

**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 SERVS 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.

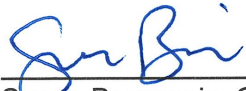
**Schaefer** echoed all the staff thanks, appreciated the presentations (ferry & hospital), one more thought to add to the teleconference attendance would be need for flexibility for parents on Council and lack of daycare.

**Q. Executive Session** – none

**R. Adjournment**

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

Approved July 5, 2023

Attest:   
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Susan Bourgeois, CMC, City Clerk

