

**Regular City Council Meeting  
September 4, 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 September 4, 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**, **Kristin Carpenter**, and **Ken Jones**. Council member **Tom Bailer** was present via zoom videoconference. Council members **Cathy Sherman** and **Dave Zastrow** were 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**

Council member **Jones** declared a conflict on agenda item 8 because that business rents space from him. **Mayor Allison** ruled that it was a conflict, asked **Jones** to recuse from approval of the consent calendar

**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
4. Student Council Report – none

**G. Approval of Consent Calendar**

**5. Minutes:** a. August 21, 2024, City Council Public Hearing Minutes; b. August 21, 2024, Regular City Council Meeting Minutes

**6.** Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council member **Wendy Ranney** from the August 21, 2024, Regular Meeting

**7.** Council action to waive protest for renewal of Liquor License # 41 Alaskan Liquor Store, Package Store License

**8.** Council action to waive protest for renewal of Liquor License # 6008 Copper River Brewing, Brewery Manufacturer License

**9.** Council concurrence of Mayor's appointment of **Sam Greenwood** as the City Representative to the PWSEDD Board of Directors

Vote on the Consent Calendar: 4 yeas, 0 nays, 2 absent, 1 conflict of interest. Zastrow-absent; Sherman-absent; Jones-coi; Bailer-yes; Kinsman-yes; Ranney-yes; and Carpenter-yes. Consent Calendar was approved.

**H. Approval of Minutes** – in consent calendar

**I. Consideration of Bids/Proposals/Contracts** - none

**J. Reports of Officers**

**10.** Mayor's Report – **Mayor Allison** had nothing to report.

**11.** City Manager's Report – **Greenwood** reported: 1) Parks and Recreation Director **Duncan Chisholm** reported on progress on the pool liner replacement project. 2) **Collin Bronson** updated Council on the

South Harbor rebuild project to date, including funding, MARAD reimbursements, construction progress. 3) She and **Sheryl (Glaser)** have been working with Cash vest and decided to move some of the property tax receipts into the AMLIP account to be earning more interest right now. 4) Personnel – we have filled some positions of late – **Alena Craig** is the new Cordova Center coordinator which is great as several events/conferences are coming, AK Historical Society, Board of Fish in December. **Jamie Foode** moved from the Museum Assistant job to the Museum Curator position. **Justin DeAngelis** is the new Fire Marshal, moving up from fire fighter/medic position. Questions for the manager: **Ranney** asked about the volunteer EMTs and whether or not they were being paid for their time, like Council had voted for in the budget. **Greenwood** said she'd look into it.

12. City Clerk's Report - **Bourgeois** reported: 1) her written report in the packet includes an ad about board and commission vacancies that are upcoming in November, appointments to be made in December; 2) she wrote up a little background on the fisheries' committees and is looking for some direction at pending agenda; 3) Nov. 5 is election day, run by State of Alaska Division of Elections – best site for info [www.elections.alaska.gov](http://www.elections.alaska.gov); people with questions can always call Clerk's office at City Hall. Last day to register to vote in order to be able to vote in the General Election is October 6, 2024.

### K. Correspondence

13. 08-26-24 Flyer for Beached Bird Training Session in October

### L. Ordinances and Resolutions

14. Substitute 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 and amending CMC section 5.05.030 to clarify that personal property is exempt from property tax except as otherwise stated – 1<sup>st</sup> reading

**M/Carpenter S/Kinsman** to adopt Substitute 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 and amending CMC section 5.05.030 to clarify that personal property is exempt from property tax except as otherwise stated

**Carpenter** said we have discussed this a couple of times already, we are updating the fee table which hasn't been updated since 1999. **Kinsman** said they had asked the manager for some examples of the increases and she has done so; he thinks the increases are pretty nominal considering how much everything has gone up since 1999. **Jones** said he is not in favor; he does not think this is nominal, there is a new tax levied on permanently registered trailers within this ordinance, he thinks it is a targeted tax. **Ranney** said she agrees with **Jones** – she said we can't continue to raise taxes on the local, year-round residents. **Bailer** said he supports this – we need revenue to run the City. People who might live in housing that doesn't pay property tax do own private vehicles, this is a way they can contribute.

Vote on the motion: 3 yeas, 2 nays (Ranney, Jones), 2 absent (Sherman, Zastrow). Motion was approved.

### M. Unfinished Business - none

### N. New & Miscellaneous Business

15. Council action on disposal of Lot 4A, North Fill Development Park Addition No. 2

**M/Jones S/Ranney** to select Bayside Storage as the winning proposal and direct staff to negotiate an agreement to lease or purchase the property known as Lot 4A, North Fill Development Park Addition Number 2.

**Jones** said he thinks this was the best proposal, he was upset the other proposer withdrew, he had a great idea too. This applicant mentions wanting to work with the City to develop housing units in this proposal. He is happy to see this business, which supports many other businesses, be able to expand. **Ranney** agreed with those comments and added, it is an established, successful business, glad to see it expand. **Kinsman** asked questions of Acting Planner **Kevin Johnson**. He wanted to know the code about watchman's quarters and what is allowable. **Johnson** said that per code watchman's quarters in that zone

may only be occupied by the owner or an employee or relative of the owner. He added, there may only be one watchman's quarters per structure, unless a conditional use permit is granted. **Kinsman** asked about the expected timeframe for this project. **Johnson** said he has seen where the City has gone 5 years to get to substantial completion, could be a 7–10-year lease but lease payments will go toward purchase price if the project gets to substantial completion by the 5-year marker. **Bailer** asked about the timing as far as if we sell this, what stage are we at with moving the impound lot; doesn't seem as though we are ready. **Johnson** said the impound lot has been cleared out of late, maybe only 5-6 vehicles are left there but this will be a case of some growing pains as we try to navigate selling this lot and storing impounded vehicles somewhere until a new secure impound lot is established at the baler site. **Jones** mentioned that a conditional use permit was just approved in that general area for CTC to have 5 apartments so it may suit us well to look at updating that code. **Bailer** also commented that revenue from the sale of property is supposed to go into the permanent fund, and he has never seen proof of that happening. **Carpenter** wonders if in the negotiations we could use a shorter term and then we'd have the money for the impound lot more quickly.

Vote on the motion: 5 yeas, 0 nays, 2 absent (Sherman, Zastrow). Motion was approved.

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

Clerk was directed to work on the Fisheries Committees, she will bring a resolution forward at an upcoming meeting. **Bailer** asked for a discussion on sales tax collection relating to construction projects and which parts of the projects are subject to the cap. It was decided that this discussion would occur when Title 5 sales tax portion comes before them. There will be a work session before the September 18 meeting.

**O. Audience Participation - none**

**P. Council Comments**

**Carpenter** reiterated that October 6 is the last day to register to vote in the General Election on November 5. She encouraged people to take advantage of the privilege we have in this country. She thanked **Duncan** for all the work on the pool – such a huge recreation asset that we have. Thanks to **Sam** for bringing all the information that gives us figures as we work on budget.

**Kinsman** thanked **Sam** for starting budget early. Also thanked **Duncan**, his kids are certainly missing the pool, appreciate efforts to get it back up and running.

**Mayor Allison** commented that the pool is for more than recreation it is important that our kids learn how to swim because we live near the ocean, rivers, lakes. Thanked **Sam** for budget work and also he appreciates her honesty – not wanting to hide the truth about money concerns, not candy-coating it. He looks forward to some good financial reports when everyone is caught up.

**Q. Executive Session - none**

**R. Adjournment**

Hearing no objection **Mayor Allison** adjourned the meeting at 8:22 pm.

Approved: September 18, 2024

Attest:

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Susan Bourgeois, CMC, City Clerk

