

Regular City Council Meeting
May 15, 2024 @ 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 May 15, 2024, in the Cordova Center Community Rooms.

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

C. Roll call – Present for roll call were **Mayor David Allison** and Council members **Tom Bailer**, **Cathy Sherman**, **Kasey Kinsman**, **Wendy Ranney**, **Dave Zastrow**, and **Kristin Carpenter**. Council member **Ken Jones** was present via zoom videoconference. Also present were City Manager **Samantha Greenwood** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

Hearing no objection to approval of the agenda, **Mayor Allison** declared it approved.

E. Disclosures of Conflicts of Interest and ex parte communications

Council member **Ranney** said regarding item 20, she had ex parte communications, she has been over to the property because she is friends with the neighbor, and they just looked at property lines.

F. Communications by and Petitions from Visitors

1. Guest speakers - none

2. Audience comments regarding agenda items

Anne Schaefer of 200 First Street, Apartment A, commented on agenda item 18, Council attendance at meetings. She opined that 50% in-person attendance would be a burden for people to have to abide by and putting restrictions like that in place could discourage people from running for Council seats.

Tania Harrison of 2203 Power Creek Road spoke in support of Resolution 05-24-22. She thanked Council for considering this item, she is trying to take the next step after having fulfilled what she said she would. She appreciates that City disposes of land in this way which allows young folks to put roots down by building homes in Cordova.

Kelsey Hayden representing Hospital Services Board thanked Council for Resolution 05-24-23. She also thanked all the staff at CCMC.

3. Chairpersons and Representatives of Boards and Commissions - none

4. Student Council Report – none

G. Approval of Consent Calendar

5. Minutes: **a.** March 6, 2024, Regular City Council Meeting Minutes; **b.** March 20, 2024, Regular City Council Meeting Minutes; **c.** April 3, 2024, Regular City Council Meeting Minutes; **d.** April 15, 2024, Board of Equalization Hearing Minutes; **e.** April 17, 2024, City Council Public Hearing Minutes; **f.** April 17, 2024, Regular City Council Meeting Minutes

6. Resolution 05-24-22 A resolution of the Council of the City of Cordova, Alaska authorizing the conveyance of Lot 1, USS 4606 to Tania Harrison

7. Resolution 05-24-23 A resolution of the Council of the City of Cordova, Alaska recognizing National Hospital Week from May 12-18, 2024, in the City of Cordova

8. Proclamation of Appreciation to **Anne Schaefer**

9. Council certification of the accuracy of the 2024 Property Assessment Roll

Vote on the Consent Calendar: 7 yeas, 0 nays. Sherman-yes; Kinsman-yes; Jones-yes; Zastrow-yes; Carpenter-yes; Bailer-yes; and Ranney-yes. Consent Calendar was approved.

Mayor Allison read the Proclamation into the record and then presented **Anne Schaefer** with a gift from the community.

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts

10. Council to direct City Manager to negotiate a contract with DXP Alaska Pump & Supply for a Sewer Pump and Motor for Odiak Lift Station

M/Bailer S/Ranney to direct City Manager to negotiate a contract with DXP Alaska Pump & Supply for a Sewer Pump and Motor for Odiak Lift Station

Bailer said he supports this, and it is obvious we need it. **Carpenter** said seems like this will save time and labor, she supports.

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

J. Reports of Officers

11. Mayor's Report – **Mayor Allison** reported: 1) Chugachmiut has applied to get a Head Start program started in Cordova, the deadline for letters of support was yesterday so he wrote a letter; 2) legislature is still at a one-time increase of \$680 to the BSA, school budget and ask for City support will be on our next agenda, NVE has stepped up to support the schools with about \$700 thousand – which would cover activities and food services; 3) he mentioned a proposal before the legislature that would exempt senior citizens for up to \$250k of assessed value whereas now it is \$150k – that would be quite a burden for us, hasn't been approved yet though.

12. City Manager's Report – **Greenwood** reported: 1) the ordinance on taxes is being divided into property tax (including exemptions and economic development) and sales tax. The Attorneys are preparing the property tax ordinance for introduction on June 5.

Greenwood asked Planner **Kevin Johnson** to give an update on the waterline survey that the State is undertaking.

a. South Harbor Rebuild, project update, **Collin Bronson** updated Council on the project to date, including funding, MARAD reimbursements, construction progress.

13. City Clerk's Report - **Bourgeois** had a written report in the packet.

14. Staff Quarterly Reports, 1Q 2024

a. Cordova Chamber of Commerce, Executive Director **Cathy Renfeldt**

K. Correspondence

15. 04-11-24 letter from Jeremiah Beckett regarding Travel Lift Incident

16. 04-13-24 letter from Dotty Widmann regarding First St parking

17. 05-03-24 PWSRCAC News Release – election of board officers

Carpenter commented on the letter from Dotty Widmann (item 16) – she said 2 topics were mentioned, parking and downtown revitalization/beautification. She said that the PWSEDD has started talking to the chamber about this and they would like to get a group together to discuss more – she will be inviting the City Planner to that.

L. Ordinances and Resolutions – in consent calendar

M. Unfinished Business

18. Council member meeting attendance – action(s) to change code to require more in person attendance After each Council member gave opinions and made comments on this item it seemed there was not support of more than one member to change the rules from what exists currently. Therefore, no motion was made, no action taken on this matter.

N. New & Miscellaneous Business

19. Council action on disposal by lease with The Jump for a portion of Lot 1 Block 7A Tidewater Development Park

M/Carpenter S/Bailer to approve the proposal from the Jump and direct staff to negotiate a lease for a portion of Lot 1, Block 7A, Tidewater Development Park.

Carpenter said she moved it to get it on the table – the request to lease is coming from a well-established business. **Bailer** said he supports this – he is glad we used our disposal process and went out for proposals, and this went to Planning Commission, they are recommending this, and he agrees. **Kinsman** asked about if someone else proposed something for the entire lot what would happen. Planner **Kevin Johnson** said the lot is on the land disposal maps as available.

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

20. Council action on disposal and method of disposal for a portion of USS 3345

M/Ranney S/Bailer to dispose of a remnant of USS 3345 roughly 4,400 square feet in size as outlined in Cordova Municipal Code 5.22.060 B by requesting sealed proposals to lease or purchase the property.

Ranney said she appreciates the letter of interest, but she thinks it is an opportunity to see what is out there – open it up and see other proposals. **Ranney** asked **Johnson** if the City would have the lot surveyed.

Johnson said yes that is part of the process. **Bailer** agrees that it is nice to see the interest, but he is also a proponent of putting this out to the public. **Zastrow** asked whether there was legal access to the property from LeFevre. **Johnson** said there is legal access but not from LeFevre – the legal access is considered the water access from Eyak Lake. He said the access from LeFevre could be granted by Chugach Corporation who owns that land – the writer of the letter of interest has said she approached Chugach and they said they would give her an easement to LeFevre. **Jones** opined that the City should dispose directly with the proposer. He said it takes gumption to go after a City lot like this and now if we go out for proposals we may get some from people who hadn't even thought about it until now – he said we should reward individuals who are enterprising enough to come up with an idea without letting others then steal that idea.

Ranney said she thought it best to be transparent as a Council and put this out for proposals.

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

21. Council concurrence of Mayor's appointments to Parks and Recreation Commission and possibly of City representative to PWSAC Board

Mayor Allison said he would like to appoint Erin Cole and Jim Fritsch to the Parks and Recreation Commission; Cole to the seat through November 2026 and Fritsch to the one through November 2024.

M/Carpenter S/Sherman to concur with Mayor Allison's appointments to the Parks and Recreation Commission.

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

22. Council action to direct City Manager to work with State of Alaska toward a solution for ownership of the Eyak Lake Weir

M/Carpenter S/Zastrow to direct the City Manager to negotiate with the State of Alaska toward a solution for the Eyak Lake Weir ownership, which may include the city taking ownership.

Carpenter said we had a work session on this topic, and we talked a lot about the value of Eyak Lake to the City, as a backup water supply, the value to the commercial fishery, the recreational value to the community – so she thinks it is important that we do what we can to support restoring the weir and making it more functional. The improvements that are proposed, from what we learned at the work session, seemed more well-engineered than what we had in the past – and should have a greater lifespan. She supports.

Bailer said he supports this also; he wondered if City could take ownership during the project and then deed it back once completed. **Carpenter** agreed that is how culvert projects have gone. **Greenwood**

explained that it is why **Kate Morse** explained as a "hot potato" because it doesn't fit DoT ownership (roads, bridges, culverts), DNR owns the riverbed – should it be theirs – it is an odd structure in that regard.

Greenwood will try a maintenance contract approach where the State has engineers who come to inspect bridges so perhaps they can offer that for us if we wind up with ownership. **Bailer** said a sheet pile has lasted for forty some years and now it will be an engineered and well-constructed, well-designed project, let's just take it on and make it happen.

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

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

June 5 agenda will have – school budget request, mill rate resolution, first reading of Title 5 changes (property tax).

O. Audience Participation - none

P. Council Comments

Kinsman thanked all hospital workers – for our community size we have some decent infrastructure but what we have really is some amazing people. Thanked Council for insight on the attendance policy issue.

Zastrow said those were 2 great additions we made tonight to Parks and Rec Commission. Amazing Harbor project report and it is great to know we are not over budget.

Carpenter said she had the chance to walk around at the new harbor and it is just amazing. She also mentioned that the Hospital Services Board is advertising a vacancy – so if people are listening out there and they might be interested, contact Dr. Sanders.

Sherman echoed the comments on the harbor, she appreciates Collin and Tony and their work on this. Encourages people to have patience. Commented on our hospital – Providence is a great hospital, but she is extremely happy that she could come home and have several tests done here. Thanked **Anne Schaefer** – she said she learned a lot from **Anne** on City Council.

Ranney echoed the harbor comments and encouraged people returning for the fishing season to have patience, it'll be awesome, give it a little more time. She also has spent time locally at our hospital and the staff is amazing and she was so grateful to be able to stay home, even as an in-patient.

Q. Executive Session - none

R. Adjournment

Hearing no objection **Mayor Allison** adjourned the meeting at 8:50 pm.

Approved: June 5, 2024

Attest:



Susan Bourgeois, CMC, City Clerk

