defend, indemnify, and hold City and its authorized representatives, agents, officers, and employees harmless from and against any claims, demands, penalties, fines, judgments, liabilities, settlements, damages, costs, or expenses (including, without limitation, attorney's fees, court costs, litigation expenses, and consultant and expert fees) of whatever kind or nature, known or unknown, contingent or otherwise, arising in whole or in part from or in any way related to (i) the presence, disposal, release, or threatened release of any such Hazardous Material which is on or from the Premises, soil, water, ground water, vegetation, buildings, personal property, persons, animals, or otherwise; (ii) any personal injury or property damage arising out of or related to such Hazardous Material; (iii) any lawsuit brought or threatened, settlement reached, or government order relating to such Hazardous Material; and (iv) any violation of any laws applicable to such Hazardous Material; provided, however, that the acts giving rise to the claims, demands, penalties, fines, judgments, liabilities, settlements, damages, costs, or expenses arise in whole or in part from the use of, operations on, or activities on the Premises by Government or its employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees, or authorized representatives.

As used in this Lease, "Hazardous Material" means any substance which is toxic, ignitable, reactive, corrosive or damaging to marine life or which is regulated by any federal, state or local law or regulation, as now in force or as may be amended from time to time, relating to the protection of human or marine life health or the environment, as well as any judgments, orders, injunctions, awards, decrees, covenants, conditions, or other restrictions or standards relating to the same. "Hazardous Material" includes any and all material or substances that are defined as "hazardous waste," "extremely hazardous waste," or a "hazardous substance" under any such law or regulation.

4. **INSURANCE** The USFS is an office of the United States Government, which is a self-insured entity. Should an injury occur during the Lease for which a claim may be filed against the United States, the Federal Torts Claims Act would apply.

5. **REMOVAL OF PROPERTY**

- A. Except as otherwise provided in this Lease, upon expiration or earlier termination of this Lease, Government shall remove from the Premises, at Government's sole expense, all personal and real property Government, its agents, invitees, employees, assigns, consultants or representatives have placed or caused to be placed on the Premises, including all improvements, equipment, signs or materials. All property which is not promptly removed by Government pursuant to City's request and in any event within thirty (30) days of the date of expiration or termination of this Lease may be removed, sold, destroyed or otherwise disposed of in any manner deemed appropriate by the City. All property remaining on the Premises more than 30 (thirty) days after the expiration or termination of this Lease shall become property of the City and shall be within City's exclusive control and ownership unless otherwise agreed to by the parties in writing. Government shall repair any damage to the Premises caused by such removal and return the Premises as near as possible to its original condition as existed when Government took possession of the Premises under this Lease or any previous lease.
- B. Notwithstanding any provision to the contrary in this Lease, all petroleum, fuel, or chemical storage tanks installed in or on the Premises during the term of this Lease shall remain the property of Government and, upon expiration or earlier termination of the Lease and upon request of the City, Government shall remove any and all such tanks and any and all contaminated soil and other materials from the Premises, all at Government's sole expense.

6. DEFAULT AND REMEDIES The occurrence of any of the following shall constitute a default and a breach of this Lease by Government:

- A. The failure to make payment when due of any installment of rent, Additional Charges or of any other sum herein specified to be paid by Government;
- B. The failure to pay any non-exempt taxes or assessments due from Government to City and in any way related to this Lease, the Premises, any improvements, or Government's activities or activities conducted on the Premises;
- C. The abandonment or vacation of the Premises or any portion of the Premises;
- D. The breach or violation of any statutes, laws, regulations, rules or ordinances of any kind applicable to Government's use or occupancy of the Premises; or

- E. The failure to observe or perform any use, action, covenant, promise, agreement, obligation or condition set forth in this Lease, other than the payment of rent, if such failure shall not be cured within thirty (30) days after written notice has been given to Government. Notices given under this subsection shall specify the alleged breach and the applicable Lease provision and demand that Government perform according to the terms of the Lease. No such notice shall be deemed a forfeiture or termination of this Lease unless City expressly makes such election in the notice.
 - F. If Government breaches any provision of this Lease, in addition to all other rights and remedies City has at law or in equity, City may declare this Lease terminated.
7. **SUBSIDENCE** Neither City nor Government shall be responsible for any washout, subsidence, avulsion, erosion, settling or reliction to the Premises, nor for any injury caused thereby to the property of Government or any sub-lessee, or that of any other person. Neither City nor Government is obligated to replace, refill, or improve any part of the Premises during Government's occupancy in the event of such washout, subsidence, avulsion, settling, or reliction.
8. **RESERVATION OF RIGHTS** City reserves the right to designate and grant rights-of-way and utility easements across the Premises without compensation to Government or any other party, including the right of ingress and egress to and from the Premises for the construction, operation and maintenance of utilities and access, provided that shall not designate or grant rights-of-way on the Premises that interfere with Government's use of the Premises under this Lease.
9. **SIGNS** No signs or other advertising symbols, canopies, or awnings shall be attached to or painted on or within the Premises without approval of the City Manager first being obtained; provided, however, that this prohibition shall not apply to standard, directional, informational and identification signs of two square feet or less in size. At the termination of this Lease, or sooner, all such signs, advertising matter, symbols, canopies or awnings, attached or painted by Government shall be removed from the Premises by Government at its own expense, and Government shall repair any damage or injury to the Premises, and correct any unsightly conditions caused by the maintenance or removal of said signs. All signs, symbols, canopies or awnings on the Premises on the Commencement Date shall be presumed to be approved by the City Manager under this section of the Lease.
10. **EMINENT DOMAIN** If the whole or any part of the Premises shall be taken for any public or quasi-public use by City or any federal or state government entity, including Government, under any code, statute or by right of eminent domain or private purchase in lieu thereof by a public body vested with the power of eminent domain, then the following provisions shall be operative.

- A. **Total or partial Taking.** If the Premises are totally or partially taken by condemnation, this Lease shall terminate.

11. MISCELLANEOUS

- A. **Time Is of the Essence.** Time is of the essence of this Lease and of each provision hereof.
- B. **Entire Agreement.** This Lease represents the entire agreement between the parties with respect to the subject matter hereof, and may not be amended except in writing executed by City and Government.
- C. **Governing Law and Venue.** The parties shall construe the Lease to be in accordance with and governed by the laws of the State of Alaska, insofar as those laws are consistent with applicable federal laws and regulations.
- D. **Subject to Appropriations.** Nothing in the Lease shall be construed as obligating either government party to expend, or as involving the United States or any of its cooperators in any obligation for the future payment of money in excess of appropriations authorized by law and administratively made available. However, in the event the lack of appropriations results in Government's failure to use the Premises in compliance with the terms of this Lease, City shall have the right to terminate this lease with no further obligation on the part of either party.
- E. **Relationship of Parties.** Nothing in this Lease shall be deemed or construed to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between Government and the City. Neither the method of computation of rent, nor any other provisions contained in this Lease, nor any acts of the parties shall be deemed to create any relationship between City and Government other than the relationship of Government and City.
- F. **Notice.** All notices hereunder may be hand-delivered or mailed. If mailed, they shall be sent by certified or registered mail to the following respective addresses:

TO CITY:

**City of Cordova
Attn: City Manager
P.O. Box 1210
Cordova, Alaska 99574**

TO GOVERNMENT:

**U.S. Forest Service
Attn: Lease Contracting Officer
1220 SW 3rd Ave
Portland, OR 97204**

- G. Notices sent by mail shall be deemed to have been given when properly mailed, and the postmark affixed by the U.S. Post Office shall be

conclusive evidence of the date of mailing. If hand-delivered, notice shall be deemed to have been made at the time of delivery.

- H. **Captions.** Captions herein are for convenience and reference and shall not be used in construing the provisions of this Lease.
- I. **No Waiver of Breach.** No failure by either party to insist upon the strict performance of any provision of this lease or to exercise any right of remedy consequent upon a breach thereof, and no acceptance of full or partial rent or other performance by either party during the continuance of any such breach shall constitute a waiver of any such breach of such provision.
- J. **Survival.** No expiration or termination of this Lease shall expire or terminate any liability or obligation to perform which arose prior to the termination or expiration.
- K. **Partial Invalidity.** If any provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.
- L. **Successors and Assigns.** The terms, covenants and conditions in this Lease shall inure to the benefit of and shall be binding upon the successors and permitted assigns of the City and Government.
- M. **Estoppel Certificates.** Either party shall at any time and from time to time, upon not less than 10 (ten) calendar days' prior written request by the other party, execute, acknowledge, and deliver to such party a statement certifying that this Lease is unamended and in full force and effect (or, if there has been any amendment, that the same is in full force and effect as amended and stating the amendments); that there are no defaults existing (or, if there is any claimed default, stating the nature and extent thereof); and stating the dates to which the rent and other charges have been paid in advance.
- N. **Recordation of Lease.** The parties agree that this Lease shall not be recorded, but upon the request of either party, the other party will join the requesting party in executing a memorandum of lease in a form suitable for recording, and each party agrees that such memorandum shall be prepared and recorded at the requesting party's expense.
- O. **Authority.** Government and City both represent that the signatories on this Lease have all necessary power and are duly authorized to enter into this Lease and carry out the obligations of the party for which they are signing under this Lease. Both parties further represent that the parties to this Lease have the necessary power to authorize and direct the officers whose names and signatures appear at the end of this Lease to execute the Lease on behalf of Government and City respectively.

- P. **Exhibits.** Exhibit A to this Lease is hereby specifically incorporated into this Lease.
- Q. **No Third Party Beneficiaries.** Nothing in this Lease shall be interpreted or construed to create any rights or benefits to any parties not signatories or successors or permitted assigns of signatories to this Lease. No Member of or Delegate to Congress shall be admitted to any share or part of this Lease, or to any benefit that may arise therefrom.
- R. **Interpretation.** The language in all parts of this Lease shall in all cases be simply construed according to its fair meaning and not for or against the City or Government as both City and Government have had the assistance of attorneys in drafting and reviewing this Lease.
- S. **Counterparts.** This Lease may be executed in counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which taken together shall constitute one and the same instrument.

ATTACHMENT C



United States
Department of
Agriculture

Forest
Service

Cordova Ranger District

612 2nd Street
P.O. Box 280
Cordova, AK 99574

File Code: 7310
Date: January 31, 2019

Alan Lanning
Cordova City Manager
PO Box 1210
601 1st St
Cordova, Alaska 99574

Dear Cordova City Manager Lanning,

I would like to request a renewal of lease between the City of Cordova and USDA Forest Service for loading dock space and adjoining intertidal space currently occupied by the Cordova Ranger District in the Cordova Small Boat Harbor as described in the attached lease agreement. The Forest Service would like to exercise the option to renew for a period of 55 years under the terms and conditions identified in section #5 of the lease. This would include the continued operation and maintenance of the Forest Service owned marine warehouse and adjoining float and ramp facility.

Additionally, I would like to express appreciation for the ongoing mutual support between the Forest Service and the City of Cordova. This support includes: an MOU allowing the City use of the Cordova Ranger District office located on 2nd Street as an alternate Emergency Operations Center (EOC) during natural disasters such as an earthquake-generated tsunami; providing the Cordova community use of the historic federal courtroom as a public space for special events and meetings; and providing public safety through cooperation between Forest Service Law Enforcement officers and the City. We have also been proud to provide equipment and personnel to assist with a variety of annual community activities including Cordova Clean-up Day, Cordova Shorebird Festival, Cordova Community 4th of July celebration, and other public events.

Since the creation of the Chugach National Forest and Cordova Ranger District in 1907, the Forest Service and City have enjoyed a close partnership and collaborative relationship. We look forward to continuing our relationship and supporting Cordova along with managing surrounding public lands.

Sincerely,

DAVID ZASTROW
District Ranger (Acting)



Caring for the Land and Serving People

Printed on Recycled Paper



ATTACHMENT D

U. S. Standard Form 7-103
Approved by the Secretary
May 6, 1934
7-103

LEASE

BETWEEN

CITY OF CORDOVA

AND

THE UNITED STATES OF AMERICA

1. THIS LEASE, made and entered into this thirty-first day of May
in the year one thousand nine hundred and sixty-five by and between
the City of Cordova
whose address is Box 938, Cordova, Alaska

for heirs, executors, administrators, successors, and assigns, hereinafter called
the Lessor, and THE UNITED STATES OF AMERICA, hereinafter called the Government;

WITNESSETH: The parties hereto for the considerations hereinafter mentioned covenant and
agree as follows:

2. The Lessor hereby leases to the Government the following-described premises, viz:
That part of the tidelands within the Cordova Small Boat Harbor, Alaska
Tidelands Survey No. 220, to be occupied by the westerly 28 feet of the
Loading Dock in the northwesterly part of said small boat harbor as shown
on the approved plans Q-3-4-48, entitled, U. S. Army Engineers District,
Alaska, City of Cordova, Inner Harbor Facilitation Reconstruction, General
Layout, Sheet 1 of 5, a portion of which is hereto attached and hereby
made a part of this lease, containing 1,120 square feet, more or less; and
an adjoining space designated on said approved plan as PS-PWS (Forest Service-
Fish and Wildlife Service) Float and Gangway with dimensions of approximately
12 x 95 feet.

to be used exclusively for the following purposes (see instruction No. 3):

3. To HAVE AND TO HOLD the said premises with their appurtenances for the term beginning
the first day of June 1963

and ending with
the thirty-first day of May 2020

5. This lease may, at the option of the Government, ~~be renewed by the Government~~
and of the Lessor, be renewed for a period of 51 years under
~~the same terms and conditions herein specified,~~ provided notice be given in writing
to the Lessor at least one (1) year ~~before this lease expires.~~
otherwise expire: ~~the term of this lease shall be extended until the expiration of the term of the lease which would~~

6. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following: Provide access to said premises and permit connection to the City of Cordova water and electric systems as long as such service is available through the City's facilities. It is understood that utilities and services which the City may provide at the request of the Government will be subject to charges in accordance with standard published rates.

7. The Government shall pay the Lessor for the premises rent at the following rate:

Payment shall be made upon execution of this lease.

[illegible]

9. The lessor hereby warrants that the premises are suitable for the use of the lessee as a place of business and that the lessor reserves the right at reasonable times to enter and inspect the premises.

10. If any said premises be destroyed by fire or other casualty this lease shall immediately terminate and the lessor shall refund to the lessee the unexpired portion of the term of this lease, and the lessor shall be liable for the cost of replacement of the premises destroyed or damaged, and the lessor shall be liable for the cost of replacement of the premises destroyed or damaged.

11. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease or to any benefit to arise therefrom. Nothing, however, herein contained shall be construed to extend to any incorporated company, if the lease be for the general benefit of such corporation or company.

12. The revisions, deletions, and additions to Paragraphs 1, 2, 3, 4, 5, 6, and 7, and the complete deletions of Paragraphs 8, 9, and 10, and the addition of Paragraph 13 on the attached sheet are hereby a part of this lease and were made prior to the execution of the lease by either party hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

In presence of:

/s/ Donna M. Sherby

City Clerk

(Addendum)

/s/ David Muma
City Manager

Уездот

UNITED STATES OF AMERICA,

By W. H. Johnson

Regional Forester, Region 10, Forest
Service.
(Official title)
Department of Agriculture

(If Lessor is a corporation, the following certificate shall be executed by the secretary or assistant secretary.)

I, Donna M. Sharby certify that I am the City Clerk-Treasurer

Secretary of the corporation named as Lessor in the attached lease; that

David M. [redacted] who signed said lease on behalf of the Lessor, was then

David Muma _____ of said corporation; that said lease was duly signed for and
City Manager _____ in behalf of said corporation by authority of its governing body, and is within the scope of its cor-
porate powers.

15/ Danna M. Sherby _____ [CORPORATE SEAL]

(Sheet 3)

13. The Government shall have the right during the existence of this lease to erect a marine warehouse and such associated and related building facilities as may be needed; to erect additions, structures or signs, in or upon the premises leased, such buildings to be and remain the property of the Government and may be removed therefrom by the Government within a reasonable time after the termination of this lease or renewal thereof; to dispose of the buildings in place, in the event that use is discontinued by the Government, provided that if disposition of the buildings is to a party or parties other than the lessor, the buildings shall be removed from the premises within a reasonable period.



INSTRUCTIONS TO BE OBSERVED IN EXECUTING LEASE

1. This standard form of lease shall be used whenever the Government is the lessee of real property; except that when the total consideration does not exceed \$100 and the term of the lease does not exceed 1 year the use of this form is optional. In all cases where the rental to be paid exceeds \$2,000 per annum the annual rental shall not exceed 15 per centum of the fair market value of the rented premises at the date of lease. Alterations, improvements, and repairs of the rented premises by the Government shall not exceed 25 per centum of the amount of the rent for the first year of the rental term or for the rental term if less than 1 year.

2. The lease shall be dated and the full name and address of the lessor clearly written in paragraph 1.

3. [REDACTED] and, in case of rooms, the floor and room number of each room given. The language inserted at the end of article 2 of the lease should specify only the general nature of the use, that is, "office quarters," "storage space," etc.

4. Whenever the lease is executed by an attorney, agent, or trustee on behalf of the lessor, two authenticated copies of his power of attorney, or other evidence to act on behalf of the lessor, shall accompany the lease.

5. When the lessor is a partnership, the names of the partners composing the firm shall be stated in the body of the lease. The lease shall be signed with the partnership name, followed by the name of the partner signing the same.

6. Where the lessor is a corporation, the lease shall be signed with the corporate name, followed by the signature and title of the officer or other person signing the lease on its behalf, duly attested, and, if requested by the Government, evidence of his authority so to act shall be furnished.

7. Under paragraph 6 of the lease insert necessary facilities to be furnished, such as heat, light, janitor service, etc.

8. There shall be no deviation from this form without prior authorization by the Director of Procurement, except--

(a) Paragraph 3 may be drafted to cover a monthly tenancy or other period less than a year.

(b) In paragraph 5, if a renewal for a specified period other than a year, or for a period optional with the Government is desired, the phrase "from year to year" shall be deleted and proper substitution made. If the right of renewal is not desired or cannot be secured paragraph 5 may be deleted.

(c) Paragraph 6 may be deleted if the owner is not to furnish additional facilities.

(d) If the premises are suitable without alterations, etc., paragraph 8 may be deleted.

(e) Paragraph 9 provides that the lessor shall, "unless herein specified to the contrary, maintain the said premises in good repair, etc." A modification or elimination of this requirement would not therefore be a deviation.

(f) In case the premises consist of unimproved land, paragraph 10 may be deleted.

(g) When executing leases covering premises in foreign countries, departure from the standard form is permissible to the extent necessary to conform to local laws, customs, or practices.

(h) Additional provisions, relating to the particular subject matter mutually agreed upon, may be inserted, if not in conflict with the standard provisions, including a mutual right to terminate the lease upon a stated number of days' notice, but to permit only the lessor so to terminate would be a deviation requiring approval as above provided.

9. When deletions or other alterations are permitted specific notation thereof shall be entered in the blank space following paragraph 11 before signing.

10. If the property leased is located in a State requiring the recording of leases in order to protect the tenant's rights, care should be taken to comply with all such statutory requirements.

U.S. GOVERNMENT PRINTING OFFICE: 1942 O-421729

ATTACHMENT E

**CORDOVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 03-20-01**

A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA TO CORDOVA CITY COUNCIL, RECOMMENDING TO RENEGOTIATE THE USFS LEASE WITHIN THE NORTH HARBOR AT FAIR MARKET VALUE FOR A MAXIMUM TERM OF 5 YEARS.

WHEREAS, the current lease between the City of Cordova and the USFS was established in 1965 for 1 dollar, and expires on May 31, 2020,

WHEREAS, the current location of the USFS dock is blocking potential harbor expansion,

WHEREAS, the current Harbor Facilities Master Plan calls for expansion towards the USFS dock and the PWSSC,

WHEREAS, the USFS vessels could potentially share secure moorage with the Alaska State Trooper vessels at the Alaska State dock in the South side of the Cordova Harbor,

WHEREAS, the Cordova Harbor Commission previously passed a resolution December 9th, 2015 with the same wording, giving the USFS notice of the Harbor's intentions,

NOW THEREFORE BE IT RESOLVED, that the Harbor Commission of Cordova, Alaska, recommends to Cordova City Council that the USFS lease within the North Harbor be renegotiated for term of not more than 5 years at fair market value.

PASSED AND APPROVED ON THE 9TH DAY OF MARCH, 2020.


Chairman Jacob Betts


Tony Schinefla, Cordova Harbormaster

ATTACHMENT F



United States
Department of
Agriculture

Forest
Service

Cordova Ranger District

612 2nd Street
P.O. Box 280
Cordova, AK 99574

File Code: 7310

Date: January 14, 2021

Helen Howarth
Cordova City Manager
PO Box 1210
601 1st St
Cordova, Alaska 99574

Dear City Manager,

I would like to request a renewal of the lease for the 1,120 square foot portion of tidelands on Lot 3, Block 7A, Tidewater Development Park currently occupied by the Cordova Ranger District described in the attached lease agreement. The Forest Service requests the City of Cordova exercise option #1 of the City's land disposal options in order to negotiate a new lease agreement between the Forest Service and the City of Cordova.

The Forest Service owns improvements on the property including a marine warehouse and adjoining float and ramp facility. Much of the work the Forest Service performs out of the Cordova Ranger District is reliant on the space that we lease at the Cordova Small Boat Harbor and is beneficial to the diversity of the Harbor and to the community. The Cordova Ranger District uses the dock to patrol the Prince William Sound, operate vessels for fishery and wildlife restoration and research, crew drop off and pick-ups, as well as recreation program operations to maintain public use cabins and trails. The Forest Service also allows other Federal agencies to operate out of this space in the summer. The dock allows the Forest Service to support agencies such as U.S. Coast Guard, USFWS and USGS, in their operations within Prince William Sound.

The Forest Service looks forward to continuing our long partnership with the City and hope to negotiate a long-term lease of this space at the fair market rate. The Forest Service is aware of the City's plan to perform renovations on the harbor and has been supportive to these efforts. The Forest Service has submitted letters of support for harbor grants and has been noted in various harbor grants in order to demonstrate the diversity of harbor users. The Forest Service would like to continue to be involved in the harbor renovation planning and have the opportunity to discuss options in the future.

In order to negotiate agreeable lease term and rate to both party I ask that the City exercise the first option in the land disposal process to begin negotiating a new lease agreement between the Forest Service and City of Cordova.

Sincerely,


STEVEN NAMITZ
District Ranger



Caring for the Land and Serving People

Printed on Recycled Paper



**CORDOVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 03-21-01**

**A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA
RECOMMENDING THAT CORDOVA CITY COUNCIL DIRECT STAFF TO RENEGOTIATE THE
USFS LEASE WITHIN THE NORTH HARBOR AT FAIR MARKET VALUE AND WITH A
MAXIMUM TERM OF 5 YEARS AND FLEXIBILITY OF THE LOCATION OF THE LEASE**

WHEREAS, the current lease between the City of Cordova and the USFS was established in 1965 for 1 dollar, expired on May 31, 2020 and the city and USFS currently have a standstill agreement in place and

WHEREAS, the Harbor Commission would like to see the property leased at fair market value to the USFS; and

WHEREAS, the current location of the USFS dock will impede certain harbor expansion; and

WHEREAS, the current Harbor Facilities Master Plan calls for expansion towards the USFS dock and the PWSSC; and

WHEREAS, the Cordova Harbor Commission previously passed a resolution December 9th, 2015 giving the USFS notice of the Harbor's intentions, and

WHEREAS, the Cordova Harbor Commission has identified multiple moorage options for the USFS vessels, including but not limited to, sharing moorage at State of Alaska dock at the South side of the harbor, and

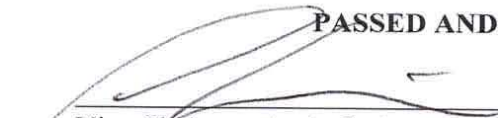
WHEREAS, the Harbor Commission and Harbor and Port Department are constantly assessing and reassessing possibilities of reconfiguration and/or expansion of Harbor infrastructure; and

WHEREAS, the Harbor Commission and Harbor and Port Department is exploring future broader developments in the City Harbor and therefore, is requesting flexibility on the part of any current lessees within the harbor, such as the USFS; and

WHEREAS, discussions lately between City Staff and USFS Staff have been agreeable and both sides understand that the future may bring altered docks, floats and could even include establishment of ancillary businesses within the harbor boundaries and both are committed to revisit the lease if a need arises to change the term or change to a location that would be acceptable for the USFS needs; and

NOW, THEREFORE, BE IT RESOLVED, that the Harbor Commission of the City of Cordova, Alaska, recommends renegotiation of the USFS lease for fair market value and with a maximum term of 5 years and flexibility of the location of the lease.

PASSED AND APPROVED ON THE 9TH DAY OF MARCH, 2020.



Vice Chairman Andy Craig



Tony Schinella, Cordova Harbormaster

**CORDOVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 03-23-01**

**A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA
TO THE CITY COUNCIL OF CORDOVA, ALASKA IN SUPPORT OF A USFS LEASE, WITH
THE INCLUDED SIXTEEN MONTH TERMINATION CLAUSE**

WHEREAS the current lease between the City of Cordova and the USFS was established in 1965 for 1 Dollar and expired on May 31, 2020, and the city and USFS currently have an agreement in place until the new lease is agreed upon; and

WHEREAS, the Harbor Commission has approved resolutions in 2015, 2020 and 2021 requested the USFS lease consist of a no longer than five year term; and

WHEREAS, the current location of the USFS dock will impede on certain harbor expansions; and

WHEREAS, the current Harbor Facilities Master Plan calls for expansion towards the USFS dock and the former PWSSC building; and

WHEREAS, the Harbor Commission and the Port & Harbor Department are constantly assessing and reassessing possibilities of reconfiguration and/or expansion of Harbor infrastructure; and

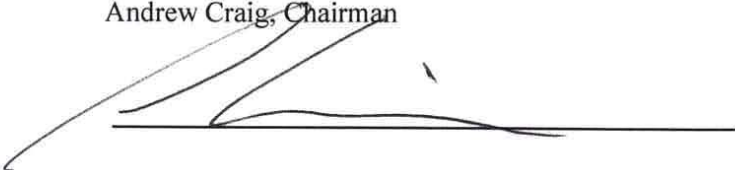
WHEREAS, the Harbor Commission has recently reviewed conceptual drawings for the 2023 PIDP grant submission, that will reconfigure the North Harbor uplands; and

WHEREAS, discussions lately between City Staff and USFS Staff have been agreeable and both sides understand that the future may bring re-configured docks and uplands. Both are committed to revisit the lease if a need arises; and

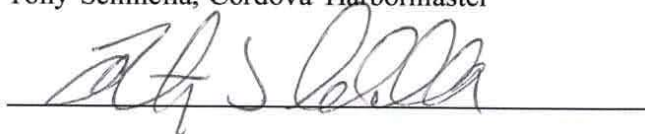
NOW, THEREFORE, BE IT RESOLVED, that the Harbor Commission of the City of Cordova, Alaska, recommends Cordova City Council approve a USFS lease, with the sixteen-month termination clause

PASSED AND APPROVED ON THE 17TH DAY OF MARCH 2023.

Andrew Craig, Chairman



Tony Schinella, Cordova Harbormaster



602 Railroad Avenue P.O. Box 1210, Cordova Alaska 99574. Telephone (907) 424-6200

Susan Bourgeois

From: Ken Jones
Sent: Tuesday, May 16, 2023 7:58 PM
To: Susan Bourgeois; Helen Howarth; David Allison
Subject: USFS documents
Attachments: cid1DDDE4A5-4464-4572-BABE-40F47F132E0B.jpeg; Seward Law enforcement boat parking question .pdf; RE Law enforcement boat parking question .pdf

Please distribute this information in a manner that doesn't violate the open meetings rules, but this information is pertinent to the upcoming meeting and will be distributed there regardless. However, it would be helpful for council members to have this information ahead of the meeting for reference purposes and to do their own research-should they desire.

2012 harbor and waterfront master plan

<https://www.cityofcordova.net/wp-content/uploads/2020/12/02-13-13-HC-Agenda-Packet.pdf>

2022 PIDP approved drawings

<https://www.cityofcordova.net/wp-content/uploads/2022/04/04-20-22-Regular-City-Council-Meeting-Packet.pdf>

2023 PIDP approved drawings

<https://www.cityofcordova.net/wp-content/uploads/2023/04/04-4-23-HC-Special.pdf>

5/10/23 Harbor commission resolution -

<https://www.cityofcordova.net/wp-content/uploads/2023/05/05-10-23-HC-Regular.pdf>

2018/2020 disaster spend plan draft

https://www.adfg.alaska.gov/static/fishing/pdfs/2018_2020_copper_pws_salmon_initial_draft_spend_plan.pdf

2015 USFS lease resolution from harbor commission

<https://www.cityofcordova.net/wp-content/uploads/2020/12/11-09-15-HC-Regular.pdf>

Whittier USFS parking photo - May 5th 2023

Seward response

Juneau response

- Kenneth B Jones

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From: Harbor Master harbormaster@cityofseward.net
Subject: RE: Law enforcement boat parking question
Date: May 13, 2023 at 8:43:54 AM
To: Ken Jones councilseatg@cityofcordova.net

Good morning Kenneth,

We do have several agency boats that use the harbor, and NOAA, the wildlife troopers, and the Seward Fire Department all have tenant spaces. I'm not sure how it was handled for the Seward FD, but I know NOAA signed up for a wait list placement and waited to be offered a tenant slip along with all the other private individuals on the 40' list. I think we've tried to make accommodations where we can, so the Coast Guard cutter Mustang is a tenant that uses the whole end of one of our floats, and we've allowed them to put up a fence and gate to control access to that end of the float for security purposes. The float is still harbor property, so harbor employees have the code for their gate in case of an emergency and to do electric reads, but they're allowed to close the gate to the public. NOAA and the wildlife troopers have regular tenant stalls next to private boats, but I don't know if they've ever asked for anything different than that. The Seward FD has a space very near the ramp of their assigned float (which would otherwise probably be designated handicapped or loading zone), so that they can access the boat and respond as quickly as possible in an emergency. The state and federal agency boats all pay moorage and utilities at the same rates as regular tenants, minus sales tax, and the Seward FD does not pay for moorage, but does pay for any electricity they use when the boat is in the water.

I think that about covers it. The Coast Guard is planning to bring a larger ship here in several years, so they're working on obtaining a parcel of property in our shipyard across the bay and I think we're going to coordinate with them to make some modifications to our float over there for that vessel. Please let me know if you have any questions or need any further detail and I can check with the Harbormaster regarding the things I don't have specific knowledge of.

Thank you,

Nancy Hulbert
Office Manager
Seward Harbor



City of Seward
[Box 167](#)
[Seward, Alaska 99664](#)
[907-224-3138 ext. 2](#)

From: Ken Jones <councilseatg@cityofcordova.net>

Sent: Saturday, May 13, 2023 8:16 AM

To: fvserenity@gmail.com

Subject: Law enforcement boat parking question

External Email: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a harbor commissioner and city council member here in Cordova and we are working on an expansive rebuild and reconfiguring of our harbor. I am curious if law enforcement agencies such as NOAA, AWT, USFS have their own private docks in your harbor basins or if they rent public stalls. This discussion has come up quite a bit in our planning and just looking for some insight on how other communities have handled this situation.

Thank you for your help!

- Kenneth B Jones

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From: Matthew Creswell Matthew.Creswell@juneau.gov
Subject: RE: Law enforcement boat parking question
Date: May 15, 2023 at 8:55:33 AM
To: Ken Jones councilseatg@cityofcordova.net

Good Morning,

With the exception of the USCGC Reef Shark (leased dock), all other agencies apply for moorage just like other harbor patrons. We have AWT and NOAA vessels in the harbor.

Matt



Captain Matthew Creswell, AMPE, CMM

Harbormaster

W: (907)586-5255

C: (907)321-0429

Note: My email will change to Matthew.creswell@juneau.gov on December 5th, 2022

From: Ken Jones <councilseatg@cityofcordova.net>

Sent: Saturday, May 13, 2023 8:16 AM

To: fvserenity@gmail.com

Subject: Law enforcement boat parking question

Hello,

I am a harbor commissioner and city council member here in Cordova and we are working on an expansive rebuild and reconfiguring of our harbor. I am curious if law enforcement agencies such as NOAA, AWT, USFS have their own private docks in your harbor basins or if they rent public stalls. This discussion has come up quite a bit in our planning and just looking for some insight on how other communities have handled this situation.

Thank you for your help!

- Kenneth B Jones

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From: Sarah VonBargen SVonBargen@valdezak.gov
Subject: RE: Law enforcement boat parking question
Date: May 23, 2023 at 8:01:45 AM
To: Ken Jones councilseatg@cityofcordova.net, fvserenity@gmail.com

Ken,

Here in Valdez we only have our fish and game boat, which has a tenant slip with us. We do not offer nor do we have private docks for law enforcement. During the winter months when we can get a little ice in the harbor, we move his boat to an alternate location for easier access leaving the harbor and not having to deal with ice. When NOAA, AWT or USFS boats come to Valdez it is usually for a short period of time and they are either put in a transient slip or linear transient moorage. Hope this helps.

Regards,

Sarah Von Bargen
Harbormaster
P.O. Box 275
Valdez, AK 99686
Phone: [907-835-4981](tel:907-835-4981)
Fax: [907-835-2958](tel:907-835-2958)

From: Ken Jones <councilseatg@cityofcordova.net>
Sent: Saturday, May 13, 2023 8:16 AM
To: fvserenity@gmail.com
Subject: Law enforcement boat parking question

Hello,

I am a harbor commissioner and city council member here in Cordova and we are working on an expansive rebuild and reconfiguring of our harbor. I am curious if law enforcement agencies such as NOAA, AWT, USFS have their own private docks in your harbor basins or if they rent public stalls. This discussion has come up quite a bit in our planning and just looking for some insight on how other communities have handled this situation.

Thank you for your help!

- Kenneth B Jones

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Susan Bourgeois

From: Kevin Johnson
Sent: Tuesday, May 30, 2023 11:49 AM
To: Susan Bourgeois
Subject: FW: Tongass Marine Facilities

fyi

Kevin Johnson
City Planner
City of Cordova
907-424-6220



From: Namitz, Steven - FS, AK <steven.namitz@usda.gov>
Sent: Tuesday, May 30, 2023 11:47 AM
To: Helen Howarth <citymanager@cityofcordova.net>
Cc: Kevin Johnson <planning@cityofcordova.net>
Subject: FW: Tongass Marine Facilities

Hellen and Kevin,

Just wanted to share some additional information on some falsehoods that have been put out there. People have said the situation in Cordova and is very unique in the USFS having a lease and Marine facility. On the chugach that would be true as we are the only real marine based operation but within the agency is very common and as you can see from the photo's we have several marine facilities on the Tongass. Just trying to keep the information flow factual.

Again thanks for folks work on this,

Steve



Steve Namitz
District Ranger
Forest Service
Chugach National Forest; Cordova Ranger District
p: 907-424-4747
steven.namitz@usda.gov
612 2nd Street (P.O. Box 280)
Cordova, AK 99574



From: Clay, Erin - FS, AK <Erin.Clay2@usda.gov>
Sent: Thursday, May 25, 2023 4:50 PM
To: Namitz, Steven - FS, AK <steven.namitz@usda.gov>
Subject: Tongass Marine Facilities

Hi Steve,

The Forest Service owns many marine facilities on the Tongass, the majority of which are remote.

The in-town marine facilities are located in Sitka, Petersburg, Wrangell and Craig. Below please find a photo of Sitka, Petersburg and Wrangell Marine Facilities. I don't see to have a good pic of Craig handy.



Petersburg Marine Facility – not pictured, loading pier.



Wrangell Marine Facility



Sitka Marine Facility

Please let me know if you would like any additional information. Thanks,



Erin Clay, PMP
Acting Facilities & Environmental
Program Manager
Forest Service
Alaska Regional Office
Engineering & Aviation
Management

p: 907-747-4361

c: 907-220-4364

erin.clay2@usda.gov

2108 Halibut Point Road

Sitka, AK 99835

www.fs.usda.gov



**Caring for the land and serving
people**

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AGENDA ITEM 16
City Council Meeting Date:
CITY COUNCIL COMMUNICATION FORM

FROM: Helen Howarth, City Manager
DATE: 6/28/2023
ITEM: City of Cordova billing software contract and implementation
NEXT STEP: Council authorizes the City Manager to negotiate this contract

☐ ORDINANCE
☐ MOTION

☒ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: This form constitutes the memorandum required per Code per 5.12.040 setting forth the following:

- A. Identity of Contractor: Starnik Inc
- B. Contract Price: \$18,900 annually for a five-year duration contract
\$15,900 one-time fee for conversion, technical assistance and training
- C. Nature & quantity of the work that the City shall receive under the contract:
Cloud-based billing software to serve city departments

II. RECOMMENDED ACTION / NEXT STEP: Approve Resolution authorizing City Manager to enter into a sole-source contract with Starnik Inc. for cloud-based billing software and authorizing one-time implementation and transition costs not to exceed \$15,900.

III. FISCAL IMPACTS: The one-time implementation fee will be paid from. The five-year service contract will provide integrated billing software at a cost of \$18,900 per year which will be paid for through the annual operating budget approved by Council.

IV. BACKGROUND INFORMATION: City of Cordova has used CASELLE, a server-based accounting system for many of years which staff finds difficult and unwieldy to use. As a result, City Manager and City Council have not been able to get timely financial reports and information needed to make fiduciary decisions.

Council approved a contract with ORACLE NetSuite for Government to provide cloud-based

ERP accounting software. NetSuite does not have a utility billing module and recommended Starnik Inc's billing software for its ability to serve small city billing requirements and easy integration into the Net Suite software.

Starnik is a utility billing software that will serve Sewer, Water, Refuse departments as well as other Departments that bill for service such as Harbor, Parks and Recreation, Cordova Center. Management plans, over time and where feasible, to integrate all billing into a single program to simplify accounting processes. Functionality will allow account holders to see their account status and pay on-line. City staff participated in demonstrations on the software.

V. SUMMARY AND ALTERNATIVES: Council could choose not to approve the contract.

**CITY OF CORDOVA, ALASKA
RESOLUTION 07-23-25**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING CITY MANAGER TO NEGOTIATE WITH STARNIK INC. FOR A
ONE-YEAR RENEWABLE \$18,900 CONTRACT FOR GOVERNMENT CLOUD-
BASED BILLING SOFTWARE AND AUTHORIZING ONE-TIME
IMPLEMENTATION AND TRANSITION COSTS NOT TO EXCEED \$15,900.**

WHEREAS, City of Cordova Has signed an agreement with NetSuite, a server-based accounting system; and

WHEREAS, NetSuite does not have a billing module for utilities but has recommended Starnik Inc software for its functionality and easy integration into NetSuite accounting software; and

WHEREAS, Staff researched Starnik, Inc and other firms able to provide affordable cloud-base billing software for a city of Cordova's size and received demonstrations of each; and

WHEREAS, ORACLE NetSuite recommended Starnik, Inc and Starnik, Inc provided the lowest cost annual contract fee, lowest price implementation and highest level of support; and

WHEREAS, Starnik Inc is able to complete the conversion and all training by January 1, 2024 to contribute towards Staff provision of accurate and informative real-time financial reports at the start of the new fiscal year.

NOW, THEREFORE, BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby authorizes the City Manager to negotiate with Starnik Inc. for an annual \$18,900 contract for cloud-based billing software and authorizing one-time implementation and transition costs not to exceed \$15,900.

PASSED AND APPROVED THIS 5th DAY OF JULY 2023

David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk



AGENDA ITEM 17
City Council Meeting Date: 7/5/2022
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk
DATE: 06/29/2023
ITEM: Resolution opposing draft AMHS PWS Schedule
NEXT STEP: Majority voice or roll call vote

☐ ORDINANCE
☐ MOTION

☒ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: Approval of the resolution and then staff will submit as comments to the proposed ferry schedule.

II. RECOMMENDED ACTION / NEXT STEP: M/S to approve resolution 07-23-26.

III. FISCAL IMPACTS: could have a positive economic impact on businesses and citizens who go to Anchorage for supplies and medical appointments, as ferry for a family is cheaper than flying. Also cost-effective for School District – they would be able to significantly lower their activities budgets if groups/teams could ferry instead of fly. Possible benefit to all consumers if costs of groceries were less due to ferry freight vs. air freight.

IV. BACKGROUND INFORMATION: the draft fall/winter schedule was only put out for comment on June 29 and the deadline for comment is July 14 – this is the only Council meeting within that time frame. Council member/PWSEDD Executive Director **Kristin Carpenter** suggested a Council resolution on the topic, City Manager **Howarth** agreed. The Cordova School District was asked for input but in the short turnaround had not responded to the request by the time the resolution was written. Last minute, I did receive a resolution they approved in 2019, included here.

V. SUMMARY AND ALTERNATIVES: Council can approve the resolution as is or can suggest amendments.

**CITY OF CORDOVA, ALASKA
RESOLUTION 07-23-26**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA
REQUESTING CHANGES TO THE 2023-2024 PROPOSED AMHS FALL/WINTER
FERRY SCHEDULE BY ELIMINATING THE 2 MONTH SERVICE GAP IN PWS
SLATED FOR OCTOBER 15 – DECEMBER 14, 2023**

WHEREAS, Cordova residents generally plan fall trips to Anchorage for medical services and to purchase bulk home groceries/supplies, trips they are unable to make during the summer when most are busy with fishing and tourism occupations in Cordova and when the lodging prices and availability in Anchorage are cost-prohibitive; and

WHEREAS, the Cordova School District's academic and sports teams and clubs require travel for competitions and the 2023-2024 proposed AMHS service gap will necessitate more air travel which will lead to fewer home games, fewer trips away, and overall fewer students who will benefit from the programs that Cordova School District has built over the years; and

WHEREAS, notably, NO regions that are served by the AMHS, besides the Prince William Sound Region, are scheduled to experience ANY such lengthy gaps in service as evidenced by the 2023-2024 proposed AMHS fall/winter schedule; and

WHEREAS, every year that a lengthy service gap has been proposed, the Cordova community has spoken loudly and vehemently against the gap and has implored the AMHS to schedule the Aurora overhaul at a more convenient time of year.

NOW, THEREFORE, BE IT RESOLVED THAT the Council of the City of Cordova, Alaska finds it unacceptable that the PWS region is slated for a two month service gap in the 2023-2024 proposed AMHS fall/winter schedule and we urge the AMHS to re-examine its service and maintenance schedule to eliminate the proposed gap.

PASSED AND APPROVED THIS 5th DAY OF JULY 2023.

David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

P.O. Box 1330
675 Second Street
Cordova, AK 99574



(T) 907-424-3265
(F) 907-424-3271
www.cordovasd.org

**RESOLUTION OF THE CORDOVA SCHOOL DISTRICT
BOARD OF EDUCATION
Resolution No. 2020: 01**

**A RESOLUTION SUPPORTING YEAR-ROUND FERRY SERVICE TO THE COMMUNITY OF
CORDOVA, ALASKA**

WHEREAS, the Alaska Marine Highway System has provided service to Alaska coastal communities and schools for more than 50 years, including those located in Prince William Sound; and

WHEREAS, in 2002, AMHS gained federal recognition in being named a National Scenic Byways for its scenic, cultural, and archaeological qualities and in 2005 was designated an All-American Road by the Federal Highway Administration, and, further, is the only marine route in the U.S. with these designations; and

WHEREAS, these designations also reflect, in part, the characteristics of the Cordova School District; and

WHEREAS, the Cordova School District and visiting students to our unique community contribute to the ridership of the AMHS with approximately 1,500 passenger tickets and nearly 200 vehicle fares, yearly; and


WHEREAS, ferry service offers a reasonable, predictable, and cost-effective means with which to schedule travel for our students outside of Cordova; and

WHEREAS, travel for our students provides enhanced learning opportunities in real-life contexts about the State of Alaska; engagement with others in culturally diverse settings; participation and competition in academic and athletic events held throughout the state; and the development of a strong foundation in permanent life-long skills such as teamwork, communication, relationship building, and leadership; and

WHEREAS, through a variety of enriched learning experiences, it is our belief that students will graduate with a well-rounded education that offers multiple pathways to success and, ultimately, meaningful contributions to our community and state, as a whole.

NOW, THEREFORE, BE IT RESOLVED, as the governing board responsible for ensuring a high-quality public education for each student in our community, the Cordova School District Board of Education is resolute in strongly supporting a minimum of twice weekly, consistent, year-round ferry service to and from Cordova provided by the Alaska Marine Highway System.

Approved by the Cordova School District Board of Education on August 27, 2019.

 _____, Board President



June 29, 2023

Dear Community Leaders and Members of the Public Interested in AMHS:

It is time to begin the public review process for the next Alaska Marine Highway System scheduling cycle. The proposed schedule patterns to be reviewed cover the winter schedule from October 1, 2023, through April 30, 2024.

The schedule patterns proposed are based on the funding levels for FY24. The operating plan has been designed to meet community service needs while staying within available funding levels and maintaining regulatory and safety standards for the vessels.

Please take the time to review and comment on this proposed operating schedule and vessel deployment for winter 2023/2024. The link to access the proposed schedule patterns is:

https://dot.alaska.gov/amhs/doc/winter_considerations_2023.pdf

AMHS is also interested in knowing about any need for special events scheduling and requests and that organizers or communities provide the event name, dates, location, and arrival/departure times needed for each special event.

Please provide your written comments by July 12. Information may be faxed to 907-228-6873, emailed to dot.amhs.comments@alaska.gov, and also provided by using the following links for your service area:

Prince William Sound Service Area Playbook

<https://dot.alaska.gov/chartingthecourse/sap/pws.shtml>

North Lynn Canal Service Area Playbook

<https://dot.alaska.gov/chartingthecourse/sap/nlc.shtml>

Northern Inside Passage Service Area Playbook

<https://dot.alaska.gov/chartingthecourse/sap/nip.shtml>

Southern Inside Passage Service Area Playbook

<https://dot.alaska.gov/chartingthecourse/sap/sip.shtml>

Aleutian Chain Service Area Playbook

<https://dot.alaska.gov/chartingthecourse/sap/ac.shtml>

Kodiak Island Service Area Playbook

<https://dot.alaska.gov/chartingthecourse/sap/ki.shtml>

Metlakatla Service Area Playbook

<https://dot.alaska.gov/chartingthecourse/sap/met.shtml>

Bellingham Service Area Playbook

<https://dot.alaska.gov/chartingthecourse/sap/bel.shtml>

Prince Rupert Service Area Playbook

<https://dot.alaska.gov/chartingthecourse/sap/ypr.shtml>

Public meetings to hear additional comments and consider adjustments are scheduled as follows:

July 13, 2023 at 10:00 AM for Southeast schedules, and **1:30 p.m.** for Southwest and Southcentral schedules.

The meetings will be held at the Alaska Marine Highway Ketchikan Central Office, 7037 North Tongass Highway for participants wishing to attend in person.

To attend by phone or by video conference:

For Southeast Alaska:

Date/Time: July 13, 2023, 10:00 AM AKDT

Join Zoom Meeting

<https://us06web.zoom.us/j/89870053927?pwd=bDlpK0w0V01yYlB2b01QVlpSOWltQT09>

Meeting ID: 898 7005 3927

Passcode: 216578

Connect by phone: (253) 215-8782

Meeting ID: 898 7005 3927

Passcode: 216578

For Southwest and Southcentral Alaska:

Date/Time: Jul 13, 2023 01:30 PM AKDT

Join Zoom Meeting

<https://us06web.zoom.us/j/88195903687?pwd=RFI4R3VTZlI4cEd3cDBxM0dNVXJnZz09>

Meeting ID: 881 9590 3687

Passcode: 918000

Connect by phone: (253) 215-8782

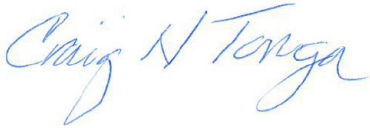
Meeting ID: 881 9590 3687

Passcode: 918000

It is the policy of the Department of Transportation & Public Facilities (DOT & PF) that no person shall be excluded from participation in or be denied benefits of any and all programs or activities we provide based on race, religion, color, gender, age, marital status, ability, or national origin, regardless of the funding source including Federal Transit Administration, Federal Aviation Administration, Federal Highway Administration and State of Alaska Funds.

The State of Alaska Department of Transportation & Public Facilities (DOT & PF) complies with Title II of the Americans with Disabilities Act of 1990. Individuals with disabilities who may need auxiliary aids, services, and/or special modifications to comment should contact AMHS Acting General Manager, Captain Tony Karvelas at (907) 228-7252 or email at anthony.karvelas@alaska.gov no later than July 5, 2023 to make any necessary arrangements.

Sincerely,

A handwritten signature in blue ink that reads "Craig N Tornga". The signature is written in a cursive, flowing style.

Craig Tornga
Marine Director, Alaska Marine Highway System

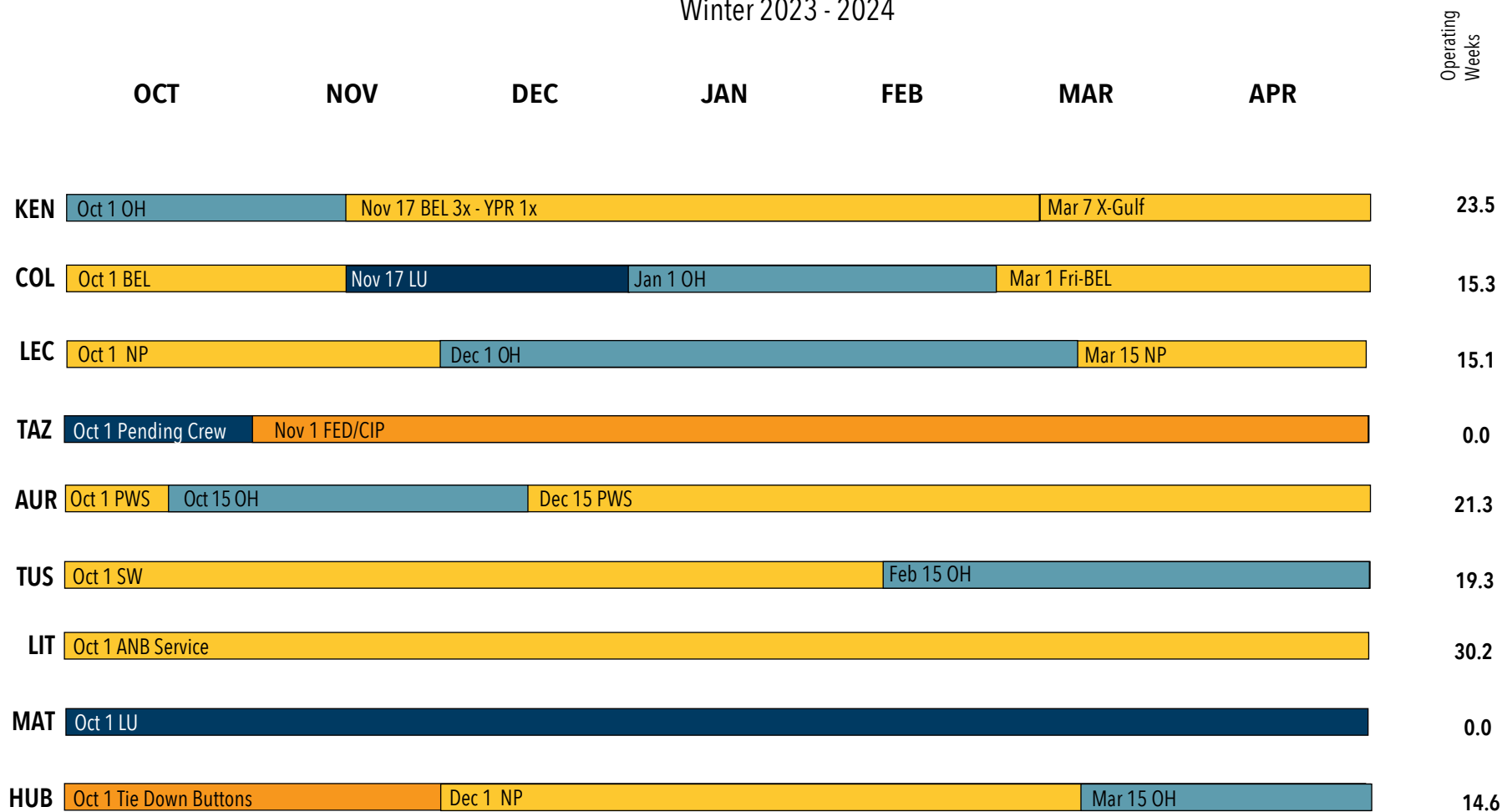
ENCLOSURES:

Draft FY 2024 Winter Operating Plan
Calendars of Events
Weekly Vessel Pattern Graphs
FY 2024 Vessel Deployment Plan

DISTRIBUTION:

All Southeast Alaska Mayors
All Southcentral Alaska Mayors
All Southwest Alaska Mayors
Alaska Travel Industry Association
ARDORS
Commercial Shipping Companies
CVBs
DOT/PF Southeast Regional Director
Marine Transportation Advisory Board
Managers, AMHS Terminals
Masters, AMHS Vessels
Unions
IBU
MM&P
MEBA
Tlingit & Haida Central Council
S.E. Alaska Tribal Government Advisory Committee

Operating Plan Winter 2023 - 2024



 On Line	ANB: Annette Bay / Metlakatla Service	BEL: Bellingham to Skagway
 Overhaul (OH)	BEL - X - Gulf: Bellingham Cross Gulf Southwest	NP: Northern Panhandle Dayboat
 Layup (LU)	BEL - YPR: Bellingham Prince Rupert alternating	PWS: Prince William Sound
 Maintenance	SW: Southwest	

Note: Dates represent the first day of the period. Overhaul and refurbishment periods include vessel travel time.

Winter 2023-2024	
Mainline Vessels	38.8
Feeder Vessels	59.9
Southwest Vessels	40.6
Total Operating Weeks	139.3

Vessel Deployment – Winter 2023-2024

- ## Service Gaps

- 82

Guide to Reading and Using AMHS Scheduling Graphs (Or Spider Graphs as they are affectionately known)

The AMHS scheduling graphs convey a massive amount of information on a single page, and they can be confusing to understand and interpret. The following explanations and suggestions may help.

1. The title of the graph defines the geographic area depicted by the chart and the time period to which it applies. When “Wk 1 & 3” or “Wk 2 & 4” appear, it implies that the schedule alternates every other week of the month (i.e. that the schedule is not the same every week). Essentially, a week 1 schedule would be followed by week 2, then back to week 3 (which is the same as week 1) and so on to round out the 4 weeks of a month.
2. The days of the week and times of the day are spread across the top axis of the chart. Midnight to midnight is shown for each day with only noon shown on the graph for reference and to declutter it.
3. The various ports are shown on the left side axis of the chart using their three letter AMHS designator. A key to decipher port and ship codes is on page 2 of this guide. Ports with only one dock or ship berth are shown on a single line. Ports with multiple docks have a line for each dock (e.g. JNU 1, JNU 2, JNU 3). They are generally arranged in geographic order, such as Skagway at the top (north) and Bellingham at the bottom (south).
4. Each ship is shown in a different color, and has the ship’s three letter identifier listed beside it throughout the chart for reference. A solid bar of a particular ship’s color in a specific port’s row on the chart indicates the time for that ship to be in that port. By reference to the top axis, you can determine the approximate times of those in port periods.
5. Thin lines of a ship’s color between ports indicate transit time for that particular ship between the two ports at either end of the line.
6. Thin lines that “run off the right edge of the chart” are continued, either on the left edge of the same chart (if running on a weekly scheduling cycle) or on the left edge of the alternating Wk 1&3, Wk 2&4 chart (if running on a two week scheduling cycle).
7. Ships that transition between geographic areas (e.g. Kennicott going across the Gulf of Alaska) have a notation box at the end of their thin transit line indicating such “To X-Gulf” or “Fr X-Gulf”

Suggestions for use:

1. To see what a particular ship does, just follow that ship’s colored line as it zigzags across the chart to determine what ports it visits and on what days and at what approximate times.
2. To see what service a particular community receives, just follow that community’s horizontal row across the chart to see what ships stop in that community and on which days of the week and times of the day that happens. You can also determine, by looking at that ship’s thin transit lines, where a ship serving your community is coming from and where it is going to next.

AMHS Community and Ship Three Letter Codes

Communities

ANB=Annette Bay
AKU = Akutan
ANG = Angoon
BEL = Bellingham, WA
CBY = Cold Bay
CDV = Cordova
CHB = Chenega Bay
CHG = Chignik
FPS = False Pass
GUS = Gustavus
HNS = Haines
HNH = Hoonah
HOM = Homer
JNU = Juneau (Auke Bay)
KAE = Kake
KCV = King Cove
KOD = Kodiak
KTN = Ketchikan
OLD = Old Harbor
ORI = Port Lions
OUZ = Ouzinkie
PEL = Pelican
PSG = Petersburg
SDP = Sand Point
SDV = Seldovia
SGY = Skagway
SIT = Sitka
TAT = Tatitlek
TKE = Tenakee
UNA = Unalaska/Dutch Harbor
VDZ = Valdez
WRG = Wrangell
WTR = Whittier
YAK = Yakutat
YPR = Prince Rupert, BC

Ships

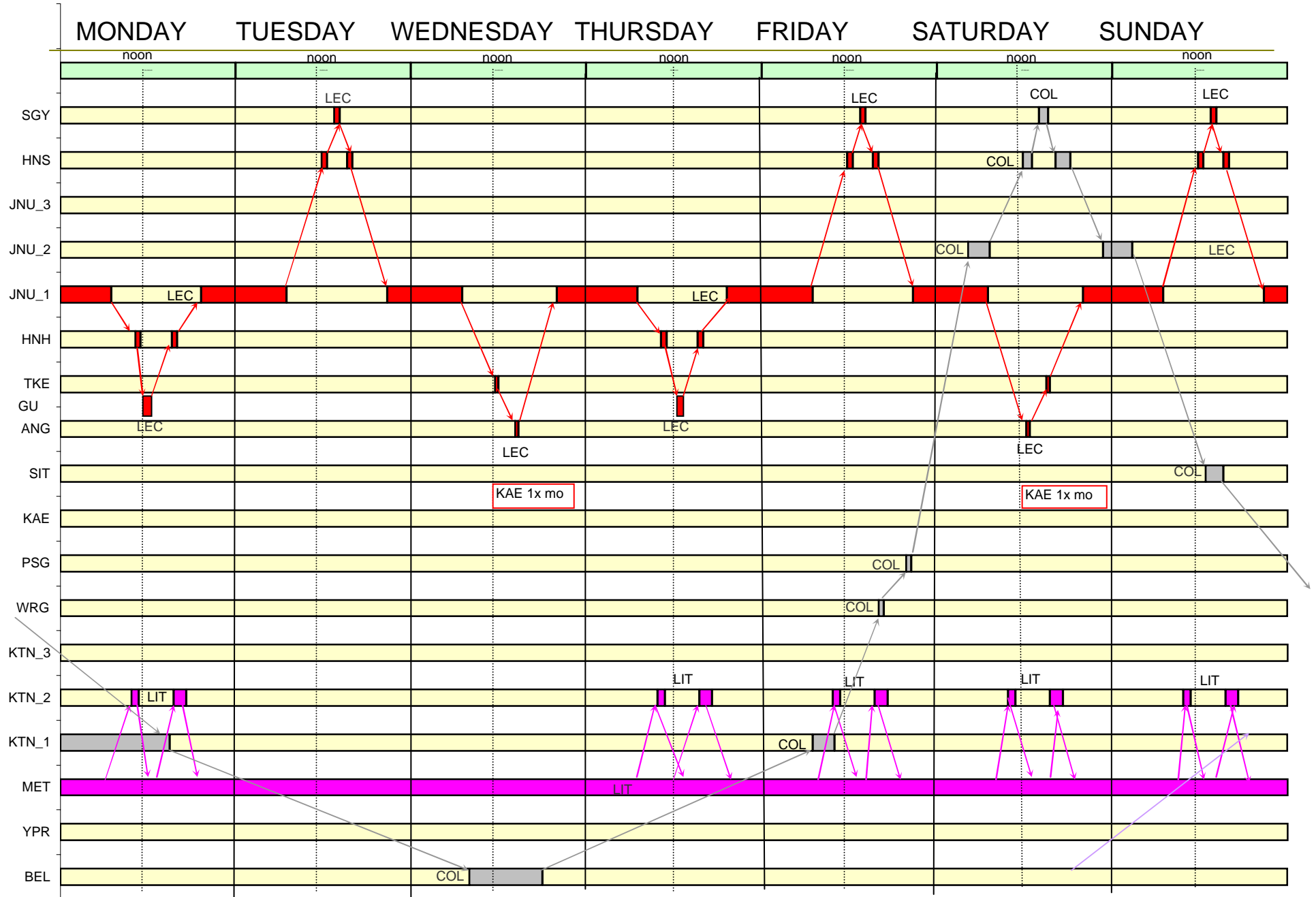
AUR = Aurora
CHE = Chenega (Fast Ferry)
COL = Columbia
FWX = Fairweather (Fast Ferry)
KEN = Kennicott
LEC = LeConte
LIT = Lituya
MAL = Malaspina
MAT = Matanuska
TAK = Taku
TUS = Tustumena

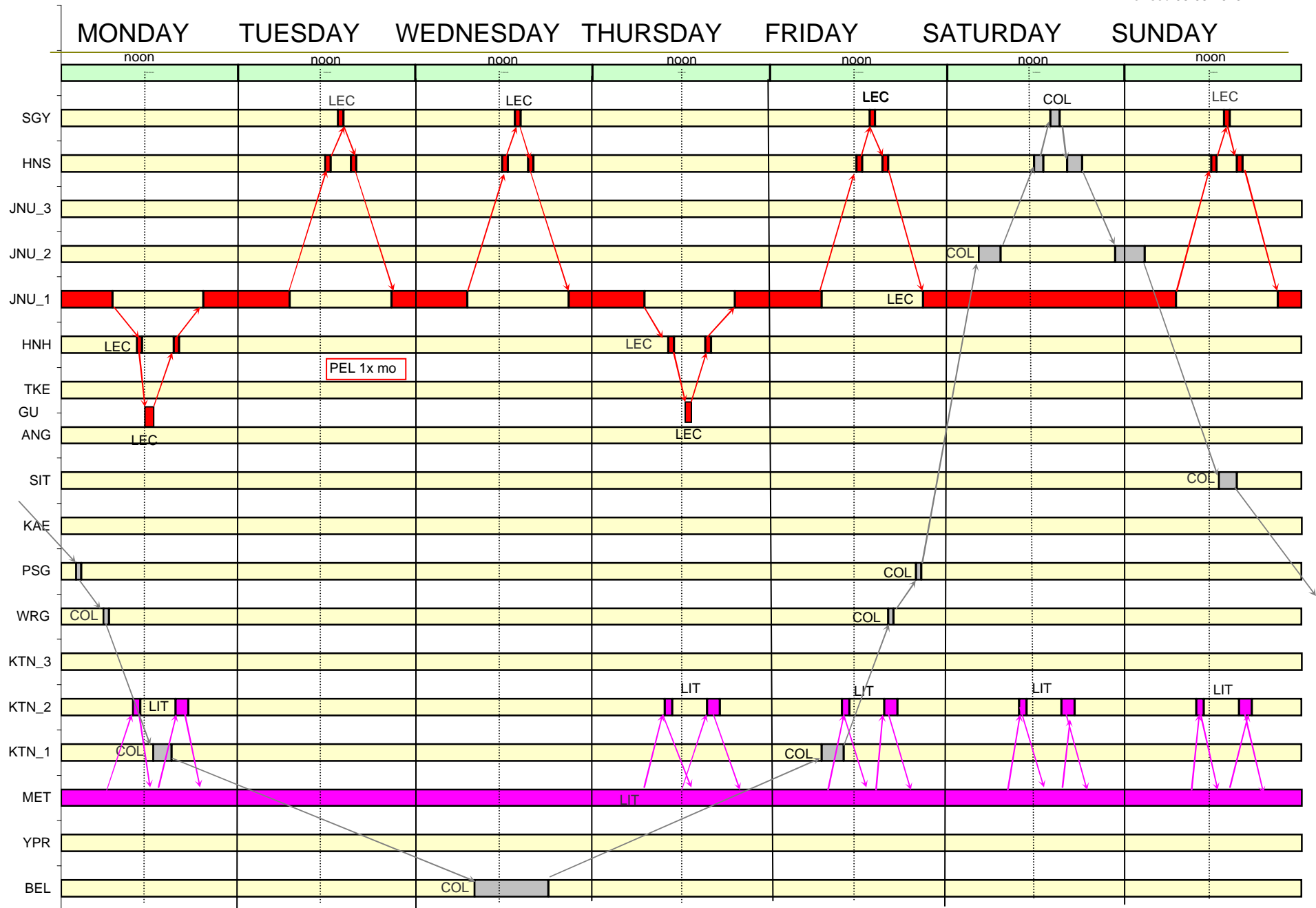
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SE Winter 2023-24 Oct-mid Nov Wk 1&3

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Revised 06-05-2023



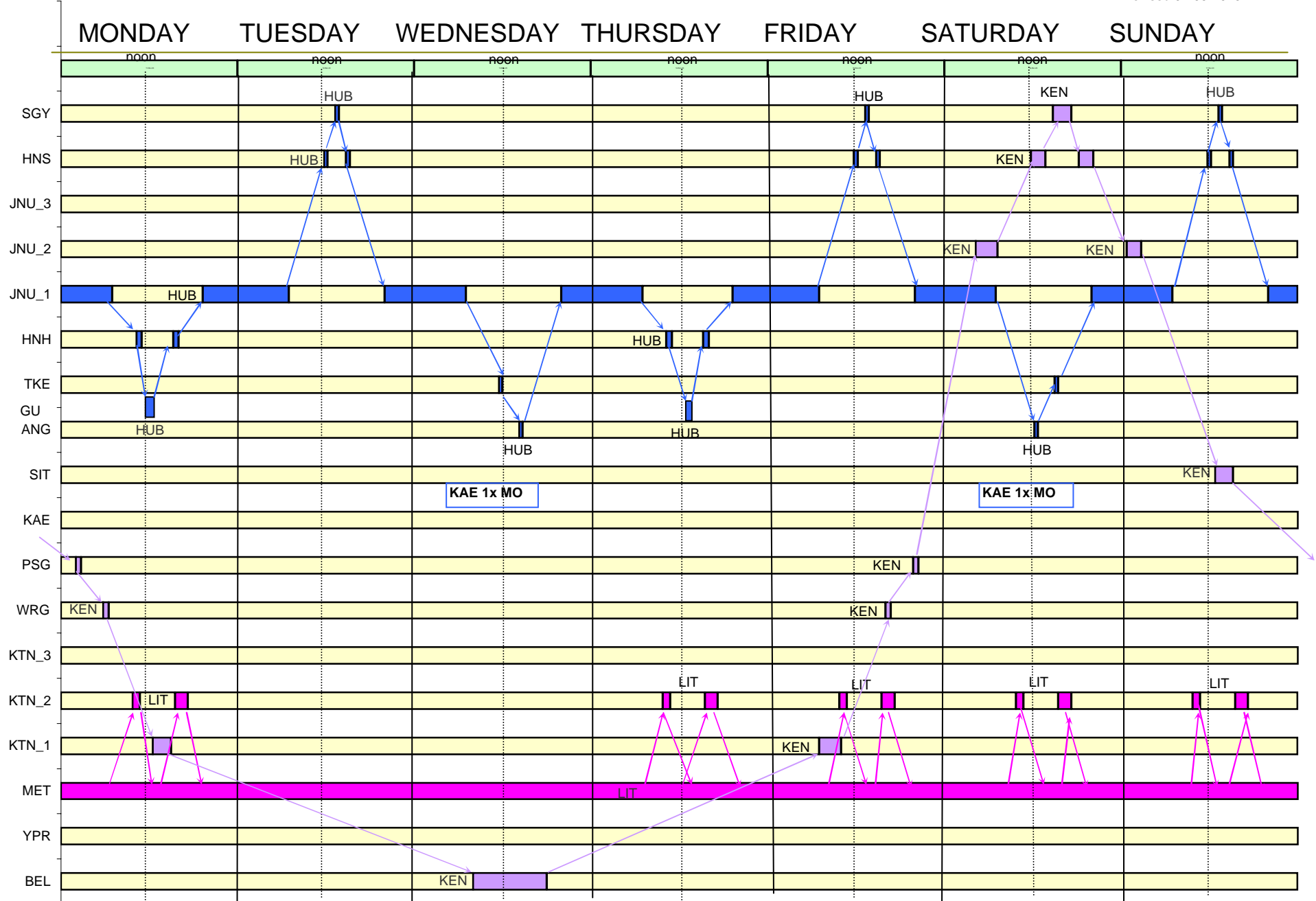


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Winter 2023-24 SE mid Nov-Feb Wk 1 & 3

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Revised 01-05-2023

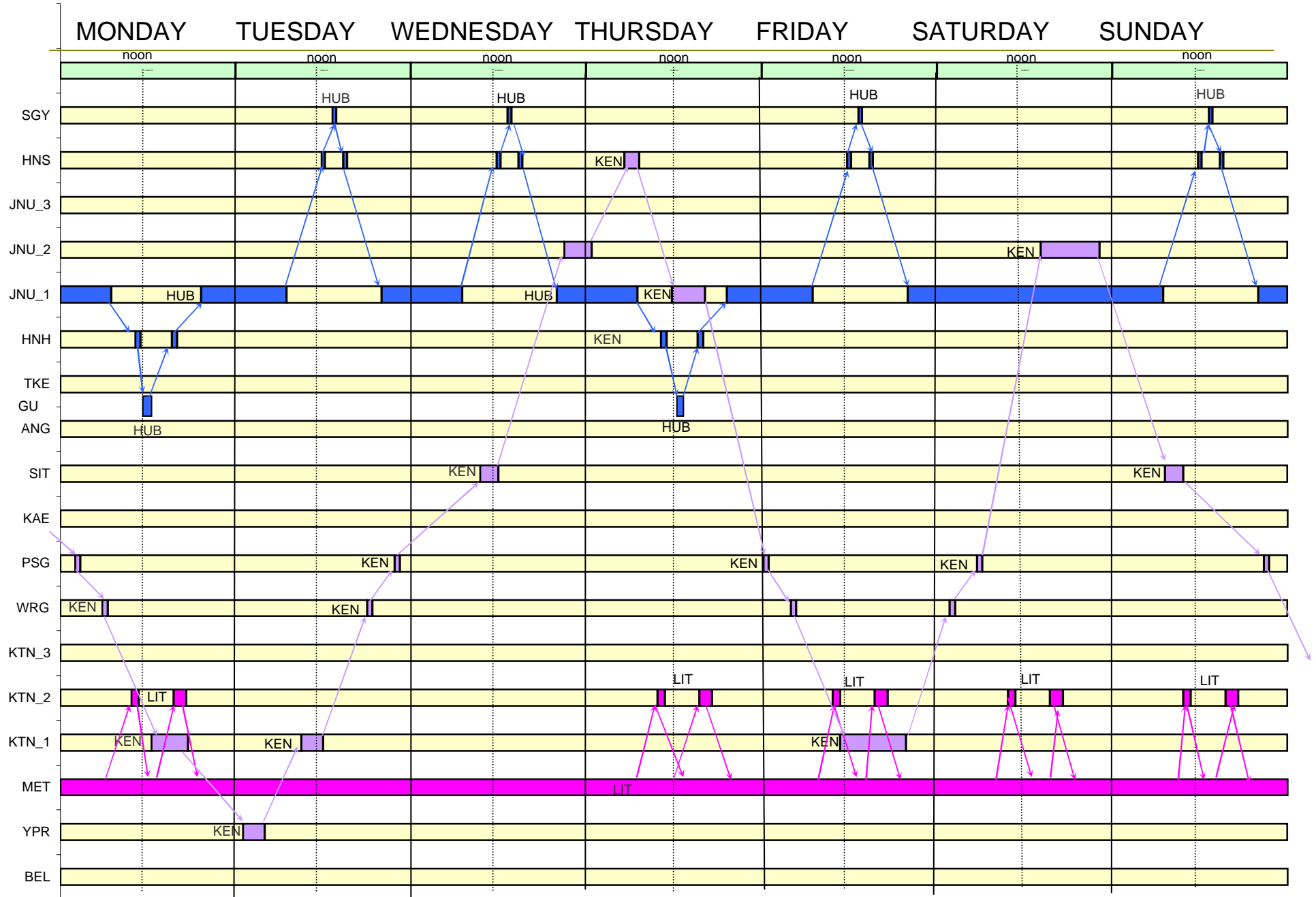


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Winter 2023-24 SE mid Nov-Feb Week 2 & 4(YPRonly 2)

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Revised 06-13-2023



Revised 06-13-2023

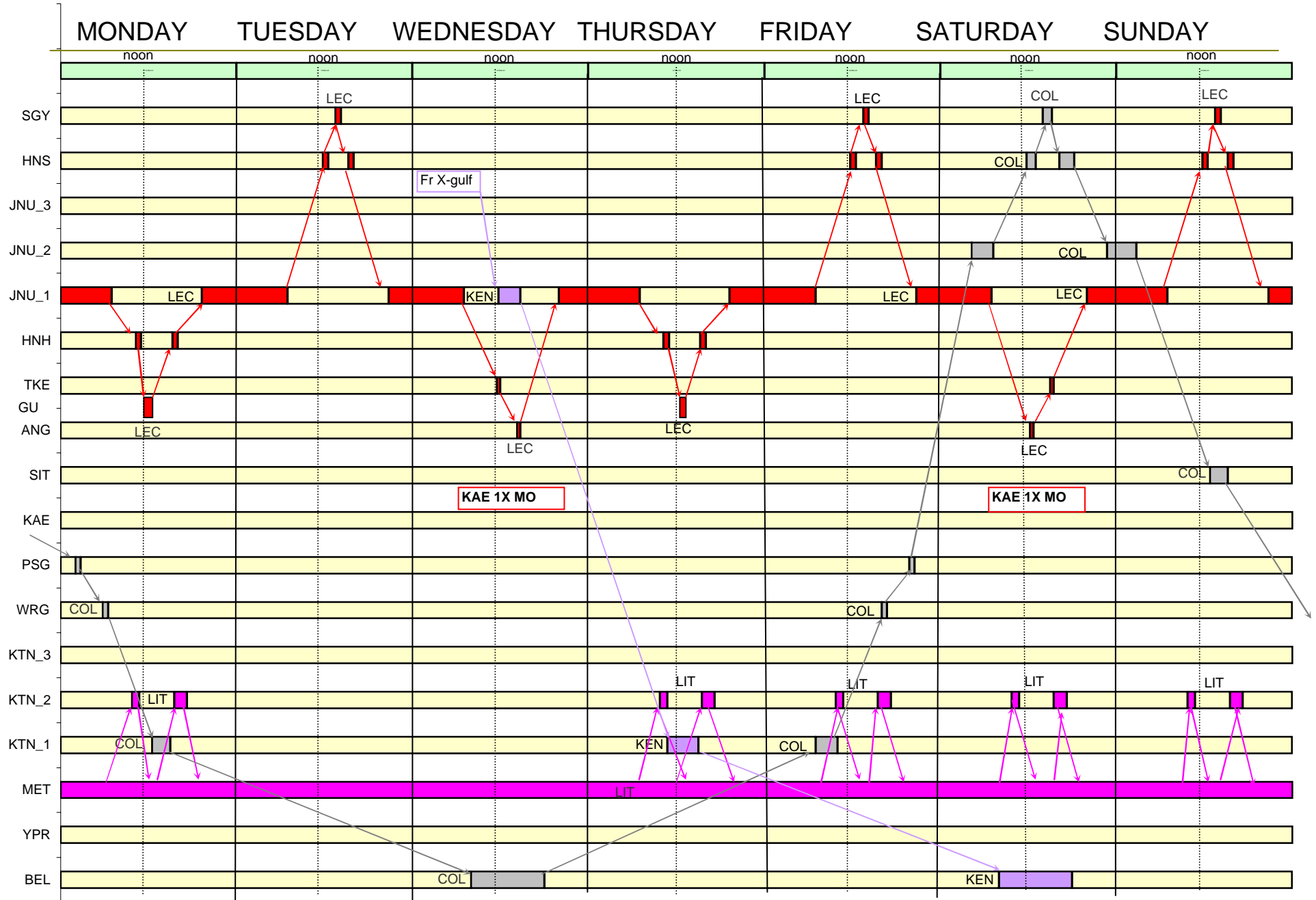


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SE Winter 2023-24 Mar-Apr Week 2 & 4

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Revised 06-13-2023



2023-2024 F/W/S SOUTHEAST COMMUNITY EVENTS

rev 6-10-23

OCTOBER

ANB/ANS Grand Camp Convention	
Octoberfest Celebration	
Alaska Day Celebration	SIT
Annual Bridge Club Tournament	
Region V Honor Festival	
Region V Swim/Dive	

NOVEMBER

All Native BB	
Bald Eagle Festival	HNS
Whale Fest	SIT
Volleyball 2A	
Volleyball 3A/	
Volleyball 4A	

DECEMBER

Victorian Yuletide Celebration	SGY
Wrestling 1A 2A/3A/4A	
Clarke Cochrane Christmas Classic	KTN

JANUARY

Legislature Reconvenes	JNU
Alcan 200 Snowmachine Race	HNS
Edgecumbe Invitational	SIT

FEBRUARY

Dick Hotch Basketball Tourney	HNS
Sitka Jazz Fest	SIT
1A Basketball Tourney	
All Native BB	YPR

MARCH

2A/3A/4A Basketball Tourney	JNU
Buckwheat Ski Classic	SGY
Gold Medal Basketball Tourney	JNU
Spring Break Smithers	YPR

APRIL

Alaska State Folk Festival	JNU
High School Music Festival	KTN
Stikine River Birding Festival	WRG
Art Festival	
Legislature session ends	JNU

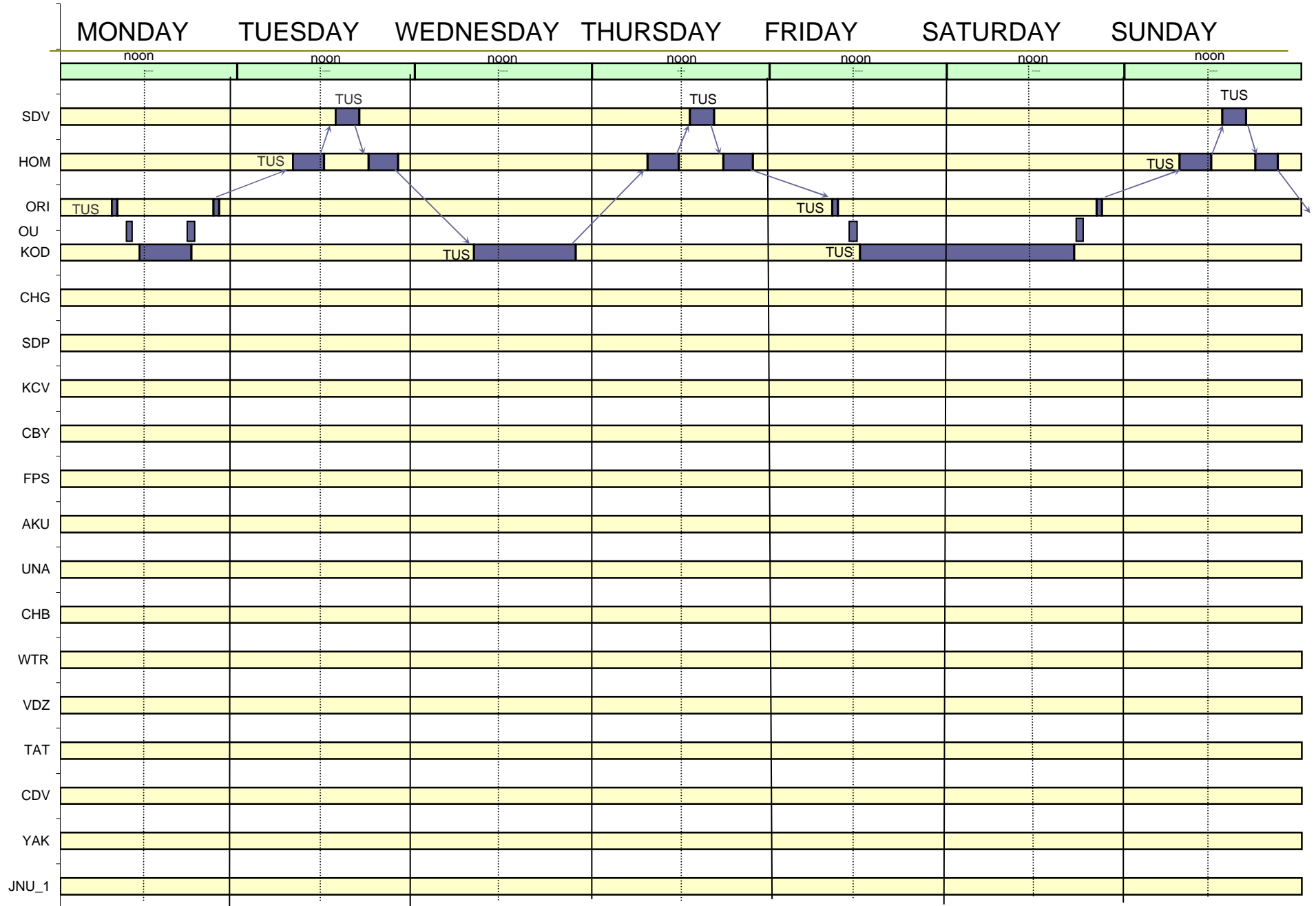
Please review the above Community Calendar of Events and comment on any events that are missed for your community. Schedule patterns may be changed if warranted to be able to provide service to/from the events.

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Winter 2023-24 SW Oct-mid Feb

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Revised 06-13-2023

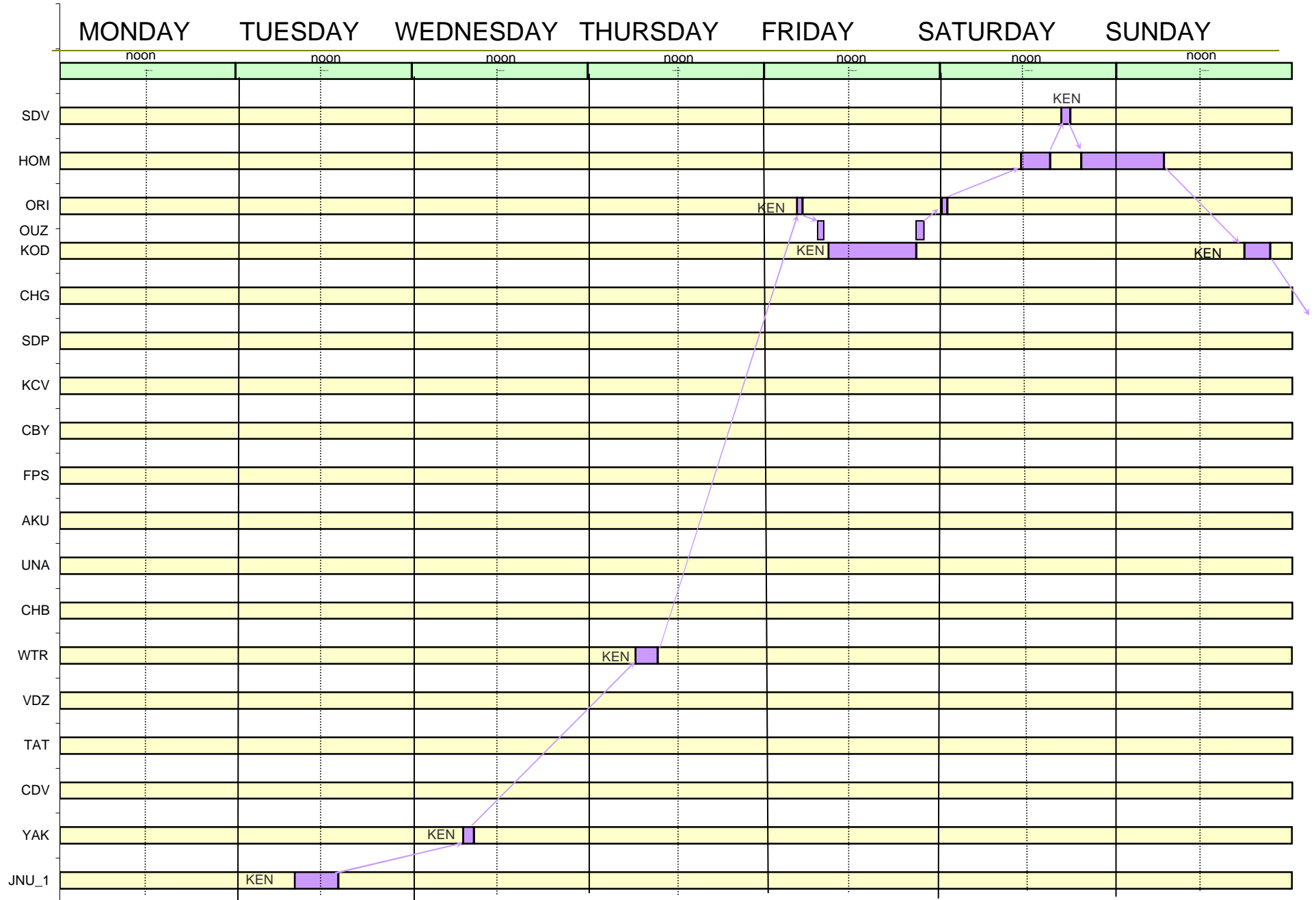


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Winter 2023-24 SW Mar-Apr Wk 1 & 3

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Revised 06-13-2023



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Winter 2023-24 SW Mar-Apr Wk 2 & 4

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Revised 06-13-2023

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	noon	noon	noon	noon	noon	noon	noon
SDV							
HOM							
ORI							
KOD							
CHG							
SDP							
KCV							
GU							
CBY							
FPS							
AKU							
UNA							
CHB							
WTR	KEN						
VDZ							
TAT							
CDV							
YAK		KEN					
JNU_1			KEN				

2023-2024 F/W/S SOUTHWEST COMMUNITY EVENTS

rev 6-10-23

OCTOBER

Valdez Museum Road House Dinnner	VDZ
Kachemak Heritage Land Trust Auction	HOM

NOVEMBER

Sobriety Celebration	CDV
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DECEMBER

Nutcracker Faire	HOM
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JANUARY

Legislature Reconvenes	JNU
Iceworm Festival	CDV

FEBRUARY

MARCH

APRIL

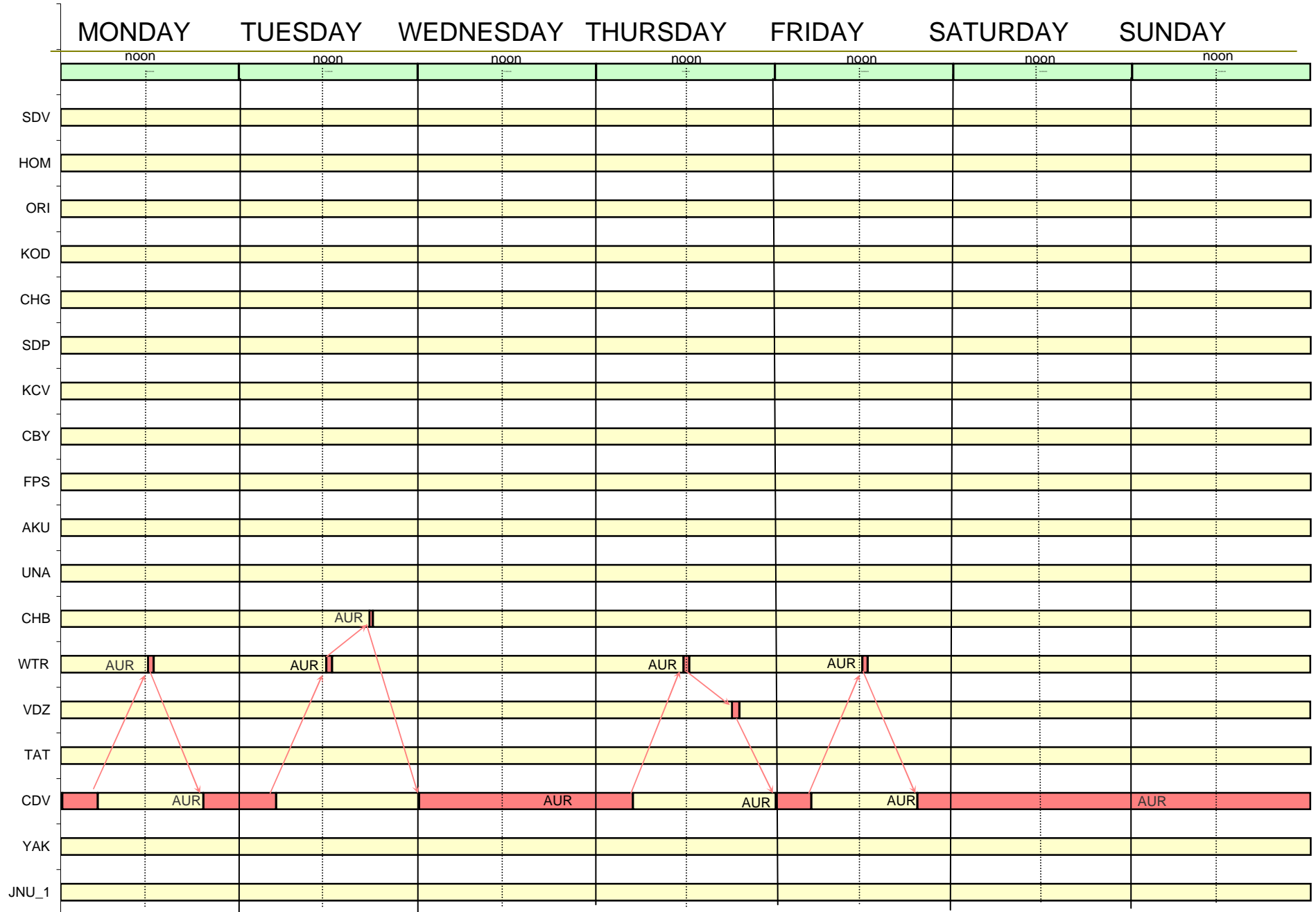
Please review the above Community Calendar of Events and comment on any events that are missed for your community. Schedule patterns may be changed if warranted to be able to provide service to/from the events.

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PWS Winter 2023-24 Oct, Dec-Apr Wk 1&2

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Revised 06-13-2023

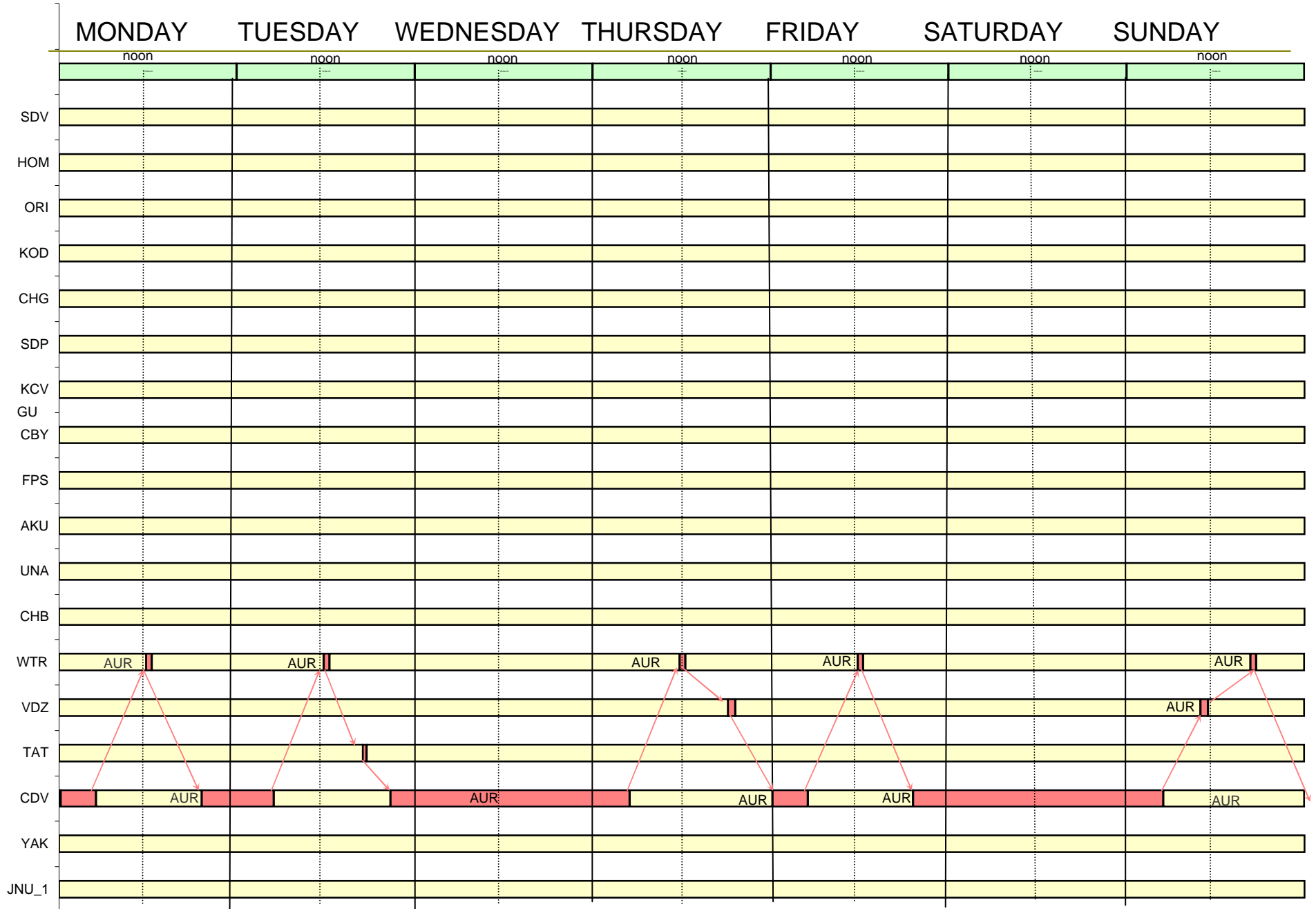


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Winter 2023-24 PWS Oct, Dec-Apr Week 3&4

DRAFT

Revised 06-13-2023





AGENDA ITEM 18
City Council Meeting Date: 07/05/23
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk
DATE: 06/27/23
ITEM: Council election to fill the vacancy in Council Seat D
NEXT STEP: Nomination(s)/Council Election

☐ ORDINANCE ☐ RESOLUTION
☒ MOTION(S) ☐ INFORMATION

I. REQUEST OR ISSUE: Due to the resignation of Melina Meyer there is a vacancy that Council is required to fill. Upon Council's acceptance of the resignation at its June 21, 2023 Regular Meeting, Seat E became vacant. The City Clerk's office began advertising for letters of interest on June 15, 2023 and requested such letters be submitted no later than noon on July 5, 2023. One such letter, from Wendy Ranney was received before this packet was printed and is included immediately after this memo. Any others received by the meeting date will be emailed to Council and made available at the meeting..

II. RECOMMENDED ACTION / NEXT STEP: Mayor Allison will ask for nominations from the floor and individual council members can nominate either someone who submitted a letter of interest or someone else, however, anyone elected to fill the vacancy is required to meet the age and residency requirements of the office (is at least 18 years of age, is a US citizen and a qualified voter of the State of AK, has been registered to vote at an address within City limits of Cordova for at least 30 days). The process should be as follows: Council members can/should make nomination(s) and then there will be a vote either by secret ballot or a roll call vote. Nominations do not require seconds. Four Council members must vote for the same candidate for that person to be elected.

III. BACKGROUND INFORMATION: Three such other instances of Council electing someone to fill a Council Seat vacancy occurred in 2012, 2014 and 2017. Each were a little different but for the most part we have been consistent in our approach.

2012 example: a Council member resigned, 2 letters of interest were received, each of the two were nominated and then Council held a roll call vote where each Council member named their chosen applicant, Tim Joyce received 4 yes votes and was elected.

attached: * memo for 8/2/12 meeting agenda item;
 * excerpt from minutes of 8/2/12 regular meeting

2014 example: a Council member resigned, 6 letters of interest were received, a council member

nominated all 6 applicants, Council enlisted the advice of the City Attorney and conducted a secret ballot vote, 2 applicants emerged as the high vote-getters, neither attained the 4 required votes, Council tried to vote again, the result was the same, council asked for the item to come before them again at the next regular meeting and hopefully they could come to a consensus on one candidate. At the next meeting there were all 6 remaining council members present and the vote was only between the 2 high vote-getters and one emerged victorious receiving 4 votes.

attached: * memo for 9/17/14 agenda item including 6 letters of interest & sample secret ballot;
 * excerpt from minutes of 9/17/14 regular meeting;
 * memo for 10/1/14 agenda item including 2 letters of interest & sample ballot;
 * excerpt from minutes of 10/1/14 regular meeting

2017 example: a council seat became vacant after a successful recall election, 2 letters of interest were received, one of the applicants was nominated and then received 4 yes votes and was duly elected

attached: * memo for 12/6/17 meeting agenda item;
 * excerpt from minutes of 12/6/17 regular meeting

IV. LEGAL ISSUES: see attached City Charter 2-10 and City Code 3.12.080.

V. SUMMARY AND ALTERNATIVES: Fill the vacancy with a vote of at least 4 yeses for a nominated individual and one who meets the criteria for being elected to City Council. Council can either vote by roll call vote, or by secret ballot for a nominee or nominees. City Clerk recommends a secret ballot vote if there are more than 2 nominees.

WENDY RANNEY

PO Box 21 Cordova, Alaska 99574 | (907) 429-6688 | orcacannery@gmail.com

June 23, 2023

Mayor Allison & City Council Members
City Of Cordova, Alaska
PO Box 1210
601 First Street
Cordova, Alaska 99574

Dear Mayor Allison & City Council Members:

Please let this letter be an official record of interest in serving out City Council Seat D. I have been a member of the Cordova Community for over 18 years. I believe in Community service as the list of Boards, Commissions, Teams, Committees, and organizations that I have participated in since moving here will show. (See attachment A) I recently ran for Mayor and lost by two votes. One of the experience items that I was called out on during that race was that I have never been on the City Council. Even though that is not a prerequisite, and I do attend, and listen to the City Council Meetings, serving on the Council is not something that my resume can show, and I feel that is a valid argument. There are some large projects in Cordova's near future and I feel that I have Cordova's Best Interest at heart and can represent this community fairly and serve the best interest of all our community members. I strongly believe that community service is the heart of any community and what better way to show that you are committed to a strong Community than sitting on a City Council Seat.

Thank you for your time and consideration.

Sincerely,

Wendy Ranney

Attachment A. List of Participation

- ** Boy Scouts of America
 - Cub Scout Master
 - Cub Scout Leader
 - Merit Badge Instructor
- ** --City of Cordova--Library Board
- ** --City of Cordova—Parks & Recreation Commission
- ** --City of Cordova—Historic Preservation Commission
- ** --City of Cordova—Trails Committee
- ** --2x2 Cancer Walk Board Member
- ** --Chamber of Commerce Board Member
- ** --Alaska Historical Society Elected Board Member
- ** --Cordova Historical Society Board Member
- ** --Served twice on the USFS Secure Rural Schools Resource Advisory Committee
- ** --Cordova School District Policy Committee
- ** --Cordova School District Curriculum Committee
- ** --Friends of the Cordova Library—Member, President
- ** --Cordova Telecom Cooperative—President, Board Member
- ** --Cordova Clean-up Committee

To name a few.

City Charter:

Section 2-10. Mayor and Council: Vacancies.

The council, by majority vote of its remaining members, shall fill vacancies in the office of mayor and in its own membership, to serve for the unexpired terms or until the vacancies are filled at elections as provided herein; provided that, if the number of vacancies in the council is such that the council no longer has enough members to constitute a quorum, then the remaining members of the council shall appoint only the minimum number of council members required to enable the council to have a quorum.

If the office of mayor or council member becomes vacant prior to the filing period for the next regular election, and the unexpired term of such office extends beyond the time when the terms of the office to be filled at such election begin, then such vacancy shall be filled by the voters at such regular election for the unexpired term.

(Amended by Resolution 5-95-56, approved by the voters on July 19, 1995).

City Code:

3.12.080 Meetings—Passage of proposals.

A majority of the members of the council shall constitute a quorum. Any action the council is authorized or required to take under the Charter, or this code may be taken by favorable vote of a majority of the quorum except as follows:

- A. A majority of all members of the council shall be required for final passage of an ordinance, in accordance with Article II, § 2-13 of the Charter;
- B. A majority of all the members of the council shall be required to adopt a budget and make appropriations for the next fiscal year in accordance with Article V, § 5-4 of the Charter;
- C. A majority of all the members of the council shall be required for the transfer of unencumbered appropriations in accordance with Article V, § 5-6 of the Charter;
- D. An appropriation from the city general reserve fund must be in accordance with Section 5.44.060;
- E. Concurring vote of four members shall be necessary when the council sits as a board of adjustment in accordance with Section 3.40.100;
- F. Vacancies in the office of mayor and council membership shall be filled by majority vote of the council's remaining members in accordance with Article II § 2-10 of the Charter;
- G. The city manager shall be appointed or removed by a vote of a majority of all council members, in accordance with Article III, § 3-1 of the Charter;
- H. A majority of all the members of the council shall be required to create an office or position of employment or to incur an expenditure of funds for purposes not specifically included in an approved budget.

The council shall vote on a roll call vote where a majority of all members is required, or upon request of any council member. The results of all votes shall be entered into the minutes of the meeting.

(Ord. 665, 1989).

A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: July 24, 2012

TO: Mayor and City Council

SUBJECT: Filling Council Seat A vacancy

Please see the Charter reference below. The charter section is somewhat vague as to the exact procedure, but in the past, there has been a nomination from the floor and then a vote is conducted. A majority voice vote of the remaining six (i.e. 4 yeas) will then be required to fill the seat. The duly elected candidate will occupy seat A until the next regular election which is March 5, 2013. Then on March 5, 2013, seat A will be up for election for a regular three year term (as it was up in 2013 anyway). I have included two letters from interested individuals who have verified that they are willing and able to fill the vacancy if Council so elects them to. In the event that there are multiple nominees, the City Attorney has advised that we use ballots to conduct the election.

Charter:

Section 2-10. - Mayor and Council: Vacancies.

The council, by majority vote of its remaining members, shall fill vacancies in the office of mayor and in its own membership, to serve for the unexpired terms or until the vacancies are filled at elections as provided herein; provided that, if the number of vacancies in the council is such that the council no longer has enough members to constitute a quorum, then the remaining members of the council shall appoint only the minimum number of council members required to enable the council to have a quorum.

If the office of mayor or council member becomes vacant prior to the filing period for the next regular election, and the unexpired term of such office extends beyond the time when the terms of the office to be filled at such election begin, then such vacancy shall be filled by the voters at such regular election for the unexpired term.

STAFF RECOMMENDATION: Move to nominate _____ to fill the vacancy in Council seat A until the next regular election on March 5, 2013.

REQUIRED ACTION: Majority (4) vote of remaining members of Council (6).

25. Request for purchase City land: Lot 2, Block 3 Cordova Industrial Park

M/Allison S/Cheshier that the City dispose of Lot 2 Block 3, Cordova Industrial Park for not less than fair market value as outlined in Chapter 5.22.060A (option 4)

Mayor Kallander asked if this lot was considered to be designated as a snow dump area or making it a seasonal use lot. *Greenwood* responded that it was discussed but P&Z felt like the lot was put up for sale before. They discussed it with *Zamarron* and between he and P&Z the decision was to put it back out for proposal to sell the lot. *Beedle* stated he would definitely like it to be looked at for snow removal because the snow needs to go somewhere and in the summer parking around there gets crazy. He just hopes that when it gets sold those things are taken into consideration.

Vote on motion: 6 yeas, 0 nays. Motion passes.

26. Council election to fill vacancy of City Council seat A

M/Allison to nominate *Tim Joyce* to fill the vacancy in Council seat A until the next regular election on March 5, 2013.

M/Kacsh to nominate *Kelly Weaverling* to fill the vacancy in Council seat A until the next regular election on March 5, 2013.

Council chose to do a roll call vote.

Roll call vote on motion. Beedle – Weaverling; Cheshier – Joyce; Bradford – Joyce; Kacsh – Weaverling; Reggiani – Joyce and Allison – Joyce. Motion to elect Tim Joyce to fill vacancy approved (4-2).

27. Discussion of proposed 2013 budget schedule

Council reviewed the budget schedule in the packet.

28. Council concurrence of Mayor's appointments to fill vacancy of Council Representative on School Board

M/Reggiani S/Allison to approve Mayor Kallander's appointment of Bret Bradford as the Council representative to the School Board until the certification of the next regular election in March 2012.

Vote on motion: 6 yeas, 0 nays. Motion passes.

Mayor Kallander asked Council if one of them will be the City Council's representative on the Parks & Rec Commission. *Jim Kacsh* volunteered to be the new City Council representative.

29. Pending Agenda and Calendar

Council chose to cancel the second meeting in August & have a special meeting next week.

O. AUDIENCE PARTICIPATION

P. COUNCIL COMMENTS

30. Council Comments

Allison thanked *Lundburg* and *Keel* for presenting to Council.

Bradford echoed *Allison's* thanks to *Lundburg* and *Keel* adding that he is excited to get it done. He also thanked *Joyce* and *Weaverling* for putting their hats in the hopper to fill the vacant seat.

Kacsh stated that we need to find a solution for the harbor dumpsters for the fisherman.

Q. EXECUTIVE SESSION

31. Grant reimbursement discussion

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: September 9, 2014

TO: Mayor and City Council

SUBJECT: Filling Council Seat E vacancy

Please see the Charter reference below. The charter section is somewhat vague as to the exact procedure, but in the past, there has been a nomination from the floor and then a vote is conducted. A majority voice vote of the remaining six (i.e. 4 yeas) will then be required to fill the seat. The duly elected candidate will occupy seat E until the next regular election which is March 4, 2015. Then on March 4, 2015, seat E will be up for election for a regular three year term (as it was up in 2015 anyway). In the event that there are multiple nominees, the City Attorney has advised that we use ballots to conduct the election.

Charter:

Section 2-10. - Mayor and Council: Vacancies.

The council, by majority vote of its remaining members, shall fill vacancies in the office of mayor and in its own membership, to serve for the unexpired terms or until the vacancies are filled at elections as provided herein; provided that, if the number of vacancies in the council is such that the council no longer has enough members to constitute a quorum, then the remaining members of the council shall appoint only the minimum number of council members required to enable the council to have a quorum.

If the office of mayor or council member becomes vacant prior to the filing period for the next regular election, and the unexpired term of such office extends beyond the time when the terms of the office to be filled at such election begin, then such vacancy shall be filled by the voters at such regular election for the unexpired term.

STAFF RECOMMENDATION: Move to nominate _____ to fill the vacancy in Council seat E until the next regular election on March 4, 2015.

REQUIRED ACTION: Majority (4) votes of remaining members of Council (6).

From: Stephen Phillips [mailto:stephen@cordovacomputers.com]
Sent: Friday, September 05, 2014 4:59 PM
To: Susan Bourgeois
Subject: Letter of interest Council Seat E

Mayor James Kacsh and the City Council of the City of Cordova,

As a registered voter and resident of Cordova, I'd like to express my interest in serving on the council in seat E for the remainder of the term. As someone who grew up in Cordova and a father of three growing boys, I feel the council plays an integral role in building a future for our kids as well as a great place to live in the present. I would enjoy having the opportunity to serve on the council and help make Cordova even better.

Thanks,

Stephen Phillips
Chief Executive Officer
Cordova Computers LLC
(907) 351 9447
stephen@CordovaComputers.com
www.cordovacomputers.com

2014 example

Hello my name is Dan Reum and I would appreciate being nominated to fill the vacant seat for the remainder of the current term.

I am currently serving on the Cordova School Board, if serving on the two boards disqualifies me so be it.

I have lived in Cordova since the fall of 2010. I would like to be considered for this position on the council to gain experience in city government and to help where I can.

Thank you for the opportunity to join the Cordova City council. I have attached my resume for you to review as you consider other candidates for this council seat.

Dan Reum

2014 example

September 7, 2014

Cordova City Council and Mayor Kasch,

I would be interested in serving on Council Seat E for the remainder of the term. Thank you for your consideration.

RECEIVED
SEP 09 2014
City of Cordova

Sincerely,



Robert Beedle

2014 example

Attn. Mayor Kacsh & City Council.

I am interested in filling City Council Seat E.

I want to be more involved with our city government and feel that I have a lot to contribute, if I was elected to Council Seat E. I am a business owner in our community and represent a broad spectrum of our community members. I have past experience attending City Council meetings and am aware of the issues, that the City is dealing with and will be able to come up to speed quickly.

Thank you,
Josh Hallquist

2014 example

Statement of Interest


City Council Seat E

RECEIVED
SEP 10 2014
City of Cordova

To Whom It May Concern:

Since I moved back to Cordova after graduating college, I have felt truly blessed that the place I call home is this town. There is so much to be thankful for here. When I was informed that EJ's seat had become vacant I thought that this could be a chance for me to give back to the community that I hold so dear. I don't know a whole lot about politics, but I learn quickly. I'm sure that there are plenty of experienced applicants to choose from, but I thought I would voice my interest on the chance that teaching the next generation of Cordovans was of importance. As a commercial gillnetter, a woman, and a caring citizen I would love to be apart of the formative process of Cordova's City Council.

Sincerely,



Hayley Hoover 9/10/14

Cell: 2063717856

Email: hhoover@pwssc.org

Adrian Smith
POB 1376
704 2nd Avenue
Cordova, Alaska 99574

rec'd
SB
9/10/14

City of Cordova
City Clerks Office
Cordova, Alaska 99574

September 10, 2014

To whom it may concern,

Please let this stand for the record that I would like to be considered for the open position of City Council Member as advertised by your organization.

I am a 21 year resident of the state of Alaska with a bachelor of science in wildlife management from the University of Alaska at Fairbanks. I was employed first as an instructor at the the National Joint Electrical Apprenticeship then by Alaska Communications as a lineman, and finally by the International Brotherhood of Electrical Workers Local 1547 as a union representative until I moved to Cordova in 2012 where I am currently employed as the line foreman of Cordova Telephone Cooperative.

Thank you for your consideration and the opportunity to serve this unique community.

Faternally,



Adrian Smith
(907)429-2145
adrian@ctcak.coop

Official Ballot
City Council Election to Fill Vacancy in Seat "E"
September 17, 2014

City Council Member – Seat "E"

To fill until certification of the

Regular Election of 3/3/2015

Vote for one (1)

- ☐ **Robert Beedle**
- ☐ **Josh Hallquist**
- ☐ **Hayley Hoover**
- ☐ **Stephen Phillips**
- ☐ **Dan Reum**
- ☐ **Adrian Smith**

☐ _____
(nominated at the 9/17/14 meeting)

☐ _____
(nominated at the 9/17/14 meeting)

Council member who voted this ballot

15a. (6.) Resolution 09-14-39 A resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a five (5) year lease of Lots 3, 4, and 5, Block 8, Original Townsite and all improvements thereon with the Cordova Chamber of Commerce

M/Reggiani S/Bailer to approve Resolution 09-14-39 a resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a five (5) year lease of Lots 3, 4, and 5, Block 8, Original Townsite and all improvements thereon with the Cordova Chamber of Commerce.

Reggiani said he pulled this to have a discussion about several layers of thought he's had about this. For clarification, he said that a clerical correction needs to be made regarding whether it's \$1/year or \$0.20 per year. He doesn't have a problem with leasing for below fair market but he believes Council should clearly state for the record why they have chosen to do so. Also, on the accounting side, he would like it known that this would be an in-kind contribution through our budgeting. **Joyce** said he agrees that it is incumbent upon Council to state the reasons why it would dispose of property for less than fair market value. **Bailer** asked what percentage of the Chamber's budget the City contributes. **Joyce** said it was \$85K last year but he didn't know what percent of their budget that was.

M/Joyce S/Bailer to refer to staff to make the edits as discussed and bring this back.

Vote on motion: 5 yeas, 0 nays, 1 absent (Bradford), 1 vacancy (seat E). Motion passes.

M. UNFINISHED BUSINESS

16. Council election to fill vacancy of City Council Seat E

Letters of interest were received from: Stephen Phillips, Dan Reum, Robert Beedle, Josh Hallquist, Hayley Hoover, Adrian Smith

Bailer nominated **Robert Beedle** to fill the vacancy in Council seat E.

Joyce nominated all of those who submitted letters to serve in Council Seat E: Stephen Phillips, Dan Reum, Robert Beedle, Josh Hallquist, Hayley Hoover, Adrian Smith.

Carpenter said she was going to nominate Hayley Hoover so that she could be another female voice to represent 50% of the population; and because she is the only one nominated who is here tonight and because if a young person shows an interest to get involved in this way we should take advantage of that to help along the next generation of leaders. **Joyce** said in an effort to provide full disclosure, he contacted 3 of the individuals because he did not know them. Those three were **Stephen Phillips, Hayley Hoover** and **Adrian Smith**. To follow that up, he said it takes four votes to elect someone to this position. He thought it would be appropriate to do a secret ballot and in case no one receives four votes, then to vote again on the 2 high vote getters. **Joyce** said he was very pleased to see six individuals interested and with elections in March he hopes to see this kind of turnout again. Also, he said that there will be some seats opening up on some boards and commissions which is always a good chance for people to get their feet wet as far as the workings of City government, etc. **Reggiani** asked the Clerk if **Dan Reum** was allowed to be on both School Board and City Council. **Bourgeois** said she had discussed this with **Holly Wells, City Attorney** and it was determined that he could be on both Council and School Board simultaneously; nothing in Code, Charter or Statute precludes it. She went on to say that it would be smart for such an individual to be mindful of conflicts of interest that might arise during school funding issues that come before Council. **Bourgeois** asked for a short recess so she could get the City Attorney on the line to walk them through this process. **Bourgeois** said there were 2 issues that had arisen; the idea of paper ballots and the idea of secret ballots. She said paper would certainly be used in order to not affect the outcome of the voters who heard the vote of those who came before them. However, whether or not to disclose how each Council member votes (i.e. secret or open) was a decision that Council could make by motion, but **Wells** had an opinion on this that should be heard.

M/Reggiani S/Bailer for a 5 minute recess. Hearing no objection the meeting was recessed from 8:41 pm until 8:43 pm.

The meeting was called back to order and **Wells** was now present via teleconference. **Wells** said she could argue that it would be ok to vote secret ballots. It was the choice of Council's. Council concurred that all present were ok with putting their names on the ballots.

M/Joyce S/Burton to vote open ballots on the nominated individuals and to revote the 2 high-vote getters if there is not a clear winner after the first vote.

Vote on motion: 5 yeas, 0 nays, 1 absent (Bradford), 1 vacancy (seat E). Motion passes.

Ballots were voted and read aloud by the Clerk.

The Clerk declared that **Hayley Hoover** had received 3 votes (Joyce, Carpenter & Burton) and **Robert Beedle** had received 2 votes (Reggiani & Bailer) therefore, there was no winner but there were 2 high-vote getters.

Joyce offered his opinions again as to why he voted for **Hoover**; **Bailer** and **Reggiani** said why they each voted for **Beedle**.

Council voted again and the result was the same: **Hayley Hoover** received 3 votes (Joyce, Carpenter & Burton) and **Robert Beedle** received 2 votes (Reggiani & Bailer). **Wells** opined that Council should move to either have one more round of advocacy or to leave it vacant until a future meeting.

M/Carpenter S/Joyce to leave the seat vacant until the next regular meeting in hopes that when all 6 are present, we can take up these two candidates again.

Vote on motion: 5 yeas, 0 nays, 1 absent (Bradford), 1 vacancy (seat E). Motion passes.

N. NEW & MISCELLANEOUS BUSINESS

17. Pending Agenda, Calendar, Elected & Appointed Officials lists

Reggiani said that it should be time for Council to evaluate the City Clerk and the City Manager. **Joyce** said budget is upcoming and he'd like to receive a preliminary budget which is usually in October. **Joyce** asked the Mayor to maybe get with staff to come up with a schedule.

Reggiani also asked for a budget schedule and would like to see the budget kicked off with a meeting concerning priorities to be discussed with the City Manager. **Bailer** opined that when these priorities are discussed, he hopes that they are clearly written into the record for future use.

Greenwood mentioned that a FEMA new flood map is out and there is a public meeting about that on Tuesday September 23, 6:30 in the City Hall Conference Room. On September 24, P&Z will meet in a work session at the Library Meeting Room to discuss street priorities.

O. AUDIENCE PARTICIPATION - none

P. COUNCIL COMMENTS

18. Council Comments

Joyce reiterated that he was glad so many were interested in the Council seat – he said it bodes well for next spring. He said there had been a Fisheries Advisory Committee meeting yesterday. **Mayor Kacsh** said he will get with **Torie Baker**, the chair.

Carpenter agreed with Tim on the turnout of interested candidates; also reminded them about tomorrow afternoon the important EMR meeting with HSB.

Reggiani applauded the great interest. He said it is a conundrum.

Bailer said he is having difficulty when he points out a Civic Center savings and then it gets blown off.

Burton said he's glad **Hayley (Hoover)** showed up and thanked the others also for the interest. He'd like to have a meeting to discuss the value engineering items. Raw Fish tax – he is hoping for some info from the Fisheries Advisory Committee meeting.

Q. EXECUTIVE SESSION

19. Performance Deed of Trust negotiation

20. Attorney update regarding PWSSC land disposal negotiation

21. Cordova Center finances

M/Joyce S/Reggiani to go into executive session to discuss matters the immediate knowledge of which would clearly have an adverse effect on the finances of the government specifically, Cordova Center finances.

Joyce thought **Cathy**, **Rich**, **Jon** and the **City Clerk** should be in attendance.

Vote on motion: 5 yeas, 0 nays, 1 absent (Bradford), 1 vacancy (seat E). Motion passes.

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: September 25, 2014

TO: Mayor and City Council

SUBJECT: Filling Council Seat E vacancy

On September 17, Council nominated all 6 people who entered letters of interest to serve in Council seat E until the March 2015 election. Two times the vote was 3 – 2 in favor of Hoover over Beedle. Four votes are required to fill the vacancy. Council moved to take this item up again and vote for either of those two candidates again at the next regular meeting when hopefully all six remaining Council members would be present and a clear 4 vote-getter and therefore, winner would emerge. These two candidates are before you again for an open ballot procedure.

STAFF RECOMMENDATION: City Clerk will hand out paper ballots where each Council members will put his name and then will vote the ballot, choosing either Hayley Hoover or Robert Beedle. The Clerk will then read the votes aloud.

REQUIRED ACTION: Majority (4) votes of remaining members of Council (6).

Statement of Interest


City Council Seat E

RECEIVED
SEP 10 2014
City of Cordova

To Whom It May Concern:

Since I moved back to Cordova after graduating college, I have felt truly blessed that the place I call home is this town. There is so much to be thankful for here. When I was informed that EJ's seat had become vacant I thought that this could be a chance for me to give back to the community that I hold so dear. I don't know a whole lot about politics, but I learn quickly. I'm sure that there are plenty of experienced applicants to choose from, but I thought I would voice my interest on the chance that teaching the next generation of Cordovans was of importance. As a commercial gillnetter, a woman, and a caring citizen I would love to be apart of the formative process of Cordova's City Council.

Sincerely,



Hayley Hoover 9/10/14

Cell: 2063717856

Email: hhoover@pwssc.org

September 7, 2014

Cordova City Council and Mayor Kasch,

I would be interested in serving on Council Seat E for the remainder of the term. Thank you for your consideration.

RECEIVED
SEP 09 2014
City of Cordova

Sincerely,



Robert Beedle

2014 example

Official Ballot

City Council Election to Fill Vacancy in Seat "E"

October 1, 2014

City Council Member – Seat "E"

To fill until certification of the

Regular Election of 3/3/2015

Vote for one (1)

☐

Robert Beedle

☐

Hayley Hoover

Council member who voted this ballot

that. **Sherman** added that as far as fundraising – she can update what is in the packet it says \$44,800 and the new amount is over \$70,000.

b. Finance Director report

14. City Clerk's Report - *Bourgeois* said the Clerk's office has been mostly working on the Special Election, trying to work out the details with the State for the elections to be held simultaneously. Absentee in person will begin October 20 at City Hall and people can request absentee by mail ballots at any time – she has received a few already.

K. CORRESPONDENCE - none

L. ORDINANCES AND RESOLUTIONS

15. Resolution 10-14-42 A resolution of the City Council of the City of Cordova, Alaska, approving a contract amendment with Dawson construction for a limited notice to proceed for Phase II of the Cordova Center project for a cumulative sum of \$8,693,523

M/Bradford S/Joyce to approve Resolution 10-14-42 a resolution of the City Council of the City of Cordova, Alaska, approving a contract amendment with Dawson construction for a limited notice to proceed for Phase II of the Cordova Center project for a cumulative sum of \$8,693,523.

Joyce said that the work load was redistributed to allow for the majority of the mechanical, etc. to get done and might leave the kitchen and some of the theater to be left.

Vote on motion: 6 yeas, 0 nays, 1 vacancy (seat E). Burton-yes; Joyce-yes; Bradford-yes; Carpenter-yes; Reggiani-yes; Bailer-yes and Hoepfner-yes. Motion passes.

15a. 6. Substitute Resolution 09-14-39 A resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a five (5) year lease of Lots 3 and 4, Block 8, Original Townsite and all improvements thereon with the Cordova Chamber of Commerce

M/Reggiani S/Joyce to approve Substitute Resolution 09-14-39 A resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a five (5) year lease of Lots 3 and 4, Block 8, Original Townsite and all improvements thereon with the Cordova Chamber of Commerce.

M/Reggiani S/Burton to amend the resolution by striking the last whereas and on the last whereas, strike “the annual rental rate will be One Dollar (\$1.00)” and insert “will provide an in-kind contribution of \$23,470 annually for the annual rental rate for the term of the lease”.

Reggiani said this captures the intent of the discussion last time that shows that the in-kind has an annual contribution associated with it as the value of the lease.

Vote on amendment: 6 yeas, 0 nays, 1 vacancy (seat E). Amendment passes.

Bailer asked if this would come before us again. The response was, no, it would not. **Bailer** said he knew there was an MOU with the Chamber of Commerce and he wondered if we could get copies of that, before the budget process starts.

Vote on main motion: 6 yeas, 0 nays, 1 vacancy (seat E). Main motion passes.

M. UNFINISHED BUSINESS

16. Council election to fill vacancy of City Council Seat E

Bourgeois handed out ballots for Council to vote. After collecting the ballots, **Bourgeois** tallied the votes and read them aloud. **Hayley Hoover** received votes from Bradford, Carpenter, Joyce and Burton and **Robert Beedle** received votes from Reggiani and Bailer. Therefore, **Hayley Hoover** was duly elected by the majority of the remaining members of Council (i.e. four) to fill Seat E. **Mayor Kacsh** asked that she be sworn in at the next regular meeting.

N. NEW & MISCELLANEOUS BUSINESS

17. Approval of Tideland Permit for Outfall Line and Seawater Intake Line for Northern Fish Alaska LLC, dba Prime Select Seafoods

M/Carpenter S/Bradford to approve a permit for Prime Select Seafoods outfall and seawater intake lines as described and including the special conditions.



AGENDA ITEM 36
City Council Meeting Date: 12/6/2017
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk
DATE: 11/30/2017
ITEM: Council election to fill the vacancy in Council Seat E
NEXT STEP: Nomination(s)/Council Election

☐ ORDINANCE
☒ MOTION(S)

☐ RESOLUTION
☐ DISCUSSION/INFORMATION

I. REQUEST OR ISSUE: Due to the recent recall election (Special City Election held on November 7, 2015 and certified on November 15, 2017), there is a vacancy that Council is required to fill. Upon certification of the recall election, Seat E became vacant. Council directed staff to advertise the vacancy immediately and request letters of interest from citizens interested in filling the vacancy. The City Clerk's office began advertising for letters of interest on November 16 and requested such letters be submitted no later than noon on November 29, 2017. Two such letters, from Tom Bailer and Anne Schaefer, were received by the deadline and they follow this memo.

II. RECOMMENDED ACTION / NEXT STEP: Individual council members can nominate either someone who submitted a letter of interest or someone else, however, anyone elected to fill the remainder of the term is required to meet the age and residency requirements of the office.

III. FISCAL IMPACTS: none

IV. BACKGROUND INFORMATION: The process should be as follows: Council members can/should make nomination(s) and then there will be a vote either by secret ballot or a roll call vote. Four Council members must vote yes for one nomination for that person to be elected to fill the vacancy.

V. LEGAL ISSUES: If an official is recalled from the governing body, the office of that official is filled in accordance with AS 29.20.180. In turn, AS 29.20.180 provides that Council has 30 days to appoint a qualified person to fill the vacancy until the next regular

election. Cordova's charter provision (2-10) requires the same vacancy filling process but does not apply a 30 day time period in which the vacancy must be filled. The City Attorney has advised that we stay within the 30 day period if at all possible. If Council accomplishes an election tonight it will be within the 30 day timeframe.

"Cordova Municipal Code 2.56.130- Successors" gives further direction regarding who can/cannot fill the vacancy. Also, anyone being nominated must meet the residency and age requirements in Charter 2-1 (18 years old and having resided in the City for one year) and must be registered to vote in Alaska at a residence address within Cordova.

2.56.130 - Successors.

A. If a city council member or the mayor is recalled, the office is filled in accordance with [Section 2-10](#) of the City Charter. If all members of the city council are recalled, the governor shall appoint three qualified persons to the city council. The appointees shall appoint additional members to fill remaining vacancies in accordance with [Section 2-10](#) of the City Charter.

B. If a member of the school board is recalled, the office of that member is filled in accordance with AS [14.12.070](#). If all members are recalled from the school board, the governor shall appoint three qualified persons to the school board. The appointees shall appoint additional members to fill remaining vacancies in accordance with AS [14.12.070](#).

C. A person who has been recalled may not be appointed under subsection A or B of this section to the office from which the person was recalled. A person appointed under subsection A or B of this section serves until a successor is elected and takes office.

D. If an official other than a member of the city council or school board is recalled, a successor shall be elected to fill the unexpired portion of the term. The election shall be held not more than sixty days after the date the recall election is certified, except that if a regular election occurs within seventy-five days after certification the successor shall be chosen at that election.

E. Nominations for a successor may be filed until seven days before the last date on which a first notice of the election must be given. Nominations may not be filed before the certification of the recall election.

VI. SUMMARY AND ALTERNATIVES: Fill the vacancy with a vote of at least 4 yeses for a council member-nominated person and one who meets the criteria for being elected to City Council. Council can either vote by roll call vote, or by secret ballot for a nominee or nominees. The Mayor and City Clerk recommend a secret ballot vote if there are multiple nominees.

33. Resolution 12-17-29 A resolution of the City Council of the City of Cordova, Alaska, authorizing: Cathy Sherman, Information Services Director; Susan Bourgeois, City Clerk; Clay Koplin, Mayor; Xxx Xxx, Vice-Mayor; Samantha Greenwood, City Planner; Anthony Schinella, Harbormaster and Weston Bennett, Superintendent of Facilities, to sign checks, vouchers, notes, other documents and have access to the safe deposit box as authorized by the City Council

M/Allison S/Wiese to approve resolution 12-17-29 a resolution of the City Council of the City of Cordova, Alaska, authorizing: Cathy Sherman, Information Services Director; Susan Bourgeois, City Clerk; Clay Koplin, Mayor; Xxx Xxx, Vice-Mayor; Samantha Greenwood, City Planner; Anthony Schinella, Harbormaster and Weston Bennett, Superintendent of Facilities, to sign checks, vouchers, notes, other documents and have access to the safe deposit box as authorized by the City Council

Vote on the motion: 4 yeas, 0 nays, 2 absent (Jones, Beedle). Motion was approved.

34. Resolution 12-17-30 a resolution of the City Council of the City of Cordova, Alaska, adopting an operating and capital budget for fiscal year 2018 and appropriating the amount of \$14,843,052 as summarized pursuant to the following table

M/Wiese S/Allison to approve Resolution 12-17-30 a resolution of the City Council of the City of Cordova, Alaska, adopting an operating and capital budget for fiscal year 2018 and appropriating the amount of \$14,843,052 as summarized pursuant to the following table

Wiese said we spent a lot of time on this, he is ready to approve. *Allison* said the only thing he wanted to point out is that the refuse department was not really delved into because not long ago we discussed it needing \$1,000,000 over the next ten years and we didn't budget for that at all.

Vote on the motion: 4 yeas, 0 nays, 2 absent. Beedle-absent; Jones-absent; Guard-yes; Allison-yes; Wiese-yes and Burton-yes. Motion was approved.

35. Resolution 12-17-31 a resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2018 calendar budget

M/Allison S/Wiese to approve Resolution 12-17-31 a resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2018 calendar budget

Allison said these numbers are tied in with the budget, it speaks for itself. Not too many changes except for the fees for some Cordova Center rents and the Harbor rates.

Vote on the motion: 4 yeas, 0 nays, 2 absent (Jones, Beedle). Motion was approved.

M. Unfinished Business

N. New & Miscellaneous Business

36. Council election to fill the vacancy in Council Seat E

Allison nominated *Anne Schaefer*.

M/Allison S/Wiese to close nominations.

Vote on the motion: 4 yeas, 0 nays, 2 absent (Jones, Beedle). Motion was approved.

Mayor Koplin said that with only one candidate nominated he asked for unanimous consent - Council concurred.

Anne Schaefer was elected.

37. Council election of a vice mayor

Wiese nominated *David Allison*.

M/Wiese S/Guard to close nominations.

Vote on the motion: 4 yeas, 0 nays, 2 absent (Jones, Beedle). Motion was approved.

Mayor Koplin said that with only one council member nominated he asked for unanimous consent - Council concurred.

38. Council action to make ASLS 2001-5 'available' on the land disposal maps

M/Allison S/Burton to make ASLS 2001-5 available on the 2017 land disposal maps.

Allison said he has always supported the Science Center - they've been looking for a long time and this seems like a decent spot for them, works well with surrounding neighbors - he appreciates the recommendations of P & R and P & Z, he is in favor. *Wiese* agrees and fully supports the PWSSC.

Vote on the motion: 4 yeas, 0 nays, 2 absent (Jones, Beedle). Motion was approved.

39. Council action on disposal and method of disposal of ASLS 2001-5

M/Allison S/Burton to direct the City Manager to dispose of ASLS 2001-5 as outlined in Cordova Municipal Code 5.22.060 B 1. By negotiating and agreement with the PWSSC to lease or purchase the property.

Allison reiterated that this is good for the PWSSC, he supports this. Others may be upset that we didn't put it out for proposals but time is of the essence and someone else could have initiated this process if they had been interested in this piece.

Vote on the motion: 4 yeas, 0 nays, 2 absent (Jones, Beedle). Motion was approved.

40. Council concurrence of Mayor's appointments to Historic Preservation Commission

Pending Agenda (PA) Primer

What is Pending Agenda?

A list of topics that Council wants to explore in the future (these are Pending, for an Agenda).

These topics might be worthy of an agenda item at a regular/special meeting (if there is a specific action being requested).

These topics might be worthy of a work session when Council can discuss at more length and come to a consensus about direction to staff to bring an action back.

How do you get something ON Pending Agenda?

During PA, a Council member can suggest a topic to add to PA. At that time, a second Council member, the Mayor or the City Manager can act as the second who agrees to add the item to the Pending Agenda List.

How do you get something OFF Pending Agenda?

During PA, a Council member can mention a topic that is on the list of topics and name a **specific date** to hear the item, either as an action item on a regular/special meeting or as a discussion item for a work session. If this occurs, a second member is still required, and the member(s) should clearly articulate the action intended or the specific topic for discussion and set a specific date.

Quarterly, we will go through all the items listed on PA and purge the ones that no longer seem practical or that have been handled already.

What is NOT appropriate for Pending Agenda?

Sometimes items are considered for PA but are more appropriately tasks for the Clerk or Manager. These items might warrant Council action in the future, and if so, will be brought back when that is necessary. A consensus of the entire body is required to task the Manager or Clerk with something specific.

The PA part of the meeting sometimes becomes a more detailed discussion of an item being proposed. Council should refrain from the extraneous discussion of a topic at this time and instead clearly state the item, get agreement of a second, and it will be added to the list. Obviously, sometimes a short discussion is required in order to articulate the detail of what is being added.



City Council of the City of Cordova, Alaska

Pending Agenda

July 5, 2023 Regular Council Meeting

A.	Future agenda items - topics put on PA with no specific date for inclusion on an agenda	initially put on or revisited
	1) City addressing - ongoing project 2023	11/4/2020
	2) Public Safety Resources - discussion	1/20/2021
	3) Ordinance change (Title 4) before a new CBA gets negotiated - so Council has a role in approval process	2/17/2021
	4) Council discussion about incentives for investment in Cordova	11/3/2021
	5) Revenues/financial planning/sales tax cap discussion	12/1/2021
	6) Res to legislature supporting adoption of stricter punishment for drug sales that cause overdose deaths	6/15/2022
	7) Alaska Mariculture Alliance - city rep appointment after bylaw changes - update from Mayor	9/21/2022
	8) Facility condition assessments part 2 work session (did P&R on 4-19-23) - summer '23	4/19/2023
	9) City Code re: procurement, Manager spending limit trigger in a code provision	4/19/2023
	10) In person attendance requirements for Council members - follow up fall '23	5/3/2023
B.	Resolutions, Ordinances, other items that have been referred to staff	date referred
	1) Disposal of PWSSC Bldg - referred until more of a plan for north harbor so the term of RFP would be known	1/19/2022
	2) Disposal of ASLS 79-258 - motion to put out for proposals was referred to staff after an e.s.	9/16/2020
	3) Res 12-18-36 re E-911, will be back when a plan has been made	12/19/2018
C.	Upcoming Meetings, agenda items and/or events: with specific dates	
	1) Capital Priorities List <u>Resolution (03-22-03)</u> is in each packet - if 2 council members want to revisit the resolution they should mention that at Pending Agenda and it can be included in the next packet for action	
	2) Staff quarterly reports will be in the following packets:	
	7/19/2023	10/18/2023
	1/17/2024	4/17/2024
	3) Joint City Council and School Board Meetings - twice per year, May & October	
	6pm before Council mtg 5/1/2024	6pm @ CHS before Sch Bd mtg Oct. or Nov. 2023
	4) Clerk's evaluation - each year in Feb (before Council changeover after Mar election) - next Feb '24	
	5) Manager's evaluation - each year in Jan - next one Jan '24	
	6) In May each year City will provide public outreach regarding beginning of bear season	photo by Wendy Ranney
	7) Code update of Chapter 5.40 Sales Tax - Work Session with attorney - spring/summer 2023	
	8) Each year in June Council will approve by Resolution, the School's budget and City's contribution	
D.	Council adds items to Pending Agenda in this way:	
	item for action	tasking which staff: Manager/Clerk?
	1) ...	proposed date
	2) ...	
	3) ...	
Mayor Allison or the City Manager can either agree to such an item and that will automatically place it on an agenda, or a second Council member can concur with the sponsoring Council member.		



8/3/2022



City Council of the City of Cordova, Alaska
Pending Agenda
July 5, 2023 Regular Council Meeting

E. Membership of existing advisory committees of Council formed by resolution:

- 1) Fisheries Advisory Committee:**
- | | | |
|--|---|--|
| re-auth res 01-20-04 approved Jan 15, 2020 | 1-John Williams (fisheries educ/Mar Adv Prgm) | 2-Jeremy Botz (ADF&G) |
| auth res 04-03-45 approved Apr 16, 2003 | 3-vacant (processor rep) | 4-Jim Holley (marine transportation/AML) |
| | 5-Chelsea Haisman (fish union/CDFU) | 6-Tommy Sheridan (aquaculture) |
- 2) Cordova Trails Committee:**
- | | | |
|----------------------------------|---------------------|-----------------|
| re-auth res 11-18-29 app 11/7/18 | 1-Elizabeth Seneear | 2-Toni Godes |
| auth res 11-09-65 app 12/2/09 | 3-Dave Zastrow | 4-Ryan Schuetze |
| | 5-Wendy Ranney | 6-Michelle Hahn |
- 3) Fisheries Development Committee:**
- | | | | |
|-----------------------------------|-------------------|-----------------|------------------|
| authorizing resolution 12-16-43 | 1-Warren Chappell | 2-Andy Craig | 3-Bobby Linville |
| reauthotrization via Res 11-19-51 | 4-Gus Linville | 5-vacant | 6-Bob Smith |
| approved 11/20/2019 | 7- Ron Blake | 8- John Whissel | |

F. City of Cordova appointed reps to various non-City Boards/Councils/Committees:

- 1) Prince William Sound Regional Citizens Advisory Council**
- | | | |
|--------------------|------------------------|----------------------------|
| David Janka | appointed January 2023 | 2 year term until May 2024 |
|--------------------|------------------------|----------------------------|
- 2) Prince William Sound Aquaculture Corporation Board of Directors**
- | | | |
|-------------------|--|-----------------------------|
| Tom Bailer | re-appointed October 2021 | 3 year term until Sept 2024 |
| | re-appointed October 2018 | |
| | appointed February 2017-filled a vacancy | |

**CITY OF CORDOVA, ALASKA
RESOLUTION 02-23-03**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
DESIGNATING CAPITAL IMPROVEMENT PROJECTS**

WHEREAS, the Cordova City Council has identified several Capital Improvement projects that will benefit the citizens of Cordova, and in several cases the entirety of Prince William Sound; and

WHEREAS, the Council of the City of Cordova has identified the following Capital Improvement projects as being critical to the future well-being and economy of Cordova and the surrounding area:

Port and Harbor

- South Harbor Replacement
- North Harbor Efficiency and Safety
 - Stabilize Breakwater Ave through sheet piling to create usable uplands for industrial, commercial, Harbor and associated uses.
 - Improve pedestrian safety by creating a sidewalk and boardwalk system to navigate between the north and south harbors.
 - Provide additional cranes, laydown areas, and in-harbor fuel services.
- Rebuild 3-Stage Dock
- Waste Oil/Maintenance Building
- Shipyard Expansion
- Harbor Basin Expansion

Water Upgrades

- Improve water delivery during peak water usage.
- Booster station at Murchison tank to improve water delivery during peak flow.
- Permanent siphon at Crater Lake to improve water delivery during peak flow.
- Upgrade Pipe Infrastructure.
- Upgrade pump stations and equipment.

Sewer Upgrades

- Replacement/upgrade of Wastewater plant and Scada.
- Replacement/Upgrades of Lift Stations.
- Replacement of Force main in Odiak Slough.
- Upgrade Pipe Infrastructure.

Streets Infrastructure and Equipment

- 6th and 7th Streets Upgrades
- Chase Avenue Upgrades
- Replace/Upgrade pedestrian walkways (4th and Adams) (Council Street), and (2nd Street to Main)
- Wheeled Loader
- Road Grader

Water Services and Fire Protection (hydrants) to Outlying Areas – Feasibility Study

Public Safety

- Mile 4 Substation Foundation Repair
- E-911 Implementation
- Acquire and integrate new hardware to fully utilize the new E-911 addressing.
- Replace Failing RMS
- Replace Dispatch Console
- Replace Radio Structure on Ski Hill
- Engineering and Preliminary Design of Public Safety Building

Recreational Safety and Development

Pool Infrastructure

- Replacement of 60mm PVC Pool liner
- Door and Siding Replacements and CMU Joint Repairs
- Pool Cover Replacement
- Pool Roof Replacement
- Ventilations Remodel/Replacement
- Electrical Distribution System Replacement
- ADA Compliance and Parking Area re-grade.

Bidarki Recreation Center

- Structural Repair
- Code and Ada Compliance
- Facility Improvements

Eyak Lake Skater's Cabin

- Demolish and replace.

Playground Renovations

- Replacement of swing set at Noel Pallas Children's Memorial Playground

Parks Restrooms/Buildings/Structures

- Ballfield/Cordova Municipal Park Restroom/Concession Stand – Code and ADA Compliance
- Fleming Spit Restroom Replacement
- Odiak Pond Boardwalk and Gazebo – Code and ADA Compliance
- Odiak Camper Park Restrooms/Facility Improvements – Code and ADA Compliance.
- Parks Maintenance Shop Facility Improvements – Code Compliance

Ski Hill Improvements

Land Development

- Housing
- Cold Storage
- Harbor Basin Expansion

and;

WHEREAS, some or all of these projects will be submitted to State or Federal legislators and/or agencies as Capital Improvement projects for the City of Cordova, Alaska.

NOW, THEREFORE, BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby designates and prioritizes the above listed projects as Capital Improvement projects.

PASSED AND APPROVED THIS 15th DAY OF FEBRUARY 2023



David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

July 2023

CALENDAR MONTH **JULY**
CALENDAR YEAR **2023**
1ST DAY OF WEEK **SUNDAY**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	Notes				



City Hall Closed
Independence Day
Holiday

12:00 Council jt work
session w-Harbor
Cms CCAB

7:00 Council reg mtg CCAB

Copper River
Salmon Jam



Cordova 4-H Music Camp
July 10-14th
Sign up at www.cordovamusiccamp.org
*Newcomer Camp is full, but 4th & 5th graders and Bluegrass Camp have space



6:30 P&Z CCAB

6:00 Harbor Cms CCAB
7:00 Sch Bd HSL



cruise ship in town
7am-12:30pm

PARKS
Play Days
1pm - 3pm

PARKS
Play Days
1pm - 3pm

5:30 CTC Board
Meeting CCER

may cancel 2nd mtg of month

7:00 Council reg mtg CCAB

CHS XCountry Practice starts
CC

6:00 P&R CCM

6:00 CEC
Board Meeting

6:00 CCMCAB HCR

Legend:
CCAB-Community Rms A&B
HSL-High School Library
CCA-Community Rm A

CCB-Community Rm B
CCM-Mayor's Conf Rm
CCER-Education Room





LN-Library Fireplace Nook
CRG-Copper River Gallery
HCR-CCMC Conference Room

Cncl - 1st & 3rd Wed
P&Z - 2nd Tues
SchBd, Hrb Cms - 2nd Wed
CTC - 3rd Tues

P&R - last Tues
CEC - 4th Wed
CCMCA Bd - last Thurs

August 2023

CALENDAR MONTH **AUGUST**
CALENDAR YEAR **2023**
1ST DAY OF WEEK **SUNDAY**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2  CHS Swim Practice Starts 7:00 Council reg mtg CCAB	3	4	5
6	7	8	9  cruise ship in town 2pm-12am 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	10	11  Play Days 1pm - 3pm	12
13	14	15 6:30 P&Z CCAB 5:30 CTC Board Meeting CCER	16 may cancel 2nd mtg of month 7:00 Council reg mtg CCAB	17	18  Play Days 1pm - 3pm	19
20	21	22	23 6:00 CEC Board Meeting	24	25 Cordova High School OPEN HOUSE	26
27	28 CSD school year starts FIRST DAY OF SCHOOL	29 6:00 P&R CCM	30	31 6:00 CCMCAB HCR	1	2
3	4	Notes				

Legend:
CCAB-Community Rms A&B
HSL-High School Library
CCA-Community Rm A

CCB-Community Rm B
CCM-Mayor's Conf Rm
CCER-Education Room

LN-Library Fireplace Nook
CRG-Copper River Gallery
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Cncl - 1st & 3rd Wed
P&Z - 2nd Tues
SchBd, Hrb Cms - 2nd Wed
CTC - 3rd Tues

P&R - last Tues
CEC - 4th Wed
CCMCA Bd - last Thurs

City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

Mayor and City Council - Elected

seat/length of term	email	Date Elected	Term Expires
Mayor: 3 years	David Allison Mayor@cityofcordova.net	March 1, 2022	March-25
Council members:			
Seat A: 3 years	Tom Bailer, Vice Mayor CouncilSeatA@cityofcordova.net	March 1, 2022 March 5, 2019	March-25
Seat B: 3 years	Cathy Sherman CouncilSeatB@cityofcordova.net	March 7, 2023 March 3, 2020	March-26
Seat C: 3 years	Kasey Kinsman CouncilSeatC@cityofcordova.net	March 7, 2023	March-26
Seat D: 3 years	vacant CouncilSeatD@cityofcordova.net		March-24
Seat E: 3 years	Anne Schaefer CouncilSeatE@cityofcordova.net	March 2, 2021 March 6, 2018 December 6, 2017	March-24
Seat F: 3 years	Kristin Carpenter CouncilSeatF@cityofcordova.net	March 1, 2022	March-25
Seat G: 3 years	Ken Jones CouncilSeatG@cityofcordova.net	March 1, 2022	March-25

elected by cncl

Cordova School District School Board of Education - Elected

length of term		Date Elected	Term Expires
3 years	Barb Jewell, president bjewell@cordovasd.org	Mar 1, 2022, Mar 5, 2019, Mar 1, 2016, Mar 5, 2013	March-25
3 years	Henk Kruithof hkruithof@cordovasd.org	March 2, 2021	March-24
3 years	Terri Stavig tstavig@cordovasd.org	March 1, 2022	March-25
3 years	Peter Hoepfner phoepfner@cordovasd.org	Mar 2, 2021, Mar 6, 2018, Mar 3, 2015, Mar 6, 2012, Mar 3, 2009, Mar 7, 2006	March-24
3 years	David Glasen	March 7, 2023	March-26

seat up for re-election in Mar '24

vacant

board/commission chair

seat up for re-appt in Nov '23

City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

CCMC Authority - Board of Directors - Elected

length of term		Date Elected	Term Expires
3 years	Linnea Ronnegard, Chair CCMCBoardSeatC@cdvcmc.com	Mar 2, 2021 Mar 6, 2018	March-24
3 years	Ann Linville CCMCBoardSeatA@cdvcmc.com	March 1, 2022	March-25
3 years	Chris Iannazzone CCMCBoardSeatB@cdvcmc.com	March 7, 2023 March 24, 2022	March-25
		elected by board	
3 years	Liz Senear CCMCBoardSeatD@cdvcmc.com	March 2, 2021	March-24
3 years	Kelsey Appleton Hayden CCMCBoardSeatE@cdvcmc.com	March 7, 2023 March 3, 2020	March-26

Library Board - Appointed

length of term		Date Appointed	Term Expires
3 years	Mary Anne Bishop, Chair	Nov '06, '10, '13, '16, '19, Dec '22	November-25
3 years	Debra Adams	Dec '21	November-24
3 years	Sherman Powell	June '18, Feb '20, Jan '23	November-25
3 years	Arissa Pearson	December-20	November-23
3 years	Krysta Williams	Feb '18, Dec '20	November-23

Planning Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Kris Ranney	Dec '22	November-25
3 years	Mark Hall, Vice Chair	Nov '19, Dec '22	November-25
3 years	Sarah Trumblee	Dec '20	November-23
3 years	Tania Harrison, Chair	Mar '22	November-24
3 years	Tom McGann	Feb '21	November-23
3 years	Chris Bolin	Sep '17, Nov '18 Dec '21	November-24
3 years	Trae Lohse	Nov '18, Dec '20	November-23

seat up for re-election in Mar '24

vacant

board/commission chair

seat up for re-appt in Nov '23

City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

Harbor Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Mike Babic	Nov '17, Dec '20	November-23
3 years	Andy Craig, Chair	Nov '16, '19 & Dec '22	November-25
3 years	Max Wiese	Mar '11, Jan '14, Nov '17, Dec '20	November-23
3 years	Ken Jones	Feb '13, Nov '16, Nov '19, Dec '22	November-25
3 years	Christa Hoover	Dec '21	November-24
3 years	Kate Laird	Apr '23	November-24
3 years	Tommy Sheridan	Sept '22	November-24

Parks and Recreation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Wendy Ranney, Chair	Aug '14, Nov '15, Nov '18, Dec '21	November-24
3 years	Henk Kruithof	Nov '19, Dec '22	November-25
3 years	Aaron Hansen	Dec '21	November-24
3 years	Kirsti Jurica	Nov '18, Dec '21	November-23
3 years	Marvin VanDenBroek	Feb '14, Nov '16, Nov '19, Dec '22	November-25
3 years	Jason Ellingson	Mar '23	November-25
3 years	Dave Zastrow	Sept '14, Feb '15, Nov '17, Dec '20	November-23

Historic Preservation Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	Kris Ranney, PC member	Mar '23	appt'd by PC	November-25
3 years	Heather Hall, professional member	Aug '16, Feb '20, Mar '23		November-25
3 years	Sylvia Lange, NVE member	Nov '22, Nov '19	appt'd by NVE	November-25
3 years	Christy Mog, professional member	Apr '22		November-23
3 years	Wendy Ranney, historical society member	Nov '18, Dec '21		November-24
3 years	Nancy Bird, professional member	Nov '17, Nov '18 Dec '21		November-24
3 years	Jim Casement, public member	Nov '17, Dec '20		November-23

seat up for re-election in Mar '24

vacant

board/commission chair

seat up for re-appt in Nov '23