

**Regular City Council Meeting
August 7, 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 August 7, 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 **Kasey Kinsman**, **Wendy Ranney**, **Dave Zastrow** and **Ken Jones**. Council members **Tom Bailer** and **Kristin Carpenter** were present via zoom videoconference. Council member **Cathy Sherman** was absent. 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 – none present
4. Student Council Report – none

G. Approval of Consent Calendar

5. Minutes: **a.** July 3, 2024, City Council Public Hearing Minutes; **b.** July 3, 2024, Regular City Council Meeting Minutes

6. Resolution 08-24-29 A resolution of the Council of the City of Cordova, Alaska, supporting the 2024 environmental and climate justice community change grant application to assist in design and engineering work for the wastewater treatment plant

Vote on the Consent Calendar: 6 yeas, 0 nays, 1 absent. Bailer-yes; Kinsman-yes; Zastrow-yes; Carpenter-yes; Jones-yes; Ranney-yes; and Sherman-absent. Consent Calendar was approved.

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

7. Mayor's Report – **Mayor Allison** reported: 1) he was interviewed today by the BBC, they are doing a story on migrant workers in the seafood industry; 2) NVE is having a substance abuse and domestic violence awareness event and they have asked him to speak, that is on September 7; 3) the Pioneers and the Alaska Historical Society both have conferences coming up in Cordova – in October – he has been asked to give introductory remarks to both conferences.

8. City Manager's Report – **Greenwood** reported: 1) she has been meeting regularly with **Dr. Sanders** about collaborations – EMT program maybe can work better if under the hospital, they have grant opportunities that could assist; they will start meeting with the Interim ED at NVE also, she has a medical background, from Nome

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

9. City Clerk's Report - **Bourgeois** reported: 1) **Ruth Steele** is conducting early voting for the Primary Election which is on August 20. She is available M-F upstairs in atrium, 3rd floor, 8-4:30 until August 19; 2) **Tina Hammer** will be retiring from her Deputy Clerk position on August 30, she will staff the next regular meeting August 21 (**Bourgeois** will be away for 5 days).

10. Staff Reports – 2Q, 2024 Quarterlies:

a. Cordova Center, **Andy Anderson**, Acting Cordova Center Coordinator

b. City Permanent Fund, Alaska Permanent Capital Management, **Blake Phillips**

c. Finance Department Update, **Sheryl Glasen**, Comptroller

d. Cordova Historical Museum & Cordova Public Library, **Ashley Bivin** Museum Director, and Acting Library Director

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

f. Parks & Recreation Department, Director **Duncan Chisholm**

Carpenter thanked the chamber for the headway they have made in marketing the Cordova Center.

Kinsman piggybacked off that and thanked **Andy Anderson**, who set a strong foundation for that with the MOU developed while acting as the Cordova Center Coordinator.

K. Correspondence

11. Lead-Safe Cordova Flyer – Self assessment information due by 8/31/24

12. 07/16/24 Letter from PWSRCAC requesting project ideas from stakeholders

13. 07/22/24 Email from Pacific Seafood Processors Association requesting Cordova submit comments on NMFS ESA status review of Chinook salmon

14. 07/24/24 Letter from USFWS proposed IHA public comment notice for sea otter take Whittier cruise ship dock construction project

Carpenter asked the Mayor to submit comment for the Council on item 13. The council concurred.

L. Ordinances and Resolutions

15. 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/Kinsman S/Jones** 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"

Kinsman said he is in favor; we've discussed this and will continue with work sessions on criteria. **Jones** said he supports this. **Carpenter** asked if it wasn't being too picky, she wondered if on page 3 of the ordinance in section 5.05.060 if field cards should be changed to electronic records. City Clerk **Bourgeois** agreed and said without formal amendment, she would correct that. **Bailer** commented that he will not vote for this, he was in favor when we started down this road, when it was going to be a tax break for someone developing land or building a fourplex or eightplex, but he is not in favor of shifting the burden to others when someone gets a 5-year tax break for building a tiny home or a single family up on ski hill. **Ranney** and **Zastrow** had no comments. **Kinsman** said these are meant to incentivize building; we still have to decide the exact incentives.

Vote on the motion: 5 yeas, 1 nay, 1 absent. Carpenter-yes; Sherman-absent; Bailer-no; Ranney-yes; Zastrow-yes; Kinsman-yes; and Jones-yes. Motion was approved.

16. Ordinance 1219 An ordinance of the Council of the City of Cordova, Alaska amending Chapter 5.38, Biennial motor vehicle registration tax, to increase the motor vehicle registration tax levied on registered vehicles within the city - 1st reading

M/Kinsman S/Ranney to adopt Ordinance 1219 An ordinance of the Council of the City of Cordova, Alaska amending Chapter 5.38, Biennial motor vehicle registration tax, to increase the motor vehicle registration tax levied on registered vehicles within the city

Kinsman appreciated staff bringing this forward, we had explored this during the last budget work sessions. He had a question, did not understand the difference between section A and section B under 5.38.020 Rate of Levy. **Kinsman** said he is in favor. **Ranney** asked if this is separate from the fact that we have an open and running DMV – **Greenwood** said that is correct. We earn a portion of what our DMV processes, this is separate from that – this is collected by the state and shared back with us. **Bailer** said he supports for first reading. **Carpenter** said she supports this. **Jones** said he does not support because property tax and sales tax has been raised already. **Bourgeois** mentioned that it looked like the difference between A and B was that a person could elect to register annually, hence the prices under B or else biennially using the rates under A. **Jones** asked about all non-profits in town? Do they pay this extra amount or are they exempt? He was trying to point out that this is another tax that only half the community picks up the tab, just like property tax and sales tax.

Vote on the motion: 5 yeas, 1 nay (Jones), 1 absent (Sherman). Motion was approved.

17. Resolution 08-24-30 A resolution of the Council of the City of Cordova, Alaska, amending the Refuse Division section of the 2024 fee schedule which had been approved by Resolution 12-23-35 on December 20, 2023

M/Carpenter S/Kinsman to approve Resolution 08-24-30 A resolution of the Council of the City of Cordova, Alaska, amending the Refuse Division section of the 2024 fee schedule which had been approved by Resolution 12-23-35 on December 20, 2023

Carpenter said she supports this – we need procedures for getting rid of these types of batteries. **Kinsman** said it was outlined well; he supports this. **Bailer, Ranney,** and **Jones** all expressed support.

Vote on the motion: 6 yeas, 0 nays, 1 absent (Sherman). Motion was approved.

M. Unfinished Business - none

N. New & Miscellaneous Business

18. Council action on disposal and method of disposal of Lot 15A Block 5 Odiak Park Subdivision

M/Kinsman S/Jones to dispose of Lot 15A Block 5 Odiak Park Subdivision as outlined in Cordova Municipal Code 5.22.060B 1. by negotiating an agreement with Emily Anderson to lease or purchase the property.

Kinsman said this was already marked available, we do a great job publicizing that, this was not recently changed. This person noticed that, took the opportunity to explore it, and he wants to support that. **Jones** agreed and said he doesn't like when we take someone's great idea and then invite competition; he thinks that is a flaw in the City's disposal process. He agrees that directly negotiating with this applicant is the best course and he enthusiastically supports the motion. **Ranney** and **Zastrow** both said they would support the motion. **Bailer** said he will not support; he believes that everyone in the community should have the opportunity to purchase City-owned land. **Carpenter** said she would support. **Kinsman** asked for clarity if this lot has been available for a number of years. Acting Planner **Johnson** said he went back to land disposal maps as far back as 2015 where this was listed as available, and he even found a letter of interest for the lot in 2007 (which showed it available).

Vote on the motion: 5 yeas, 1 nay (Bailer), 1 absent (Sherman). Motion was approved.

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

Mayor Allison said we'd put the Fisheries Committees on Pending Agenda to decide about combining them and we will also consider a disaster declaration for the fishery this summer. Discussion was had for the need for a work session to discuss a few items like sales tax, current city financials, alternate revenues and possibility of a sales tax exemption on food.

O. Audience Participation - none

P. Council Comments

Carpenter thanked staff for reports in packet tonight.

Ranney appreciate all the signs about activities that Park & Rec has going on, *paws in the pool* was probably great. Thanked staff for the packet – she knows a lot of work goes into that prep.
Kinsman good to see all the positive things going on in our community (staff reports) – great to see our harbor – a really nice facility, he enjoys using it.
Zastrow really appreciates the harbor too and thanked staff for the reports.

Q. Executive Session - none

R. Adjournment

Hearing no objection **Mayor Allison** adjourned the meeting at 8:15 pm.

Approved: August 21, 2024

Attest:



Susan Bourgeois, CMC, City Clerk

