Mayor
Clay Koplin

Council Members
James Burton
Kenneth Jones
Jeff Guard
Melina Meyer
Anne Schaefer
David Allison
James Wiese

City Manager
Alan Lanning

City Clerk
Susan Bourgeois

Deputy Clerk
Tina Hammer

Student Council
Olivia Carroll

Regular City Council Meeting
March 6, 2019 @ 7:00 pm
Cordova Center Community Rooms
Agenda

A. Call to order

B. Invocation and 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 Clay Koplin, Council members James Burton, Kenneth Jones, Jeff Guard, Melina Meyer, Anne Schaefer, David Allison and James Wiese

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

E. Disclosures of Conflicts of Interest and Ex Parte Communications

- conflicts as defined in 3.10.010 https://library.municode.com/ak/cordova/codes/code_of_ordinances should be declared, then Mayor rules on whether member should be recused, Council can overrule
- 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
2. Audience comments regarding agenda items..... **(3 minutes per speaker)**
3. Chairpersons and Representatives of Boards and Commissions **(CCMCABoD, School Board)**
4. Student Council Representative Report

G. Approval of Consent Calendar..... **(roll call vote)**
5. Record unexcused absences of Council members ***James Wiese*** from the Feb 20, 2019 Regular Meeting

H. Approval of Minutes
6. Minutes of the 02-06-19 Regular Council Meeting..... **(page 1)**
7. Minutes of the 02-20-19 Regular Council Meeting..... **(page 4)**

I. Consideration of Bids

J. Reports of Officers
8. Mayor's Report
   a. Southeast Conference Ferry reform meeting report & agenda – ***Mike Anderson***, City Rep..... **(page 8)**
9. Manager's Report
10. City Clerk's Report

K. Correspondence
11. 02-05-19 **Mayor Koplin** letter to **DNR** supporting aquaculture & mariculture permits..... **(page 12)**
12. 02-15-19 NVETC Chair & Mayor letter to ADoT&PF Commissioner - AMHS service cuts.....**(page 13)**
13. 02-19-19 Email from **Dan O'Connor** CEO of PWS College re Governor's budget..... **(page 14)**
14. 02-28-19 **Mayor Koplin** email to Stevens & Stutes re Power Cost Equalization endowment..... **(page 15)**

L. Ordinances and Resolutions

15. Resolution 03-19-08..... **(voice vote)(page 16)**
    A resolution of the City Council of the City of Cordova, Alaska authorizing the City Manager to enter into a ten (10) year lease with Tania Harrison of Lot 1, USS 4606 which includes an option to purchase
16. Resolution 03-19-09..... **(voice vote)(page 29)**
    A resolution of the City Council of the City of Cordova, Alaska opposing the incorporation of the Prince William Sound borough as discussed in 2018-2019, and staying the duties of the Prince William Sound Borough Advisory Committee

M. Unfinished Business

N. New & Miscellaneous Business

17. Match Agrmnt for CTP (Community Transportation Program) Grant app..... **(roll call vote)(page 30)**
18. Pending Agenda, Calendar and Elected & Appointed Officials lists..... **(page 32)**

O. Audience Participation

P. Council Comments

Q. Adjournment

Executive Sessions: Subjects which may be discussed 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.

If you have a disability that makes it difficult to attend city-sponsored functions, you may contact 424-6200 for assistance.

Full City Council agendas and packets available online at www.cityofcordova.net

Regular City Council Meeting
February 6, 2019 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order
Vice Mayor David Allison called the Council regular meeting to order at 7:08 pm on February 6, 2019, in the Cordova Center Community Rooms.

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

C. Roll call
Present for roll call were Council members ***Ken Jones***, ***Jeff Guard***, ***Melina Meyer***, ***David Allison*** and ***James Wiese***. Council member ***James Burton*** was present via teleconference. ***Mayor Clay Koplin*** and Council member ***Anne Schaefer*** were absent. Also present were City Manager ***Alan Lanning*** and City Clerk ***Susan Bourgeois***.

D. Approval of Regular Agenda
M/Guard S/Jones to approve the Regular Agenda.
Vote on the motion: 6 yeas, 0 nays, 1 absent (Schaefer). Motion was approved.

E. Disclosures of Conflicts of Interest
Council member ***Jones*** declared ex parte communication regarding the land disposal, agenda item 20. He said in trying to understand previous council's qualms with selling the property he spoke with ***Tom Bailer*** and in trying to understand the easement, he spoke with ***Don Sjostedt***.

F. Communications by and Petitions from Visitors
1. Guest Speakers - none
2. Audience comments regarding agenda items
Tania Harrison spoke in favor of passage of item 20 – she is the proposer on that lot. She commented that there is other possible access to the larger tract, access through Lot 1 is not the only access. She read from the minutes of a Planning Commission meeting in 2016 that speaks to such other access. She said since 2016, no one has proposed on either Lot 1 or the larger lot. She encouraged Council to approve her proposal as the Planning Commission did and allow for immediate development instead of waiting for possible future development. ***Harrison*** also spoke of the lack of affordable housing in Cordova which has been stated at recent comprehensive planning meetings and this is a perfect opportunity for them to allow an affordable housing option.
3. Chairpersons and Representatives of Boards and Commissions
CCMCA Board Chair ***Kristin Carpenter*** reported: 1) they received the 2017 audit and auditors will be back in May to work on 2018 audit – big concerns were about the improper functioning of the current financial software – a new CFO began 3 weeks ago and it is his top priority; 2) they did the administrator's evaluation, it came out with a needs expectations rating and they will start to discuss contract negotiations for next review; 3) they met with NVE on the healthcare collaboration/integration – a new perspective that she gained was that NVE has an affiliation with ANTHC who acts as their expert when they seek assistance in managing their medical facility – this was a smaller group meeting and there will be another small group meeting scheduled.
4. Student Council Representative Report – was not present

G. Approval of Consent Calendar
5. Resolution 02-19-07 A resolution of the City Council of the City of Cordova, Alaska, supporting the reappointment of Robert Ruffner to the Alaska Board of Fisheries
6. Council action to waive right to protest the renewal of liquor license 5508, for Brian Wildrick, dba, Harborside Pizza
7. Council action to waive right to protest the renewal of liquor license 747, for Loyal Order of the Moose #1266
Vote on the approval of the consent calendar: 6 yeas, 0 nays, 1 absent. Meyer-yes; Allison-yes; Wiese-yes; Schaefer-absent; Guard-yes; Burton-yes and Jones-yes. Consent calendar was approved.

H. Approval of Minutes
M/Jones S/Wiese to approve the minutes.
8. Minutes of the 12-19-18 Council Public Hearing
9. Minutes of the 12-19-18 Regular Council Meeting

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

I. Consideration of Bids

J. Reports of Officers

10. Mayor's Report – ***Mayor Koplin*** had a written report in the packet and didn't leave anything else for ***Vice-Mayor Allison***.

11. Manager's Report –City Manager ***Alan Lanning*** reported 1) last year we extended the agreement with the IBEW for one year, so this month we'll begin negotiations, on Feb 19, 20, 21 they begin, as the current contract expires in May; 2) meeting with NVE, facilitated conversation – smaller group will meet again and we'll try to come to an agreement on how to proceed forward; 3) RFP for the CoHo will be issued on Friday – there are some community members interested in personal property that is in the building, that list of names will be available to the winning proposer – the City will not make any money on this deal, will only be able to recover our costs, regardless of how much the proposal is for; 4) strategic plan has us rewriting Chapter 4 and the attorney has said they could do that for approximately $9K – will try to find this in the budget and not have to ask for other appropriation; 5) revenue options will be discussed soon – we have a memo from the attorney on this, ***Holly Wells*** will be here on February 20 for a work session on revenues, including information on the .5% fish tax that is on the ballot; 6) we will put together a community meeting to help explain and answer questions about the ballot props and harbor project; 7) we are working hard to get the audit now that we have the CCMC information. ***Wiese*** asked the manager why he never heard about the health care meeting, he ran into ***Shelly Wade*** and she mentioned having missed him at that meeting. ***Lanning*** said that was intended for a smaller group and he'd get with ***Wade*** to clarify that. ***Allison*** said he didn't get an invitation to attend, he had heard from the ***Mayor*** that it was intended for a smaller group as well.

12. City Clerk's Report - ***Bourgeois*** reported that ***Carol Merritt*** was coming up on her last day at City Hall this Friday, she spoke of what great service she has provided for the citizens of Cordova and said she will be missed. ***Bourgeois*** reported that declaration of candidacy closed Tuesday: Mayor- Koplin & Henrichs, Council Seat A- Bailer & Sundby, Council Seat F- Allison, Council Seat G- Glasen, School Board- Altermott & Jewell and CCMCA Board- Graham, Meyer & Solomon.

13. Staff Quarterly Reports

a. CVFD, **Paul Trumblee**, City Fire Marshal
b. CPD, **Mike Hicks**, Chief of Police
c. Harbor & Port, **Tony Schinella**, Harbormaster
d. City Investments, **Buck & Chad Adams**, UBS Financial

K. Correspondence

14. 01-14-19 Email from Matt McDaniel with attached PWS Borough opposition letters
15. 01-15-19 Letter from Cathy Rehnfeldt Exec. Director of Chamber of Commerce
16. 01-18-19 Letter from Office of History & Archaeology re 'Reception Bldg.'
17. 01-25-19 Mayor Koplin letter re ADFG PWS Tanner Crab Collaboration
18. 01-28-19 Native Village of Eyak letter to LBC re PWS Borough opposition

Jones commented about all the opposition to the borough formation, that is pretty telling. He also thanked ***Mayor Koplin*** for his hard work on the Tanner Crab issue.

L. Ordinances and Resolutions

19. Ordinance 1173 An ordinance of the City Council of the City of Cordova, Alaska, appropriating $500 from the general fund reserve to advocate and provide public information regarding a proposition to levy a .5% raw fish tax on fish landed in Cordova and a proposition approving the issuance of a harbor revenue bond in the principal amount not to exceed $5,000,000 both appearing on the ballot of the March 5, 2019 regular City election, including without limitation advocacy and the dissemination of information that may influence the outcome of the election on the propositions – 2nd reading

M/Guard S/Meyer to adopt Ordinance 1173 an ordinance of the City Council of the City of Cordova, Alaska, appropriating $500 from the general fund reserve to advocate and provide public information regarding a proposition to levy a .5% raw fish tax on fish landed in Cordova and a proposition approving the issuance of a harbor revenue bond in the principal amount not to exceed $5,000,000 both appearing on the ballot of the March 5, 2019 regular City election, including without limitation advocacy and the dissemination of information that may influence the outcome of the election on the propositions.

Guard said we voted to put these (propositions) on and from the past elections we learned it was a smart idea to advocate for and explain these to the public.

Vote on the motion: 6 yeas, 0 nays, 1 absent. Jones-yes; Burton-yes; Wiese-yes; Allison-yes; Meyer-yes; Guard-yes and Schaefer-absent. Motion was approved.

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M. Unfinished Business

20. Land Disposal for Power Creek Lot 1, USS4606

M/Wiese S/Guard to approve the proposal from Tania Harrison for Lot 1, USS 4606.

Wiese said he supports this, he doesn't want to restrict people from developing in this town. If we had been interested in an easement, we had the opportunity to put that in the RFP and we didn't. ***Guard*** said we've had three years of back and forth with the option open for development of the whole parcel and there has been no interest expressed in that. ***Burton*** said he still is not in favor. ***Allison*** said we could sit on it for 30 more years waiting, so he is in favor of selling at this time.

Jones asked if he had to abstain based on the ex parte communication that he declared. ***Bourgeois*** explained that ex parte is different from conflict of interest, the fact that he declared and explained to everyone what he had heard, put everyone equal again, so he is able to vote.

Vote on the motion: 4 yeas, 2 nays, 1 absent. Wiese-yes; Jones-no; Meyer-yes; Schaefer-absent; Allison-yes; Burton-no and Guard-yes. Motion was approved.

N. New & Miscellaneous Business

21. Council adoption of 2019 City Land Disposal Maps

M/Jones S/Guard to adopt the 2019 City Land Disposal Maps.

City Planner ***Stavig*** approached the table to explain that this is an annual occurrence and this year they made a new designation which should help people understand better what is involved in the larger parcels as we get a lot of questions about those. The avalanche lots also are seeing a change. There was a letter from the public asking about a designation change and that was changed to available so that person could start the process.

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

22. Pending Agenda, Calendar and Elected & Appointed Officials lists

Bourgeois mentioned some upcoming dates – February 20 work session would be with the City Attorney about taxes, March 6 work session will be Northern Edge – with public input and March 20 UBS will be here to discuss City Investments and maybe updating our investment policy. ***Lanning*** said there will also be a financial report from the interim Finance Director at that work session.

City Manager ***Lanning*** suggested an early March revisit of strategic planning, ***Bourgeois*** suggested maybe on the day we certify the election, March 14 – we could add a work session on strategic plan that night.

Jones asked about the borough resolution. ***Bourgeois*** and ***Lanning*** said the attorney planned to address that also at the work session on February 20.

O. Audience Participation

Tania Harrison thanked Council for the support of her future development.

P. Council Comments

Allison also said he wanted to recognize ***Carol Merritt*** for her years of service to the City of Cordova. He also thanked all of those willing to step up and declare candidacy for the open seats. He mentioned that he would talk to the Mayor regarding how to proceed with bears, maybe a committee.

Q. Adjournment

M/Wiese S/Guard to adjourn the meeting.

Hearing no objection Vice Mayor Allison adjourned the meeting at 8:06 pm.

Approved: March 6, 2019

Attest: _____

Susan Bourgeois, CMC, City Clerk

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Regular City Council Meeting
February 20, 2019 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order
Mayor Clay Koplin called the Council regular meeting to order at 7:10 pm on February 20, 2019, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance
Mayor Koplin led the audience in the Pledge of Allegiance.

C. Roll call
Present for roll call were ***Mayor Clay Koplin*** and Council members ***James Burton***, ***Ken Jones***, ***Jeff Guard***, ***Melina Meyer*** and ***David Allison***. Council member ***James Wiese*** was absent. Also present were City Manager ***Alan Lanning***, City Attorney ***Holly Wells*** and Deputy City Clerk ***Tina Hammer***.

D. Approval of Regular Agenda
M/Allison S/Burton to approve the Regular Agenda.
Vote on the motion: 6 yeas, 0 nays, 1 absent (Wiese). Motion was approved.

E. Disclosures of Conflicts of Interest

F. Communications by and Petitions from Visitors
1. Guest Speakers – City Legislative Lobbyist, ***John Bitney*** reported that there have been a lot of emotions in Juneau with the Governor's budget having been released. He mentioned that the legislature has organized – Senate has a Republican majority and the House has a Democratic majority. Which gives us a speaker of the house that does have a concern for coastal communities which is helpful come redistricting because the speaker of the house gets an appointment to the redistricting board.
As far as the Governor's budget: **Education** cuts – should take care of itself because there should be a major pushback form the legislature on this issue; **Fish Tax and Oil & Gas Property Tax** shared with municipalities – these appear to be dead in the water – not a lot of support at this time to take these revenues away from municipalities; **Marine Highway System** – Governor's budget says ferry service shutoff after October – that is a non-starter – a lot of skepticism in Juneau, the Governor's proposal seems to be lacking any clarity; Governor's budget zeroes out **bond debt reimbursement** to communities for **school construction** – that program has such a high impact on Mat-Su and would see a lot of pushback; Capital items – the **Harbor matching grant program** funding is removed in the Governor's budget – there is support in the legislature for putting that back in – but it might be late in the session. He hasn't yet seen the impacts to ADF&G budget, as far as impacts to Cordova's fisheries – he will look into that. Right now, we have a lot of good relationships with the leadership in both House and Senate so that will be advantageous.
2. Audience comments regarding agenda items
Tom Carpenter of 501 Sunnyside Drive opined that it is important that the Council take a position on the borough one way or the other. He also said he is concerned about the Harbor Project moving forward without secured funding because the state has shown matching grants don't always get funded. He also sees the raw fish tax as a tax on the processors as it will be 100% on them to collect, implement and pay for that tax.
Katherine Mead of 104 West Davis spoke in favor of passage of the CVFD Bylaws and Constitution.
Joanie Behrends of 4.5-mile CRH spoke in opposition to the borough and thinks that Council needs to take a stand, she also spoke in favor of passage of the CVFD Bylaws and Constitution.
Dick Groff of 201 Whiskey Ridge Rd spoke in favor of passage of the CVFD Bylaws and Constitution.
3. Chairpersons and Representatives of Boards and Commissions
School Board President ***Barb Jewell*** reported: 1) they are working on budget concerns too, the Governor has said he is not sending the $20 million supplement that was promised and that is $66,000 to Cordova which is significant; they are focusing on expenses and justifying each dollar since the revenues are more of an unknown than usual. The AMHS discussion obviously has a significant impact on the schools. The board has a couple of meetings coming up to work on strategic planning and significantly revising the student handbooks on March 2 and 3, meetings should last 10 – 12 hours total.
CCMCA Board Chair ***Kristin Carpenter*** reported: 1) there are three candidates for CCMCA board members – **Graham**, **Meyer** and **Solomon**, 2) today there was our first pediatric clinic with **Dr. Wesley Gifford** and it was a full day and went

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well, saw lots of patients, 3) permanent radiology tech coming in March, permanent Physical Therapist comes in May, social worker for Sound Alternatives and there is a controller position being advertised 4) the small group meeting with NVE and CCMC and the City – there was a summary sent out today and the next step is to determine if we are in fact moving forward and we will meet again as a small group to hash that out.
4. Student Council Representative Report – was not present

G. Approval of Consent Calendar
5. Council action to waive right to protest the renewal of liquor license 2433, for Dae J. Chung, dba, OK Restaurant
6. Council approval of CVFD Constitution & Bylaws
7. Council concurrence of Mayor's appointment of the 2019 Election Board
8. Record excused absences of Council members ***James Burton***, ***Jeff Guard*** and ***Anne Schaefer*** from the Jan 16, 2019 Regular Meeting
9. Record excused absences of ***Mayor Clay Koplin*** and Council member ***Anne Schaefer*** from the Feb 6, 2019 Regular Meeting
Vote on the approval of the consent calendar: 6 yeas, 0 nays, 1 absent. Meyer-yes; Schaefer-yes; Wiese-absent; Jones-yes; Allison-yes; Guard-yes and Burton-yes. Consent calendar was approved.

H. Approval of Minutes
M/Burton S/Jones to approve the minutes.
10. Minutes of the 01-16-19 Regular Council Meeting
11. Minutes of the 02-06-19 Council Public Hearing
Vote on the motion: 6 yeas, 0 nays, 1 absent (Wiese). Motion was approved.

I. Consideration of Bids
12. Council approval of change order - ADoT Hippie Cove Culvert Relocation Project State funded project - City to be reimbursed
M/Schaefer S/Guard to approve change order 001 for $40,800 for additional engineering work mandated by ADoT for the relocation work on the Hippie Cove Culvert Relocation Project.
Schaefer said not much to discuss, they are reimbursing us for the work. ***Guard*** said, yes, hope they come up with this money.
Vote on the motion: 6 yeas, 0 nays, 1 absent (Wiese). Motion was approved.

J. Reports of Officers
13. Mayor's Report – ***Mayor Koplin*** reported: tentatively there is a meeting scheduled with the Governor in April – late session – this session will almost certainly go the 120 days – AMHS will be an important topic. He mentioned having co-written a letter with ***NVE*** to the Governor, asking for input and offering assistance to the state regarding AMHS budgeting. He has also reached out to ***Ethan Berkowitz***, Anchorage's Mayor about co-writing a letter to the legislature and Governor highlighting economic impact of the marine highway system to non-marine highway cities such as Anchorage. ***Schaefer*** asked about the Alaska Airlines meeting that he has scheduled. ***Mayor Koplin*** said he is meeting with Alaska Air and some business reps in town as well as the Chamber and NVE Executive Director – to discuss freight service.
14. Manager's Report –City Manager ***Alan Lanning*** reported 1) the tax questions are being raised at this time based on the needs of CCMC - $581K is in arrears to PERS and another $600K is needed to fund the current year PERS second half of 2019; 2) currently we are reconciling our own accounts to determine if there is a capacity to meet the $581K need in cash this year, perhaps but that is still unknown – we are still reconciling previous years to get a better handle on that; 3) we have the 2017 final draft audit – we should have the printed copies next week; 4) he's been negotiating with the IBEW to try to get a new contract hashed out, last go around we only approved a one year extension – this time we will attempt a 2.5 year agreement so we can end at the end of our fiscal year; 5) setting up a public meeting to answer questions about the ballot props, Mayor, Harbormaster, others will be there – e-news will also put out information on the props
Burton commented that he wants to see the adoption of a different philosophy over at CCMC – they turned around and did a salary study and gave themselves all big raises and then come back to Council and talk about their PERS debt as, "not something that we pay that benefits our current employees" – he said that doesn't work that way; this cannot be an expense they choose not to pay with each payroll. The City Manager said he does not dispute that, but it is not something he has control over and he was giving the framework as to why we were having tax discussions in the first place.
    a. Harbor Department Mug-Up 02-27-19 public notice
15. City Clerk's Report – ***Hammer*** said that she has been finishing up the 2019 property assessment roll and the assessment notices will be in the mail on March 6 which will start the 30-day appeal period culminating in the BOE hearing scheduled for April 15. Absentee voting is open now until March 4 at 5 pm.

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16. City Attorney Report – ***Holly Wells*** reported that she is here tonight to answer questions on taxation and also, she wanted to remind them that during this time when things are moving quickly in Juneau that Council be mindful of the open meetings act in case they are collaborating with the ***Mayor*** or others to compose letters, etc. Best practice would be keeping the clerk's office in the loop. Another issue sweeping through the state is transparency in executive session items. ***Wells*** said the best practice is more information in the executive session item and calling out the reason for the executive session in the agenda item. No one has done anything wrong, it is just the best way to keep the City out of legal costs. ***Wells*** said she would like some direction from Council if there is some regarding the taxation options raised in tonight's work session. Council discussed, and the group was not in a hurry to institute anything just yet, some seemed most interested in the surtax on alcohol/tobacco/marijuana, others seemed interested in learning the estimated revenues for some of the options before making any decisions. ***Burton*** mentioned possibly waiting on the new Council as well, after the election is certified. ***Meyer*** asked ***Wells*** if she could comment on our sales tax cap in comparison to other communities. ***Wells*** said that Cordova's tax structure as far as tax cap and exemptions is pretty generous to the taxpayers – she is pulling her knowledge from the communities that she represents and is pretty familiar with (approximately 10) she realizes there are many others who may have very different tax structures.

K. Correspondence

17. 02-05-19 **Mayor Koplin** letter to Gov Dunleavey supporting appointment of Ruffner to BoF
18. 02-05-19 **Mayor Koplin** letter to Gov Dunleavey supporting appointment of Laukitis to NPFMC
19. 02-12-19 Email from **E. Americus** concerning a Cordova Community Garden
20. 02-13-19 Public Notice from DNR re NVE Easement app for a portion of Shepard Point Rd

Mayor Koplin mentioned that as far as the letter from ***Ellen Americus***, that land is being used by the hospital, so she is no longer interested in that. ***Mayor Koplin*** put her in touch with another group that is working on a community garden near St. George's Episcopal Church.

L. Ordinances and Resolutions - none

M. Unfinished Business - none

N. New & Miscellaneous Business

21. Pending Agenda, Calendar and Elected & Appointed Officials lists

Borough opposition resolution to come next meeting – ***Jones*** and others were in support of that. The first resolution seemed to have more interest. Northern Edge – Alaska Command coming to present on March 6 – the 6 pm work session. ***Mayor Koplin*** opined that the Capital Priorities list is in good shape from last time, probably we don't need to look at it again. ***Meyer*** asked about a financial update – reports, etc. ***Lanning*** said those are slated for the March 20 work session, UBS will be here as well to give investment update.

O. Audience Participation

Dave Glasen of Cedar Street said he is for Alcohol Tax because the hospital administrator said about 20% of the ER visits are alcohol related. That revenue could go directly t offset the hospital costs.

Tom Carpenter of 501 Sunnyside Drive commented that the PERS conversation about CCMC and their contributions is quite shocking. As far as the ferry service, CR Seafoods uses the ferry more than anyone else in PWS and it will have a dramatic impact on market availability and our competitive nature – if there is need for letters, etc. we can put you in contact with our corporate offices in Anchorage to write and support the City. He said they are also lobbying in Juneau. The harbor bond issue – he thinks it may not be without risk as far as the state funding and he thinks it may be presented to the voters as much more straightforward. He wants to know if the tax will stay on the books forever, can a future Council manipulate that tax? He will attend the mug up next week and hope to get answers to this and other questions.

P. Council Comments

Guard thanked the citizens for participating tonight.

Burton echoed that. He said as far as his CCMC comments, they cannot continue to come to us for that large burden – they have to figure it out within their own budget – we cannot makeup $1.1 million on one of the taxes we discussed earlier or on property tax or out of the permanent fund, we can't take it from the support we give other entities, they have to figure it out.

Meyer encouraged people to write letters about AMHS – glad to hear Alaska Air is coming to talk.

Allison echoed those comments and regarding CCMC – he agrees with ***Burton*** about the attitude and knowledge of the obligation - it has to be forthcoming, City may not always be there for the hospital and the school – obviously we will still support these places but they need to deal with their own bills within their own budget – it is like they are challenging the state to shut them down. He welcomed ***Robbie (Lewis)*** back and thanked KLAM and ***Emily*** with the Cordova Times for always being here to broadcast and write about the City meetings.

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Schaefer also thanked people for participating and reminded everyone to vote on March 5.
Jones especially thanked the ***Mayor*** for his hard work on the Tanner Crab issue – the 30-day season is appreciated; the fleet appreciates it and he will be loading pots and heading out shortly. Hopefully it is a successful harvest for the community of Cordova.

Q. Executive Session
22. City Clerk's Annual Evaluation
this will have to be on a future agenda – as the Clerk is not here tonight
M/Jones S/Meyer to postpone this until the March 20 meeting.
Allison said we need to move ahead with this – they tried to get this done before the next Council comes on.
Vote on the motion: 6 yeas, 0 nays, 1 absent (Wiese). Motion was approved.

R. Adjournment
M/Burton S/Jones to adjourn the meeting.
Hearing no objection Mayor Koplin adjourned the meeting at 8:47 pm.

Approved: March 6, 2019

Attest: _____
Susan Bourgeois, CMC, City Clerk

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Honorable Mayor Koplin and Council;

I traveled to Juneau on February 12 to attend meetings on the 13th with the Southeast Conference and AMHS Steering committee to which I am appointed. Going in we had a sense there were ferry service headwinds and we both felt I should attend in person.

Arriving in the evening I found myself sitting next to a tribal chief from Northway who was full of energy and his plan to revive his community. He was in town to lobby for funds for facilities and substance rehab.

First thing on the 13th I was at the Southeast Conference meeting listening to transportation presentations by Dennis Watson and DOT Commissioner, John Mackinnon. Dennis is the chair of our steering committee and his was a recap of our steering committee work. Mackinnon speaks very well and is originally from SE AK, he was telling us how the transportation budget was fully funded. He also talked about getting those roads back together after the quake, how quick you can do things without permitting. Of course when the ferry questions came up he was pretty vague.

Following those presentations I had time to lobby a bit. Nearly everyone was in meetings, but I found myself in Louise Stutes office talking to Clem Tillion. Louise flitted back in, chatted a bit, turned on the governor's televised budget release. Clem, Doug Griffin, and I watched it together with a lot of head shaking but the total impact of the budget was not clear to us. Clem, and original PFD founder, while favoring a constitutionalisation of the PFD, doesn't care how large they are, and I think, feels the earnings should be used in the budget. Next I stopped back in a Senator Stevens office, and found him returning. I shared our ferry work with him and found him receptive to the direction the steering committee recommended.

Then at Lunch with the SE conference, I saw budget numbers. We were all stunned. Blindsided. With the cuts to the ferry, it will be a fragment of what it was...will Cordova even have a ferry? And with the cuts to education, how do you even lobby? Our afternoon steering committee meeting shared an informational card we put together. We also talked about how the budget now pits everyone against each other. There was a lot of frustration, but we also realized that we had done the basic transitional work and that might help us moving forward (however that happens). One notable concern is the potential loss of AMHS employees. Even the Alaska Marine Highway Systems (AMHS) Director Shirley Marquardt had no idea how the ferry system would deal with the fraction of budget.

After the meeting I got back up the hill, talked to Mia Costello (Dimond), Matt Clayman (Spenard), and Harriet Drummond (midtown). They are all understanding of our situation and were made aware of the fact the Cordova does Anchorage (Shopping, Medical, Business, etc.) and needs the ferry to do that. I wanted to catch a couple more Legislators but ran out of time. I did get back to Louise Stutes, who I recall, was sitting in the hall with Bryce Edgmon. I wished them luck and energy with all they need to do. Louise put forth our first AMHS reform bill last year (HB412), I hope we are in a position to get another bill in this session. That may be the only hope for the ferry. I also give her a lot of credit for her efforts in getting the bipartisan coalition together.

If nothing else, Cordova had a face in the Capitol for the day, while the legislature was as unsettled as they might ever be. My hope for the future is with the bipartisan coalition the house put together.

Arriving at TSA for the flight home, I found myself in line behind the man from Northway from my first night's dinner. He had come away with nothing but bad news and was awfully subdued, those budget cuts were devastating for almost everyone in Alaska.

Best, Michael Anderson

Wednesday, February 13, 2019

7:30 AM Registration Sponsored by Wostmann Associates
Breakfast *Sponsored by (available!)*

8:00 AM Community Shorts: **Mayors updates from across the region**

8:15 AM **Transportation Committee**
Dennis Watson, Chair Executive Director of the IFA

- Keynote: **John MacKinnon**, Commissioner, Dept. of Transportation (15 min)
- AMHS Update: **AMHS Director Shirley Marquardt** (15 min)
- AMHS Reform: **Robert Venables, Susan Bell** McDowell Group (15 min)
- Questions for the Panel (15 minutes)

9:15 AM *Networking Break sponsored by Southeast Alaska Pilots Association*

9:30 AM **Healthcare Industry**

- **Charles Bill,** CEO at Bartlett Regional Hospital (invited) (15 min)
- **Rick Caulfield** Chancellor, University of Alaska Southeast: UAS programs and services (15 min)
- UAA College of Health Dean **Jeff Jessee**: UA partnership in meeting healthcare needs; Regional Healthcare Workforce Assessment Kickoff (10 min)

10:15 AM Visitor Industry *Networking Break Networking Coffee Break Sponsored by the Alaska Travel Industry Association*

10:30 AM **Visitor Industry**
KC Hostetler, Chair Alaska Airlines Sales & Community Marketing Manager

- Cruise Industry 2018 and 2019 expectations: Cruise Line International Association Alaska President **John Binkley** (20 min)
- Alaska Airlines: **Scott Habberstad**, Director of Sales & Community Marketing (15 min)
- Icy Strait Point - **Russell Dick** President/CEO, Huna Totem Corporation (15 min)
- **Patti Mackey**: Ketchikan Visitors Bureau President, CEO (15 min)

11:35 AM **Sealaska**
Anthony Mallott: President and CEO, Sealaska (20 min)

11:55 AM **Southeast Solid Waste Authority** (10 min)
Wayne Benner, Chair

12:05 PM Wednesday Luncheon: **Cyber Security Panel** *(40 min)*
Panel including Wostmann Associates: ***Chris Letterman*** *Principal Cyber Security Consultant,* ***Sander Schijvens*** *CEO;* ***and*** *GCI and CI Security:* ***Michael Hamilton,*** *CI President*

Wednesday Afternoon Break-out Sessions and Legislative Visits

1:30 PM **Session #1: Tourism Community Discussions** (2 hours)

- **Alaska Native Tourism**: Destination Southeast - community development, sustainability and growth (led by the Sealaska Heritage Institute) (40 min)
- **Cruise Ship Litigation Update** by Rorie Watt: CBJ Perspective (30 min)
- **Southeast Cruise Port Association Discussion** (40 min) Moderated by KC Hostetler, Chair of the Southeast Conference Visitor Industry Committee

Afternoon refreshments sponsored by Cruise Lines International Association, Holland America Line & Princess Cruises

1:30 PM **Session #2: Southeast Solid Waste Authority** (1 hour)

2:00 PM **Session #3: Cyber Security Discussion** (Breakout with GCI, CI Security, and Wostmann Associates) (1 hour)

2:30 PM **Session #4: AMHS Reform Steering Committee** (1 hour)

Take time during Mid-Session Summit to go visit with legislators. If you'd like help setting up appointments, let us know.

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Tourism Works for Alaska
Holland America Line · Savor the Journey
Princess Cruises · come back new
bp

CITY OF CORDOVA

February 14, 2019

Karen Cougan
Alaska Department of Natural Resources
Division of Mining, Land, and Water
Southcentral Regional Land Office
550 W. 7th Avenue, Suite 900C
Anchorage, AK 99501-3577

RE: Support for Aquaculture and Mariculture Permits, Safety Cove et al.

Dear Ms. Cougan:

The City of Cordova supports the permitting of aquaculture and mariculture permits in the Prince William Sound region and coastal areas of Alaska. The United States is now the 2nd largest global consumer of seafood, over 90% of which is imported, largely from farms with little regulatory oversight or quality compliance with U.S. standards. As the 13th largest seafood port in the United States with an annual ex-vessel value of nearly $100,000,000, and with an estimated $1 Billion of seafood catching, processing, and shipping infrastructure that lies largely dormant for 7 months of the year, shellfish and seaweed/kelp farming are welcome in our community of Cordova. There is a clear opportunity for Cordova to contribute even more to Alaska's economy and rise to a top-five Seafood port position nationally with all of the adders and multipliers that follow commercial fisheries.

We encourage you to expedite the regulatory review and approval of permits and assist stakeholders in meeting compliance concerns that may arise. Please feel free to contact me at your convenience if there is anything the City of Cordova can do to facilitate and support your permit review for applications such as the Safety Cove Shellfish Farm permit application under current review and consideration. I can be reached at (907) 253-5026 text/cell.

Respectfully,

Clay Koplin
Mayor of Cordova

602 Railroad Avenue P.O. Box 1210 Cordova, Alaska 99574 Telephone (907) 424-6200 Fax (907) 424-6000

City of Cordova
ALASKA

The Native Village of
EYAK

February 15, 2019

Mr. John MacKinnon
Commissioner of AKDOT

Dear Mr. MacKinnon:

We, as the municipal and tribal governments for the community of Cordova, are writing in response to the Governor's budget and proposed AMHS service cuts. Residents here are alarmed at the State's position toward Alaska's coastal transportation network, but we see an opportunity to be one of the partnerships for which the State has indicated they are investigating options.

The City of Cordova and the Native Village of Eyak enjoy a collaborative working relationship on many projects. As our two local governments, we have the most vested interest in the continued health of our community. The marine highway system functions as Cordova's road for our families and our economy to the rest of Alaska. Our sustainability from our road connection is just as important as the Glenn Highway is to the Mat-Su, and the Seward Highway is for the Kenai Peninsula.

We also understand the difficult budget position that the Governor finds himself in, and we commend him for taking the state's budget shortfall seriously. There are paths for all of us to find outcomes for the marine highway's continuance that can achieve a successful future. Our hope is that conversations between our three governmental entities can establish a partnership that is mutually beneficial.

We encourage you to extend a hand and reach out to us with questions and conversation about the work we've done and lessons learned on ferry feasibility and other areas in which we can be of assistance during this time of change.

Respectfully,

Clay R Koplin

Clay Koplin,
Mayor
City of Cordova

Darrel Olsen

Darrel Olsen,
Chair
Native Village of Eyak

Begin forwarded message:

On Tuesday, February 19, 2019, 4:41 PM, Dan O'Connor <jdoconnor@alaska.edu> wrote:

James:

Governor Dunleavy unveiled his budget proposal on February 13. It included an unprecedented 41% reduction to the University of Alaska's operating budget for next fiscal year. The plan cuts $134 million, reducing the university's general fund support from $327 million to $193 million. It would be the largest year-over-year reduction in the university's history and would take us back to 2002 funding levels.

It is not yet known exactly how this will affect Prince William Sound College and its two satellite locations, but the consequences would be dire. UA President Jim Johnsen said today that he would have no choice but to propose to the Board of Regents deep cuts for every UA campus including community campuses, major reductions to faculty and staff, and reduction and elimination of educational programs and services across the state. Completely closing some campuses is not off the table.

Proposed cuts of this magnitude are unprecedented, but the Governor's announcement is just the first step in the process to decide the State's budget. What the college needs now, what the state needs now, is an active and involved citizenry. I need you to contact our representatives and let them know that education is important to our local families, and their communities. You can find a full list of who to contact at http://w3.legis.state.ak.us/docs/pdf/session_phone_list.pdf.

There is no greater investment in Alaska's future than the University and the community campuses that make significant contributions to the state and local economy. If cutting education at this level is the strategy to help stabilize Alaska's fiscal dilemma, then there is a grave misconception of the role of higher education in the recovery and stabilization of a state's financial future. If you have solutions or recommendations, please express those in a message to our state representatives.

Dan O'Connor
CEO/College Director
Prince William Sound College
Valdez AK 99686

Susan Bourgeois

From: Clay Koplin
Sent: Thursday, February 28, 2019 3:03 PM
To: Sen. Gary Stevens; Rep. Louise Stutes
Cc: Alan Lanning; Susan Bourgeois; bbailer@cordovaelectric.com; John Bitney
Subject: PCE Funding

Senator Stevens and Representative Stutes,

I am advocating for leaving the Power Cost Equalization (PCE) endowment fund in Place on behalf of the community of Cordova. This is not an electric utility concern, it is a community concern. As you are aware, the Power Cost Equalization program is a State-funded program to provide energy cost relief to residential and community facility electrical power bills. The endowment was built over several legislatures from the liquidation of state energy assets and other sources during times of relative prosperity, to help provide relief when it is needed most; during times of economic challenge. Cannibalizing the PCE endowment at this time to balance the general fund reverses over a decade of planning and investment for short-term gain, returning us to the longer-term pain of high energy costs during times when we can least afford them.

The State of Alaska has been a very strong and welcome partner in helping Cordova, through Cordova Electric Cooperative, stabilize local energy rates so that Cordova is no longer the single largest recipient, often ranking down in the 30th or 40th largest user. Continued success in transitioning to more cost-effective, sustainable forms of energy production will ultimately result in lower rates that drop Cordova below the program threshold in the same way that King Cove is no longer eligible. This is a positive, but time-consuming process that is a good model for the whole program. We encourage this process, rather than a single disruptive elimination of the foundation funding provided by the endowment. If 100% of the PCE funding were removed, residential electrical rates could rise as much as 35% for residential users, and community facilities such as our community swimming pool, recreation centers, sewer and water utilities, boat harbor, and city center would have to absorb significant increases in addition to the other costs being pushed their way by state revenue shortfalls. On the other hand, the earnings from the endowment can exceed the program needs, like last legislative session, and those earning can help supplement the general fund in a small, but positive way.

Thank You for your consideration for opposing the complete liquidation of the Power Cost Equalization Endowment Fund.

Respectfully,

Mayor Clay Koplin
Cordova

AGENDA ITEM # 15
City Council Meeting Date: 3/6/19
CITY COUNCIL COMMUNICATION FORM

FROM: **Planning Staff**

DATE: **2/27/19**

ITEM: **Lease with Option to Purchase for Lot 1, USS 4606**

NEXT STEP: **Approve Lease with Option to Purchase**

_____	INFORMATION	__X__	RESOLUTION
_____	MOTION	_____	ORDINANCE

I. REQUEST OR ISSUE:

Requested Actions:	Approve Lease with Option to Purchase
Applicant:	Tania Harrison
Disposal Property Address:	2203 Power Creek Road
Area:	22,651 square feet
Zoning:	Low Density Residential District
Attachments:	Location Map
	Resolution 03-19-08

II. RECOMMENDED ACTION / NEXT STEP:

Staff suggest the following motion: "I move to approve Resolution 03-19-08."

III. FISCAL IMPACTS:

The fiscal impacts include the rent payments, development, and eventual purchase of the property.

IV. BACKGROUND INFORMATION:

While the lease term is ten years, substantial completion is required in five, as specified in the proposal. The lessee has a financial incentive purchase the property within five years. Below are the proposed and agreed upon terms in the lease:

1. Ten year lease.
2. Annual rent for first five years is $4,500; after five years it increases based on Consumer Price Index.

3. Substantial Completion of the project is required within five years. There is a potential administrative one-year extension, if significant progress has been completed.
4. Option to Purchase after Substantial Completion.
5. Purchase Price is $45,000 for first five years; after five years it increases to Fair Market Value.
6. Purchase Price is reduced by all rent paid for first five years; rent paid after five years does not go towards the Purchase Price

9/4/18 – Tania Harrison submitted a letter of interest for Lot 1, USS 4606.

9/11/18 – The Planning Commission recommended disposing the lot by requesting sealed proposals. From the approved minutes of the meeting:

M/***Pegau*** S/***Bolin*** to recommend to City Council to dispose of Lot 1, USS 4606 as outlined in Cordova Municipal Code 5.22.060 B by requesting sealed proposals to lease or purchase the property.

Pegau said the lot had come up before and by putting it out for proposals, they will get an idea of the level of interest. He knows that there is concern about access to the surrounding land, but he is convinced there are other ways of access. ***Bolin*** said that there seems to be controversy about access, but he thinks that where there is a will there is a way. If someone wants to invest in Cordova and build a home, it's a good idea. ***Bird*** said she was in favor of the motion and she would be open to including the access easement, but they could leave it to City Council to decide. ***McGann*** said he agreed with the motion. He verified with ***Greenwood*** that the cost for advertising is $600, but the purchaser pays for that amount.

Upon voice vote, motion passed 4-0.
Yea: ***McGann, Pegau, Bird, Bolin***
Absent: ***Baenen, Roemhildt***

9/19/18 – City Council moved to request sealed proposals for the property. From the approved minutes:

M/Allison S/Jones to dispose of Lot 1, USS 4606 as outlined in Cordova Municipal Code 5.22.060 B by 4. Requesting sealed proposals to lease or purchase the property.
Allison said this has been discussed for a while and last we left it we would put it out if someone started the process with a letter of interest. He is in favor of advertising for proposals. ***Jones*** and ***Burton*** and others (***Meyer***, ***Guard***, ***Allison***) discussed the merits of an easement, as had come up in the past that this lot has been said to be the best means to access a large City owned lot behind it.
M/Wiese S/Meyer to amend the motion by requiring an access easement within the RFP.
Jones was not in favor, wants to grow the pie, increase our taxable value.
Vote on the motion to amend: 3 yeas (Burton, Wiese, Meyer), 3 nays (Jones, Allison, Guard), 1 absent (Schaefer). Motion fails.
Vote on the main motion: 5 yeas, 1 nay, 1 absent. Meyer-yes; Allison-yes; Wiese-yes; Schaefer-absent; Guard-yes; Burton-no; and Jones-yes. Motion was approved.

1/8/19 – The Planning Commission recommended City Council approve the proposal from Tania Harrison. The following is a summary of the meeting:

M/***Roemhildt*** S/***Bird*** to recommend City Council approve the proposal from Tania Harrison for Lot 1, USS 4606.

Roemhildt said that he would like to see the land go to someone who wants to build, so he is in favor of the proposal. ***Bird*** said she found the proposal complete and she sees no reason not to go forward. She understands that the proposer is going to have to figure out access through the lot in front. She said that ***Stavig*** informed her that the final timeframes in the lease agreement get negotiated with the proposer once the proposal is approved, so that the align with what the proposal's timeframes are. ***Bolin*** said the proposal looks good to him, and if someone wants to build a house and invest in the community, he is all for it.

Baenen said he was also in favor, but he is still a little concerned about access to the larger lot behind Lot 1. ***McGann*** said he thought the lot in front could probably get worked out. ***McGann*** said with the criteria, his total came low, but that was due to the fact that some of the criteria don't apply to residential development. ***Bird*** said that for "value of improvements," "importance to community," "enhanced architectural design," and "consistency with the comprehensive plan" the proposal ranks high. ***Baenen*** said that the more houses in town, the better. ***Roemhildt*** said that the "proposal price" was spot on and the "value of improvements" would be high since the land is currently not being used. ***McGann*** said that housing is important to the community and the five-year plan seemed doable. The proposal was consistent with the comprehensive plan as he has always heard they need more housing.

Stavig said that if the commission passes the motion, it goes to City Council. If council approves the proposal, then the staff and proposer negotiate the lease and it goes to City Council for final approval. ***Stavig*** said the section line easement is owned by the state and that there is a way of getting it vacated.

Upon voice vote, motion passed 5-0.
Yea: ***McGann, Baenen, Roemhildt, Bird, Bolin***
Absent: ***Pegau, Lohse***

1/16/19 – At the City Council Regular Meeting, the council referred the item back to staff. The following is an excerpt from the unapproved minutes:

23. Land Disposal for Power Creek Lot 1, USS4606
M/Jones S/Allison to approve the proposal from Tania Harrison for Lot 1, USS 4606.
Jones commented that at the last meeting he spoke heavily in favor of disposal of this lot but now having looked at the lot and having talked to several contractors around town he might not be so in favor of the disposal at this time, without disposing of the larger piece with it due to the access that has been brought up many times. He would like to grow the pie and increase the development of lots in town, but he'd hate to see us block the development of six lots in favor of the one. ***Meyer*** asked if the RFP was clear that the proposer would have to work with the City on an easement. ***Greenwood*** approached to respond to questions; she said no, that was not in the RFP. She agreed with the member of the public that spoke earlier that the last time this lot went through the land disposal process that was included in the RFP but this time, P&Z did not include language like that when they recommended that City Council put the lot out for proposals, and she cannot remember but she assumes Council agreed because the RFP went out without such language this time. ***Jones*** said he had another issue too with this proposal, that the lot in front of it is needed to gain access to the proposed house and this proposal is not to purchase both lots, just the one behind. ***Greenwood*** replied that the lot in front is not owned by the City. She said the RFP included the requirement to work that logistic out; the lot in question is believed to be owned by DoT. ***Meyer*** asked if we could amend this to include a requirement for working with Planning to establish an easement. ***Greenwood*** said her opinion would be that that would possibly void the RFP, as it was advertised. She thought we could bring back the information and the map with the easement drawn in as was included last time within the RFP for Council to see; she said that really does change the look of this lot. ***Meyer*** said she would not be in favor of the disposal without understanding why the RFP didn't include the easement this time.
M/Meyer S/Wiese to refer to staff for that information to be brought back to Council and so that it can be voted upon by a fuller council presence.
Vote on the motion: 4 yeas, 0 nays, 3 absent (Burton, Guard and Schaefer). Motion was approved.

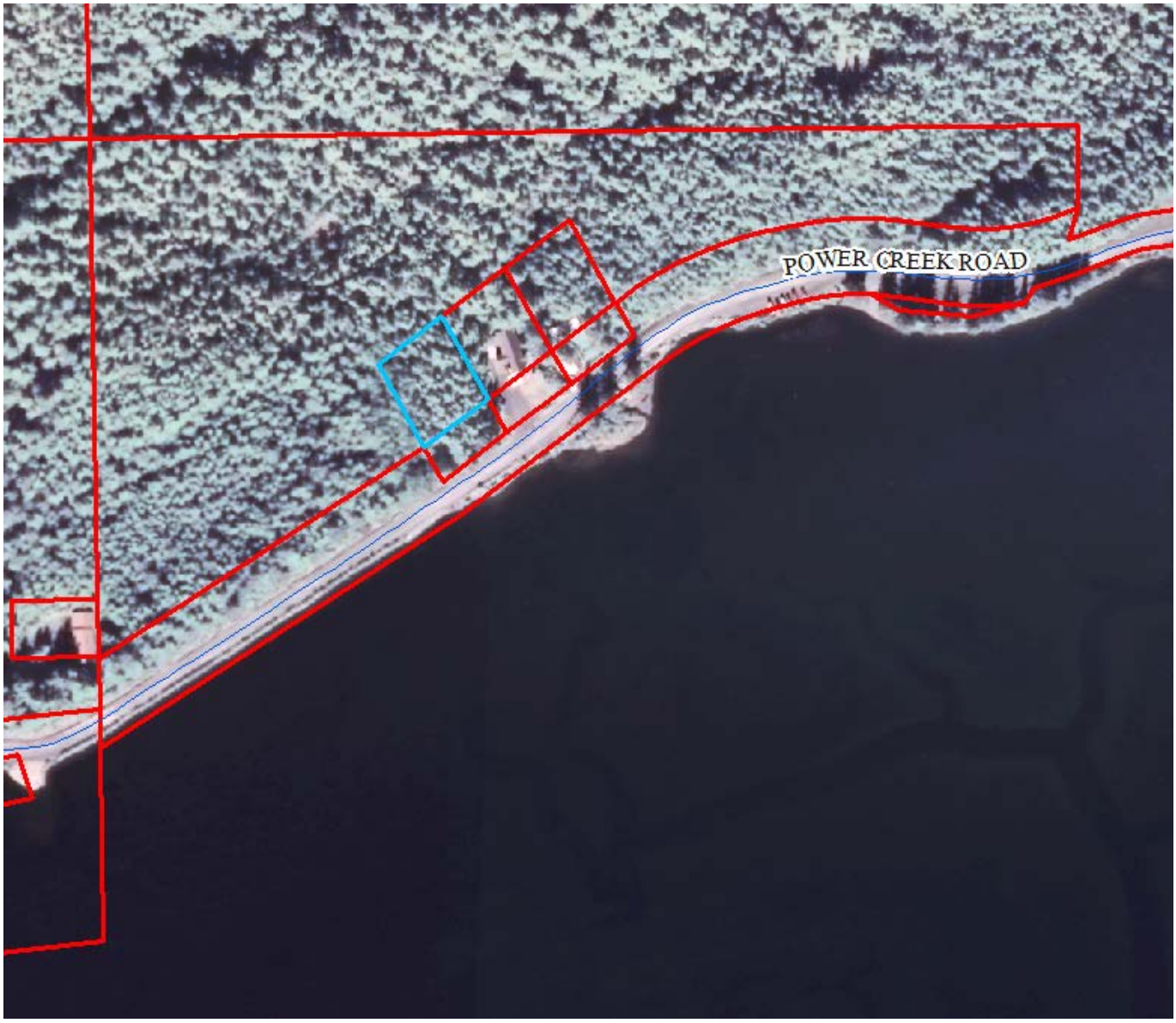
2/6/19 – City Council approved Tania Harrison's proposal.

V. LEGAL ISSUES: None.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES: None.

VII. SUMMARY AND ALTERNATIVES: The City Council can choose to edit the terms of the lease or not pass the lease.

Location Map



CITY OF CORDOVA, ALASKA
RESOLUTION 03-19-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A TEN (10) YEAR LEASE WITH TANIA HARRISON OF LOT 1, USS 4606 WHICH INCLUDES AN OPTION TO PURCHASE

WHEREAS, it is in the City of Cordova's best interest to lease Lot 1, USS 4606 ("Property") to Tania Harrison for the use specified in the lease agreement; between the City of Cordova, Alaska ("City") and Tania Harrison attached to this resolution as Exhibit A ("Lease"); and

WHEREAS, it is also in the city's best interest to offer an option to purchase to Tania Harrison upon the terms provided in the lease.

NOW, THEREFORE BE IT RESOLVED THAT the City Council of the City of Cordova hereby authorizes and directs the City Manager to enter into a lease on the property with the Tania Harrison in accordance with the terms in the Lease. The form and content of the Lease now before this meeting is in all respects authorized, approved and confirmed by this resolution, 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.

PASSED AND APPROVED THIS 6th DAY OF MARCH 2019

_____
Clay R. Koplin, Mayor

ATTEST:

_____
Susan Bourgeois, CMC, City Clerk

DRAFT

SEALED PROPOSAL FORM

All proposals must be received by the Planning Department by December 28th, 2018 at 10 AM.

Property: Lot 1, USS 4606

Name of Proposer: TANIA HARRISON

Name of Organization:

Address: PO BOX 931
CORDOVA AK 99574

Phone #: 907-205-7802

Email: taniaharrison90@gmail.com

Proposed Price $ 45,000

SUBMITTAL OF PROPOSAL

Please mail proposals to: **City of Cordova**
Attn: Planning Department
P.O. Box 1210
Cordova, Alaska 99574

Or email proposals to planning2@cityofcordova.net. The email subject line shall be "Proposal for Lot 1, USS 4606," and the proposal shall be attached to the email as a PDF file.

Or deliver your proposal to the front desk at City Hall.

Proposals received after December 28th, 2018 at 10 AM will not be considered.

Tania Harrison
Proposal for Lot 1 USS 4606

1. **Describe the proposed development in detail**

The development on Lot 1 will be a residential home. A gravel driveway extending from the road through Lot 6 will curve left to parallel the front of Lot 1. A post-beam frame house will be built on the level part of the lot. The home will be 28' x 34' with a 7' x 23' deck on the front and a 5' x 11' mudroom on the left side. The house will have red metal siding with white trim and a neutral-green metal roof.

The front room of the house will feature an open living-dining room with a sliding glass door and large windows. A U-shaped kitchen will be situated aft of the dining area. A hallway running aft will separate the full bath and laundry on the right and bedroom on the left. A staircase will lead up to the loft. Ceiling heights on the first floor will be 8' except in the living room where the ceiling shall be open to the roofline. The 18'x20' loft will contain a small ¼ bath, master bedroom, and storage closet.

The home will be heated with under floor heat on the first floor, supplemented by a wood-stove. The oil furnace for the under floor heat will also heat the domestic hot water. The house will be connected to city water and a septic will be dug on the property near the right corner of the driveway.

2. **What is the proposed square footage of the development**

The footprint of the house will be 28' x 34' with a 5' x 11' mudroom and an 18' x 20' loft for a total of 1367 sq. ft.

3. **Provide a sketch, to scale, of the proposed development in relationship to the lot.**

See attachments.

4. **Describe the benefit of the proposed development to the community**

The lot will be a private residence for my future family and me. In addition to property tax revenue, the city will benefit from the employment of local contractors and day laborers during construction. I am an active member of the Cordova Volunteer Fire Department and an enthusiastic volunteer at many other organizations and events in town. Having a home in Cordova will enable me to continue to serve my community year-round.

5. **What is the value of the proposed improvements**

Driveway $12,000
Septic $15,000
Water Hook-up $10,000

Tania Harrison
Proposal for Lot 1 USS 4606

Electricity Hook-up $10,000
House $140,000
Total: 187,000

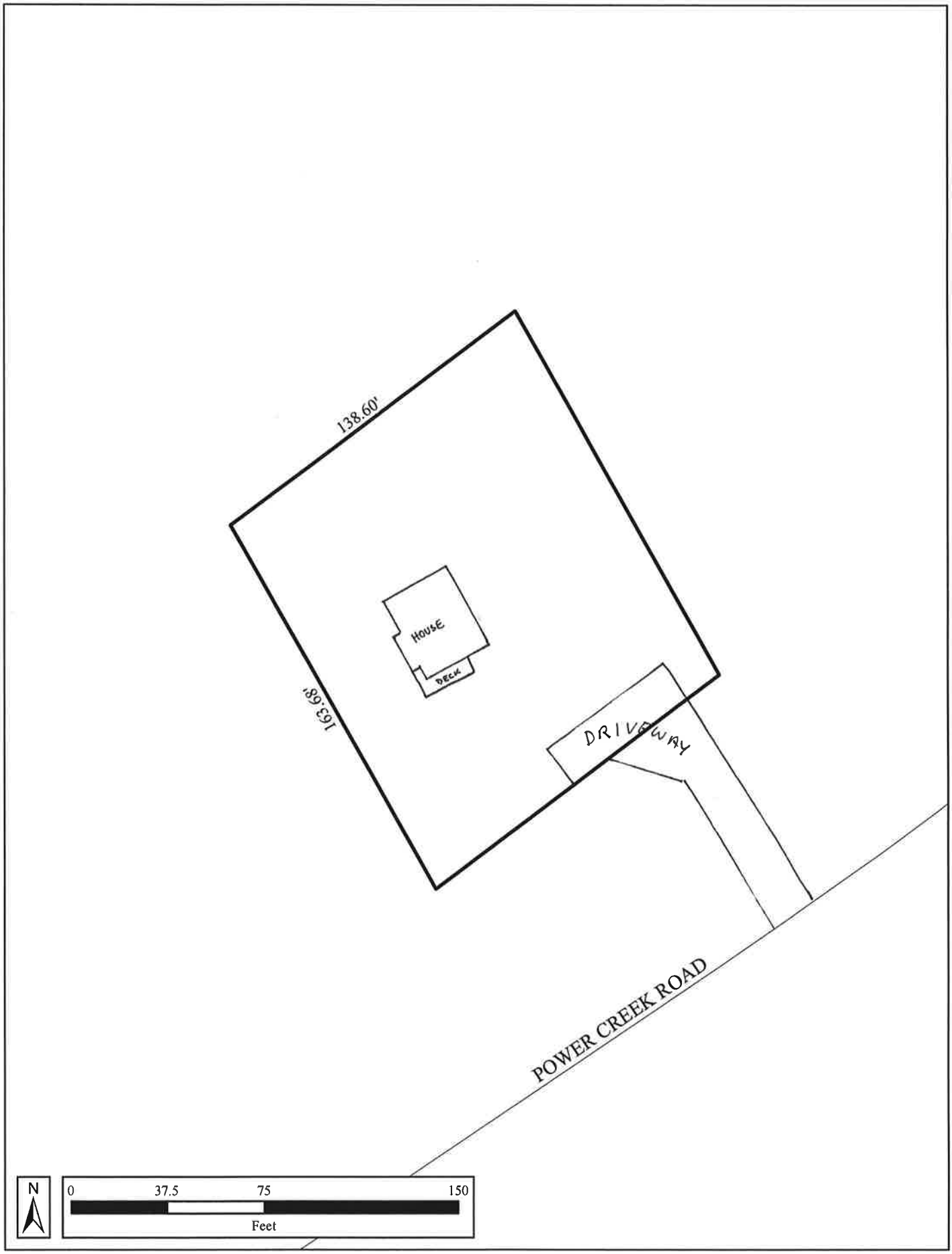
Quotes were obtained verbally on the lot-site from Wilson Construction per my request. CEC would not provide me with a quote to hook up electricity but they said it could cost anywhere from $0-$10,000. The quote for house construction is an estimate of the cost to build the house myself.

6. What is your proposed timeline for development

Year 1: Driveway, septic, clearing land for construction
Year 2: Foundation
Year 3: Framing & Roofing
Year 4: Plumbing/Electrical
Year 5: Finish-work & Appliances

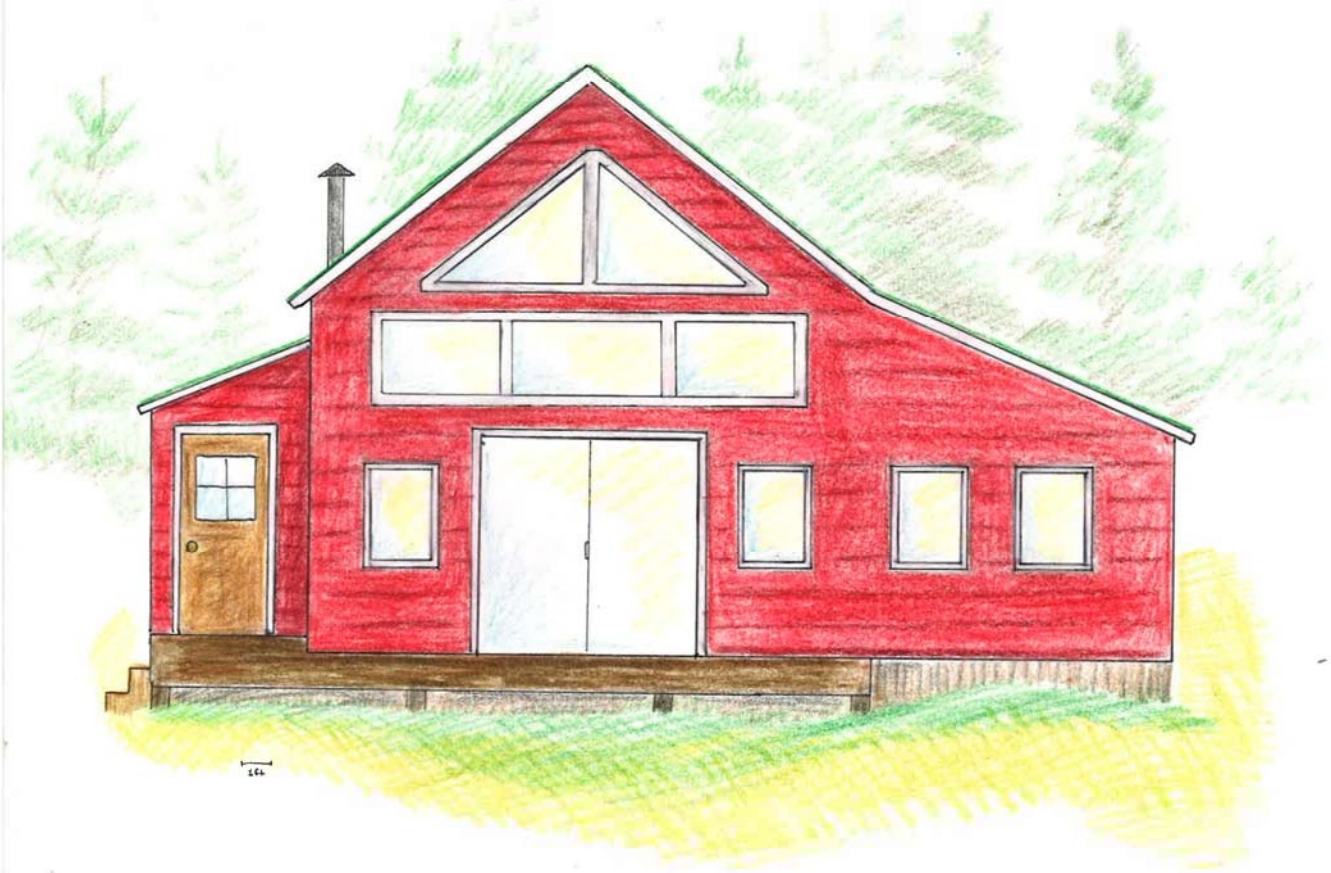
In the years following construction of the house there will be additions of a small wood shed and a carport for the driveway.

Attachment C

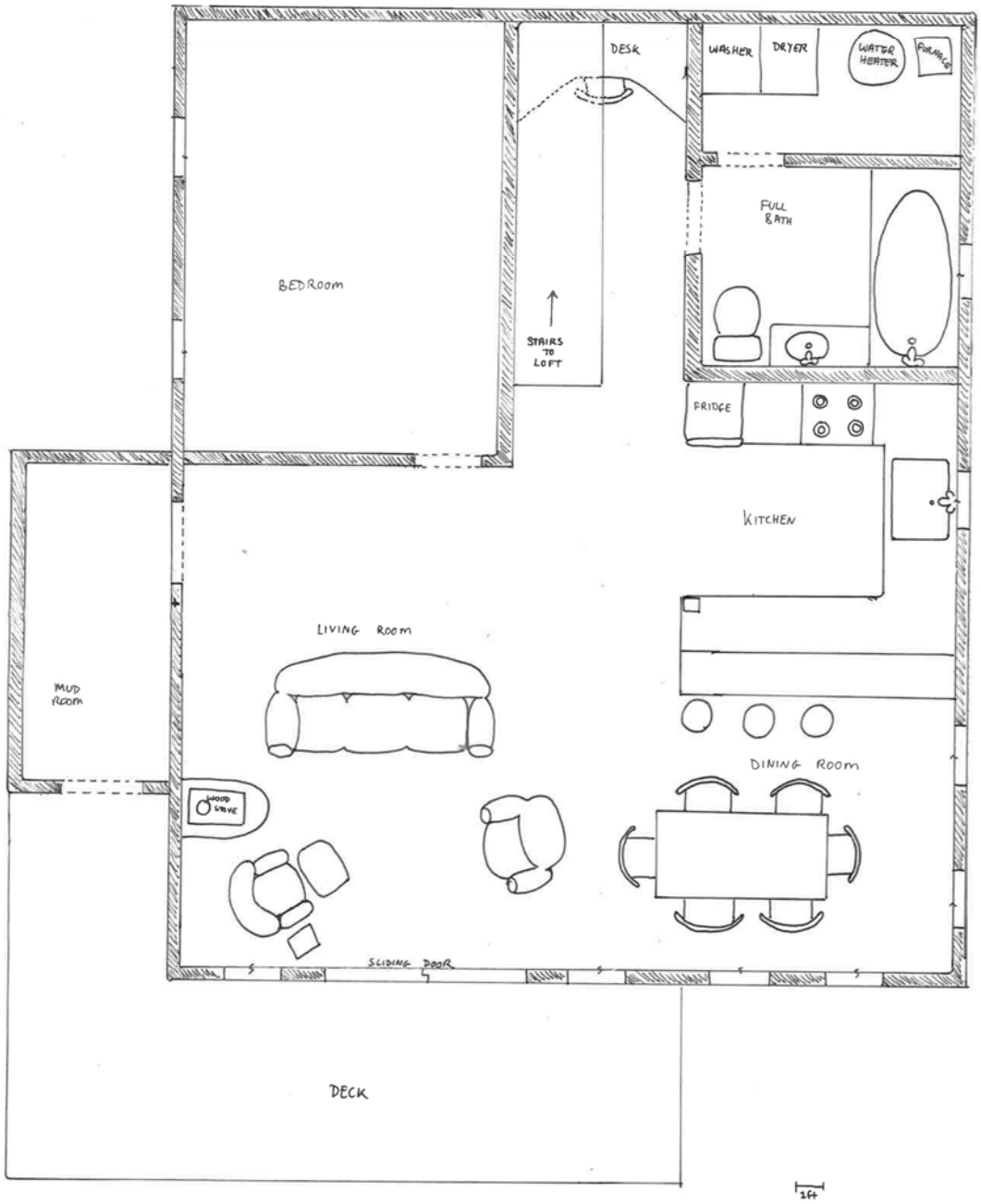


HOUSE
DECK
DRIVEWAY
Power Creek Road

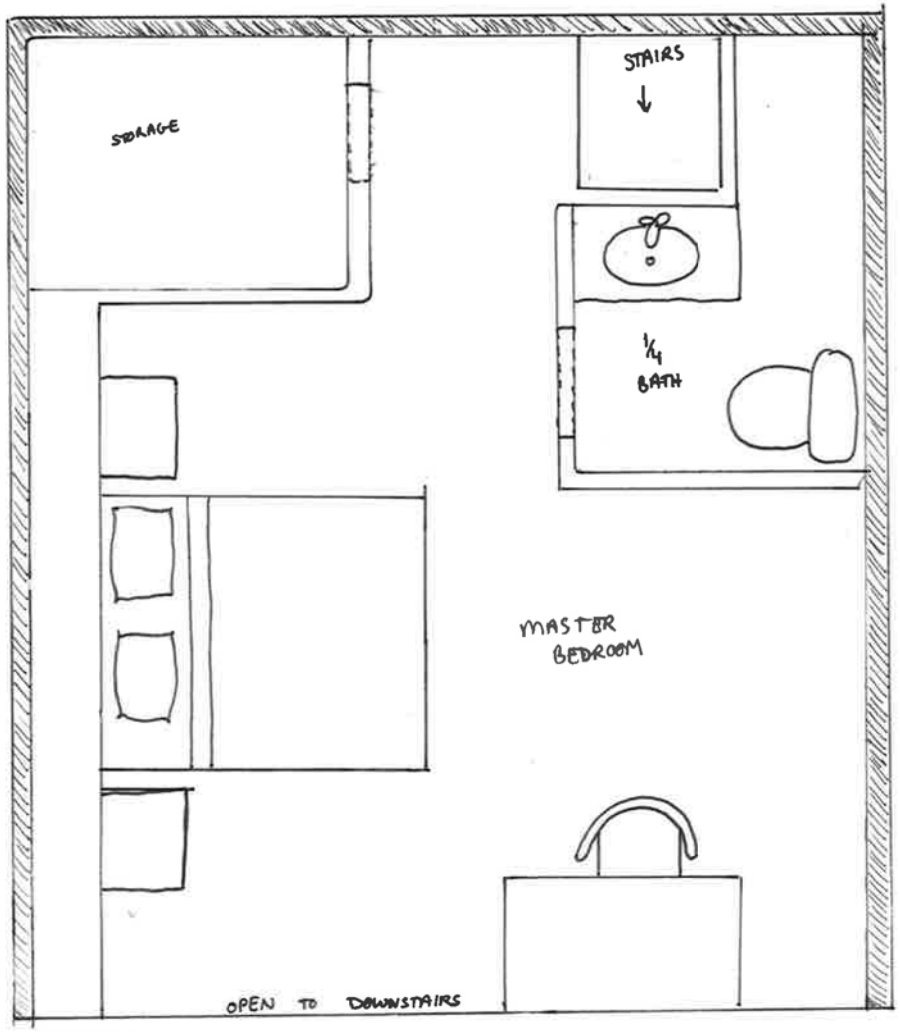
TANIA HARRISON
LOT 1 USS 4606 PROPOSAL
FRONT ELEVATION PLAN



TANIA HARRISON
LOT 1 USS 4606 PROPOSAL
FLOOR PLAN



TANIA HARRISON
LOT 1 USS 4606 PROPOSAL
LOFT PLAN



CITY OF CORDOVA, ALASKA
RESOLUTION 03-19-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA OPPOSING THE INCORPORATION OF THE PRINCE WILLIAM SOUND BOROUGH AS DISCUSSED IN 2018-2019, AND STAYING THE DUTIES OF THE PRINCE WILLIAM SOUND BOROUGH ADVISORY COMMITTEE

WHEREAS, The City of Cordova has participated in a feasibility study regarding the incorporation and formation of a home rule borough called "the Prince William Sound Borough ("PWS Borough")" which could include any combination of or all the following cities: Cordova, Girdwood, Valdez, Chenega, Tatitlek, and Whittier; and

WHEREAS, City Council created the Cordova PWS Borough Advisory Committee to participate in and provide recommendations regarding the formation of the PWS Borough as proposed and discussed among interested parties in 2018-2019; and

WHEREAS, the PWS Borough Advisory Committee found that the Borough is financially feasible and may have benefits for the City and its citizens, but could not definitively determine that the Borough would be advantageous for Cordova as it relates to non-financial, complex issues; and

WHEREAS, it is in the City's best interest to preserve City resources until PWS Borough sponsors have an opportunity to address the City's outstanding questions.

NOW, THEREFORE BE IT RESOLVED THAT:

Section 1

A. The City shall not expend any additional resources to participate in or fund any effort by any association or group to promote, develop or support the formation and incorporation of the PWS Borough as proposed and discussed among interested parties in 2018-2019; and

B. Cordova City Council opposes the formation and incorporation of the PWS Borough as discussed among interested parties in 2018-2019; and

C. The duties of the PWS Borough Advisory Committee are stayed. The PWS Borough Advisory Committee shall resume its duties under Resolution 09-18-26 if the City Council determines it is necessary at a later point in time.

Section 2

Resolution 09-18-26 is repealed to the extent it contradicts this resolution.

PASSED AND APPROVED THIS 6th DAY OF MARCH 2019

_____
Clay R. Koplin, Mayor

ATTEST:

_____
Susan Bourgeois, CMC, City Clerk

DRAFT

AGENDA ITEM 17
City Council Meeting Date: 3/6/2019
CITY COUNCIL COMMUNICATION FORM

FROM: **Public Works**

DATE: **March 1, 2019**

ITEM: **Match Agreement for Community Transportation Program (CTP)**

NEXT STEP: **Vote on match amount**

_____ INFORMATION _____ RESOLUTION
__X__ MOTION _____ ORDINANCE

I. REQUEST OR ISSUE: Motion to approve a level of match commitment for Community Transportation Program (CTP) grant

II. RECOMMENDED ACTION / NEXT STEP: "I move to support a Community Transportation Program grant application for $4 Million Dollars, with the city matching 20%."

III. FISCAL IMPACTS: 20% of $4M is $800,000. These matching grant opportunities are critical for Cordova streets and sidewalks. Not only does the community get a large project for a small fraction of the cost, but also gets an end product that cuts down significantly on operations and maintenance in the future.

Below is the table from the ADOT cost estimate for the 7th Street project. As with the 7th Street match, the CTP match will be distributed across phases. For example, the 7th Street match in year one would be $8,500 for design. Year two would be $86,700 based on the ADOT estimate. A rule of thumb is that the design cost will be approximately 10% of the project cost.

Confirmed Project Estimate:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	TOTAL
Preliminary Engineering	85,000	52,000					137,000
Utilities		30,000					30,000
Right of Way							0
Construction		785,000					785,000
Total	85,000	867,000	0	0	0	0	952,000

A 20% match schedule for a $4M project could be spread over years; for example: Year 1 match = $180,000 and Year 2 (if all construction occurred in Year 2) match = $620,000.

IV. <u>BACKGROUND INFORMATION:</u> The number one priority for the Public Works Department is 2nd Street from Davis Avenue to the Copper River Highway for these reasons:

1. There is not a storm drain system between Browning Avenue and Council Avenue.
2. Storm water infiltration from roof drains on Second Street, especially from Browning to Council creates havoc during high water events at the wastewater treatment plant.
3. Second Street drainage in general is inadequate and the maintenance/repairs required for potholes is a huge cost to the Streets Department both in money and time.
4. The parking on the corner of Council and Second Street is unsafe.
5. The parking and traffic flow from the Grade School down the alley by the Red Dragon is unsafe for pedestrian and is frequently traveled by school age kids.

The average linear foot cost of the Adams Avenue project, the South Fill road project, and the estimated 7th Street project is approximately $2,000.00. A rough estimate to complete 2nd Street from Davis to the Copper River Highway would be 3.8 million.

For this grant, the applications will be grouped in this format 1) Urban and Rural, and 2) Remote. Communities **not connected to the road system by road or ferry** are considered *Remote*. All other communities are considered *Urban and Rural*. We will be competing with urban areas. Urban areas will be able to out score us on safety concerns. The majority will have some type of documented safety issue – minor injuries to pedestrians, vehicle accidents or even fatalities these are points that we cannot receive. The best way for us to gain an edge over similar sized communities who also cannot compete with the documented safety concerns is to increase our match. Additional points will provide a higher overall rank and hopefully allow us to outscore some of the Urban areas as well as other communities.

Below is the portion of the criteria concerning the match amount.

Total committed contributio n (including required match)	**Additional contributio n beyond required match** *(Total minus 9%)*	**Points without weighting** *(0.2 pt for each 1%)*	**Points with weighting** *(times 5)*
9.03%	0	0	0
14%	5%	1	5
25%	16%	3.2	16

V. <u>LEGAL ISSUES:</u> No known legal concerns.

VI. <u>CONFLICTS OR ENVIRONMENTAL ISSUES:</u>

VII. <u>SUMMARY AND ALTERNATIVES:</u> Council can alter the match percentage and total project cost in the motion. Altering the match percentage up or down would impact the grant score. If the total project cost is decreased, staff would submit a grant that had less of a scope. If the total project cost is increased, staff would increase the scope of the project.

Council can choose to not commit to a grant.

City Council of the City of Cordova, Alaska

Pending Agenda March 6, 2019 Regular Council Meeting

A. Future agenda items

1) Code change re Council member service on boards/commissions, re mobile restaurant approval
2) Need for a Federal Lobbyist/RFP
3) Odiak Camper Park and/or other locations for long term rv/trailer space rentals in Cordova
4) Harbor expansion Town Hall type meeting - public input
5) Resolution 12-18-36 re E-911, will be back when a plan has been made, referred 12/19/18

B. Upcoming Meetings, agenda items and/or events:

1) Capital Priorities List and Resolution to come before Council quarterly:

   3/6/2019 6/5/2019 9/4/2019 12/4/2019

2) Staff quarterly reports will be in the following packets:

   4/17/2019 7/17/2019 10/16/2019 1/15/2020

3) Healthcare study joint meetings Council, CCMCA Board & NVETC - mtg of the principles held 1/29/19

   next principles mtg tba

4) Strategic Planning - revisit plan

   3/14/2019 work session immediately following spec mtg to certify election

5) Work Session with UBS and Finance Department - update on City Investments/Finances

   3/20/2019 6:00 pm before regular meeting

6) ADoT reps in town for Whiteshed Road Pedestrian Path Project Kickoff meetings

   3/21/2019 evening public meeting time & location tba

7) Sometime in **late March/early April 2019** - joint work session with Planning Commission, City Council and Comprehensive Plan Committee
8) BDO - City 2017 audit presentation - either combined with work session on **3/20/19** or on **4/3/19**

Clear direction should be given to Clerk/Manager on any proposed agenda item including who is being tasked / what the action will be / when it will be on an agenda

item for action	tasking which staff	proposed date
1) …		
2) …		
3) …		

Mayor Koplin 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.

City Council of the City of Cordova, Alaska

Pending Agenda March 6, 2019 Regular Council Meeting

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

1) Fisheries Advisory Committee:
authorizing resolution 04-03-45
approved Apr 16, 2003

1-Torie Baker, chair (Marine Adv Prgm) 2-Jeremy Botz (ADF&G)
3-Tim Joyce (PWSAC) 4-Jim Holley (AML)
5-Chelsea Haisman (fisherman) 6-Tommy Sheridan (processor)

Mayor Koplin is currently contacting existing members and hopes to have new appointments for Council concurrence soon

2) Cordova Trails Committee:
re-auth res 11-18-29 app 11/7/18
auth res 11-09-65 app 12/2/09

1-Elizabeth Senear 2-Toni Godes
3-Dave Zastrow 4-Ryan Schuetze
5-Wendy Ranney 6-Michelle Hahn

3) Fisheries Development Committee:
authorizing resolution 12-16-43
approved Dec 23, 2016

1-Warren Chappell 2-Andy Craig 3-Bobby Linville
4-Gus Linville 5-Tommy Sheridan 6-Bob Smith

4) PWS Borough Advisory Committee:
authorizing resolution 09-18-26
approved Sept 19, 2018

1-Ezekiel Brown 2-Angela Butler 3-Hayley Hoover
4-Sylvia Lange 5-Barb Jewell 6-
7-

5) Comprehensive Plan Committee:
authorizing resolution 10-18-28
approved Oct 3, 2018

1-Cathy Long 2-Kristin Carpenter 3-Tom McGann
4-Nancy Bird 5-Brooke Johnson 6-Katrina Hoffman
7-Bret Bradford 8-Dave Zastrow 9-Olivia Carroll
10- 11- 12-

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

1) Prince William Sound Regional Citizens Advisory Council

Robert Beedle re-appointed June 2018 2 year term until May 2020
re-appointed March 2016
re-appointed March 2014
appointed April 2013

2) Prince William Sound Aquaculture Corporation Board of Directors

Tom Bailer re-appointed October 2018 3 year term until Sept 2021
appointed February 2017-filled a vacancy

3) Southeast Conference AMHS Reform Project Steering Committee

Mike Anderson appointed April 2016 until completion of project
Sylvia Lange alternate

MARCH 2019

CALENDAR MONTH	MARCH
CALENDAR YEAR	2019
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
24	25	26	27	28	1	2
3	4 absentee voting @ City Hall Feb 19 - Mar 4 M-F 8a-5p	PWSAC Spring Mtg 9am CCAB Cordova General Election 7am - 8pm CCER	2019 assessments notices mailed CHS end of 3Q 6:00 Council work session 7:00 Council reg mtg CCAB	7 CSD Spring Break March 7 - 15, 2019 CHS Basketball Interior Conference Tournament in CDV March 7-9, 2019	8	9
10	11 CSD Spring Break March 7 - 15, 2019	12 6:30 P&Z CCAB	13 7:00 Sch Bd HSL 7:00 Harbor Cms CCM 5:30 CTC Board Meeting 6:00 Council work session 7:00 Council reg mtg CCAB	14 CSD Spring Break March 7 - 15, 2019 6:00 Council spec mtg & Council wrk session CCAB	15	16
17	18	19	20	21	22	23
24	25 Seward's Day City Hall Offices Closed	26 6:00 P&R CCM	27 CSD Parent Teacher Conferences March 27 - 29, 2019 6:00 CEC Board Meeting	28 6:00 CCMCAB HCR	29	30
31	1					

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
HCR-CCMC Conference Room

Cncl - 1st & 3rd Wed
P&Z - 2nd Tues
SchBd, Hrb Cms - 2nd Wed
CTC - 3rd Wed
P&R - last Tues
CEC - 4th Wed
CCMCA Bd - last Thurs

APRIL 2019

CALENDAR MONTH	APRIL
CALENDAR YEAR	2019
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2	3 6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	4	5 appeal period for 2019 property assessments closes	6
7	8	9 6:30 P&Z CCAB	10 7:00 Sch Bd HSL 7:00 Harbor Cms CCM	11	12	13
14	15 7:00 Board of Equalization Meeting CCAB	16	17 5:30 CTC Board Meeting 6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	18	19 April 19-27	20
21 Easter Sunday	22	23	24 6:00 CEC Board Meeting	25 6:00 CCMCAB HCR	26	27
28	29	30 6:00 P&R CCM	1	2	3	4
5	6					

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P&Z - 2nd Tues
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CTC - 3rd Wed
P&R - last Tues
CEC - 4th Wed
CCMCA Bd - last Thurs

MAY 2019

CALENDAR MONTH	MAY
CALENDAR YEAR	2019
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1 6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	2	3	4
5	6	7 6:30 P&Z CCAB	8 7:00 Sch Bd HSL 7:00 Harbor Cms CCM	9	10	11
12 	13	14	15 5:30 CTC Board Meeting 6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	16 	17	18 CHS Graduation
19	20	21	22 6:00 CEC Board Meeting	23 6:00 CCMCAB HCR	24 	25
26	27 Memorial Day City Hall Offices Closed	28 6:00 P&R CCM	29	30	31	1
2	3					

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Cncl - 1st & 3rd Wed
P&Z - 2nd Tues
SchBd, Hrb Cms - 2nd Wed
CTC - 3rd Wed
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:	**Clay Koplin**		March 1, 2016	March-19
3 years	Mayor@cityofcordova.net			
Council members:				
Seat A:	**James Burton**		March 1, 2016	March-19
3 years	CouncilSeatA@cityofcordova.net		March 5, 2013	
Seat B:	**Kenneth Jones**		March 7, 2017	March-20
3 years	CouncilSeatB@cityofcordova.net			
Seat C:	**Jeff Guard**		March 7, 2017	March-20
3 years	CouncilSeatC@cityofcordova.net			
Seat D:	**Melina Meyer**		March 6, 2018	March-21
3 years	CouncilSeatD@cityofcordova.net			
Seat E:	**Anne Schaefer**	elected by cncl	March 6, 2018	March-21
3 years	CouncilSeatE@cityofcordova.net		December 6, 2017	
Seat F:	**David Allison, Vice Mayor**		March 1, 2016	March-19
3 years	CouncilSeatF@cityofcordova.net			
Seat G:	**James Wiese**		March 1, 2016	March-19
3 years	CouncilSeatG@cityofcordova.net			

Cordova School District School Board - Elected

length of term		Date Elected	Term Expires
3 years	**Barb Jewell, President**	March 1, 2016	March-19
	bjewell@cordovasd.org	March 5, 2013	
3 years	**Bret Bradford** bbradford@cordovasd.org	March 6, 2018	March-21
		March 3, 2015	
3 years	**Tammy Altermott**	March 1, 2016	March-19
	taltermott@cordovasd.org	March 5, 2013	
3 years	**Peter Hoepfner**	March 6, 2018	March-21
		March 3, 2015	
	phoepfner@cordovasd.org	March 6, 2012	
		March 3, 2009	
		March 7, 2006	
3 years	**Sheryl Glasen**	March 7, 2017	March-20
	saglasen@cordovasd.org	March 4, 2014	
	Vacant (appointed, non-voting)		
	City Council Rep		

seat up for re-election in 2019	***vacant***
board/commission chair	
seat up for re-appt in Nov 19	

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	**Kristin Carpenter**		March 7, 2017		March-20
3 years	**Greg Meyer**	elected by board to fill a vacancy due to resignation	July 19, 2018		March-19
3 years	**April Horton**		March 7, 2017		March-19
3 years	**Linnea Ronnegard**		March 6, 2018		March-21
3 years	**Gary Graham**	elected by board to fill a vacancy due to resignation	May 31, 2018	seat will be up for a 2 yr term in 2019	March-21

Library Board - Appointed

length of term		Date Appointed	Term Expires
3 years	**Mary Anne Bishop, Chair**	November-16 November-13 November-10 November-06	November-19
3 years	**Wendy Ranney**	November-18 November-15 April-13	November-21
3years	**Sherman Powell**	June-18	November-19
3 years	**Sarah Trumblee**	February-18	November-20
3 years	**Krysta Williams**	February-18	November-20

Planning and Zoning Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	**Nancy Bird**	November-16	November-19
3 years	**Allen Roemhildt**	November-16 January-14	November-19
3 years	**Scott Pegau, vice chair**	November-17 December-14 December-11	November-20
3 years	**John Baenen**	November-18 November-15 December-12	November-21
3 years	**Tom McGann, chair**	November-17 December-14 December-11 April-11	November-20
3 years	**Chris Bolin**	November-18 September-17	November-21
3 years	**Trae Lohse**	November-18	November-20

seat up for re-appt in Nov 19

seat up for re-election in 2019

vacant

board/commission chair

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**	November-17	November-20
3 years	**Andy Craig**	November-16	November-19
3 years	**Max Wiese**	November-17 January-14 March-11	November-20
3 years	**Ken Jones**	November-16 February-13	November-19
3 years	**Jacob Betts, Chair**	November-18 November-15	November-21

Parks and Recreation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	**Wendy Ranney, Chair**	November-18 November-15 August-14	November-21
3 years	**Anne Schaefer**	November-17	November-20
3 years	**Ryan Schuetze**	August-18	November-21
3 years	**Kirsti Jurica**	November-18	November-21
3 years	**Marvin VanDenBroek**	November-16 February-14	November-19
3 years	**Karen Hallquist**	November-16 November-13	November-19
3 years	**Dave Zastrow**	November-17 February-15 September-14	November-20

Historic Preservation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	**Cathy Sherman**	August-16	November-19
3 years	**Heather Hall**	August-16	November-19
3 years	**Brooke Johnson**	August-16	November-19
3 years	**John Wachtel**	November-18 August-16	November-21
3 years	**Wendy Ranney**	November-18	November-21
3 years	**Nancy Bird**	November-18 November-17	November-21
3 years	**Jim Casement, Chair**	November-17	November-20

seat up for re-election in 2019	**seat up for re-appt in Nov 19**
board/commission chair	***vacant***