A. Call to order – Mayor David Allison called the Regular City Council Meeting to order at 7:05 pm on July 3, 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, Kasey Kinsman, Wendy Ranney, Kristin Carpenter, and Ken Jones. Council members Cathy Sherman and Dave Zastrow were 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 - none

F. Communications by and Petitions from Visitors
1. Guest speakers - none
2. Audience comments regarding agenda items - none
3. Chairpersons and Representatives of Boards and Commissions: CCMC Authority CEO Dr. Hannah Sanders reported: 1) in May they finished up their audit and the first time in a long time it was a totally clean audit, she is super proud of her finance team; 2) that audit showed an operational loss of $207K, with City appropriation, almost net-neutral year; 3) she continues to seek out collaborations, with hospitals within Alaska or integration with NVE, super hopeful that something will happen.

G. Approval of Consent Calendar
6. Ordinance 1217 An ordinance of the Council of the City of Cordova, Alaska repealing Chapter 5.36 “Property Tax” and replacing same with a new Chapter 5.05 “Property Tax”, Chapter 5.06 “Property Tax Exemptions and Deferrals”, and Chapter 5.07 “Property Tax Exemption and Deferral Criteria” – 2nd reading
7. Ordinance 1218 An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Section 2.18.040 - Determination of elected candidates and passage of propositions, and repealing Section 2.20.100 - Run-off elections, to prevent conflict with charter which was changed with voter approval of Proposition One at the March 5, 2024, Regular City Election – 2nd reading
8. Council action to waive protest for renewal of liquor license #2587 for The Moose Caboose Seasonal Beverage Dispensary
9. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council member Kasey Kinsman from the June 5, 2024, Regular Meeting Agenda item 6 was pulled from the consent calendar by Council member Ranney. Mayor Allison placed it under ordinances and resolutions as item 17a.

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

H. Approval of Minutes – in consent calendar
I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers
10. Mayor’s Report – Mayor Allison reported: 1) Governor did veto some parts of the budget but the school will get the additional $680 per student increase to the BSA; 2) July 4th celebration at Hollis Henrichs tomorrow starting at noon; 3) he is being asked to sign on to another letter about the emergency responder federal housing bill (HELPER Act).

11. City Manager’s Report – Greenwood reported: 1) she and Kevin Johnson met with Senator Murkowski’s aide, and they talked about a lot of different things, including the landfill bear fence – hoping to work on getting that to them for support; 2) Fire Marshal candidate coming for a visit 7/17; 3) new Chief of Police will be here on July 22.

a. South Harbor Rebuild, project update, Collin Bronson provided a written update.

b. Parks & Rec Summer Activity Guide, Duncan Chisholm, Director – Chisholm reported that the pool liner project is moving ahead, they just signed off on the engineer’s drawings, plans are complete. Installation timeframe is looking like first week of August. Pool will likely close last 2 weeks of July to drain and prep the pool, clear the deck, etc. Chisholm also showed Council the Summer Activity Guide – filled with all sorts of happenings scheduled throughout the summer months. His plea to Council is to be the cheerleaders around town and let people know about the events and activities and encourage people to call/sign-up, register ahead. A lot of hard work went into this, and he hopes to do one each quarter.

K. Correspondence
13. 05-28-24 Letter from C. Harmon regarding Pico Shelters
14. 06-03-24 CDFU letter of support for Resolution 06-24-26
15. 06-10-24 Email from Grahams supporting Bayside Storage

L. Ordinances and Resolutions
16. Resolution 07-24-27 A resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole source contract with GV Jones and Associates Inc. to complete a Wastewater Master Plan

M/Bailer S/Kinsman to approve Resolution 07-24-27 A resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole source contract with GV Jones and Associates Inc. to complete a Wastewater Master Plan
Bailer said he supports this. Kinsman said it is pretty clear, he is also supportive. Sherman said we have always worked well with GV Jones and this needs to be done – will enable us to get funding and grants once the master plan is in place.

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

17. Resolution 07-24-28 A resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole source contract with GV Jones and Associates Inc. to complete a Water Master Plan

M/Bailer S/Kinsman to approve Resolution 07-24-28 A resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole source contract with GV Jones and Associates Inc. to complete a Water Master Plan

Bailer and Kinsman both said they support – same/same as last resolution.

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

17a. 6. Ordinance 1217 An ordinance of the Council of the City of Cordova, Alaska repealing Chapter 5.36 “Property Tax” and replacing same with a new Chapter 5.05 “Property Tax”, Chapter 5.06 “Property Tax Exemptions and Deferrals”, and Chapter 5.07 “Property Tax Exemption and Deferral Criteria” – 2nd reading

M/Ranney S/Bailer to adopt Ordinance 1217 An ordinance of the Council of the City of Cordova, Alaska repealing Chapter 5.36 “Property Tax” and replacing same with a new Chapter 5.05 “Property Tax”, Chapter 5.06 “Property Tax Exemptions and Deferrals”, and Chapter 5.07 “Property Tax Exemption and Deferral Criteria”

M/Ranney S/Jones to amend the ordinance as follows:

In 5.06.020 E delete the second to last sentence:

In addition, any entity that has been granted a tax exemption or deferral under this chapter shall pay an annual review fee at a date specified by the City – and amend the last sentence by striking “and annual review”

In 5.06.050 delete all of A and the letter B, the paragraph under B remains as 5.06.050 in its entirety.

A. Any tax exemption or deferral granted under this chapter shall be subject to annual review by the City Clerk and/or assessor to ensure that the ownership and use of the property and any other qualifying criteria for the tax exemption or deferral continue to exist. Information justifying the continued exemption or deferral shall be submitted annually to the City Clerk at the same time the review fee required under CMC 5.06.020(E) is due. If the City Clerk and/or assessor determine that the property no longer qualifies for an existing exemption or deferral, the City Clerk and/or assessor’s determination may be reversed by a majority vote of Council.

B. In 5.07.020 delete C, and re-letter the remaining subsections, now C, D, E

C. If the application is filed within the required time and is approved by the assessor, the assessor shall allow an exemption in accordance with the provisions of this section.

Divide E into E & F as follows:

E. The City Clerk and/or assessor shall require proof in the form they consider necessary of the right to, and amount of an exemption claimed under subsections (A) and (B) of this section.

F. The City may require such proof under this subsection at any time to ensure ongoing compliance with the eligibility requirements of subsection (A) and (B). It shall be the responsibility of every person who obtains an exemption under this section to notify the City of any change in use, ownership, or rental income.

And add G as follows:

G. Applicants for the non-profit exemption must apply annually.

In 05.07.060 C 1. Delete “up to five consecutive years” and add “a period determined by City Council and adopted by ordinance”

And in C 2. Delete “up to five consecutive years” and add “a period determined by City Council and adopted by ordinance”.

Jones and Bailer asked about whether this would come for another second reading – Bourgeois said it absolutely can and probably should. This would then be for public hearing and another second reading at the next regular meeting.

Vote on the motion to amend: 7 yeas, 0 nays. Motion was approved.
Bailer commented that it is a good idea for another second reading, so the public gets an opportunity to see it all written out including amendments as made tonight.
Vote on the main motion as amended: 7 yeas, 0 nays. Motion was approved.

M. Unfinished Business - none

N. New & Miscellaneous Business
18. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists
Council opted to cancel the July 17 regular meeting. Council asked the Clerk and Planner to get with Planning Commission for availability of a joint work session with Planning Commission on July 31 at 6pm. Then Council would continue the economic development property tax exemption work in another work session after that – at 7pm on July 31. The joint work session would include a report from PWSEDD on results of the housing study they just completed.

O. Audience Participation - none

P. Council Comments
Sherman agreed with Kinsman as far as we have a lot on our plate, and she is ok with work sessions and/or staff throwing things at them and crossing things off the pending agenda list.
Bailer thanked everyone for being present. Thanked Paul Trumblee for his years of service to the City as Fire Marshal and he wished him well in future endeavors.
Carpenter mentioned Salmon Jam and Salmon Runs upcoming in a couple of weeks (July 19-20).
Kinsman echoed Bailer’s thanks to Paul Trumblee and also offered thanks to Robbie Mattson for his years of service to the community as Fire Chief. He has been enjoying the new Harbor facility – it is really nice.

Q. Executive Session - none

R. Adjournment
Hearing no objection Mayor Allison adjourned the meeting at 7:58 pm.

Approved: August 7, 2024

Attest: ______________________________
Susan Bourgeois, CMC, City Clerk