

Regular City Council Meeting
October 2, 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 October 2, 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**, and **Dave Zastrow**. Council members **Tom Bailer** and **Kristin Carpenter** were present via zoom videoconference. Council members **Cathy Sherman**, **Wendy Ranney**, and **Ken Jones** were absent. Also present were City Manager **Samantha Greenwood** and Public Works Director/Acting City Planner **Kevin Johnson**.

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
4. Student Council Report – none

G. Approval of Consent Calendar

5. Minutes: Sept 18, 2024, City Council Public Hearing Minutes

6. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council member **Dave Zastrow** from the Sept 18, 2024, Regular Meeting

Vote on the Consent Calendar: 4 yeas, 0 nays, 3 absent. Zastrow-yes; Sherman-absent; Jones-absent; Bailer-yes; Kinsman-yes; Ranney-absent; 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

7. Mayor's Report – **Mayor Allison** reported: 1) He has to go to Anchorage, so **Vice Mayor Kinsman** is going to welcome Pioneers coming for convention and fill in for him at the ribbon cutting at pool.

8. City Manager's Report – **Greenwood** reported: 1) the city deficit cannot be determined until budget is done; the \$3 million loan from permanent fund and \$3.9 million from the general fund, that was discussed at the last work session is a cash flow issue; two separate things not considered a deficit. They are correcting the cash flow issue during this time frame; 2) work session schedule goal to get budget passed on Dec 4, Nov 27 the public hearing would need to be advertised; 3) would like to look at other entities the city gives money to next work session; 4) Cordova Center has already met their revenue goal for the year, 3 large conferences also coming up; 5) Parks and Rec director, **Duncan Chisholm** has resigned, last day Oct 11, filled interim with **Samantha Schneider**; 6) three applications for the planner position, hired a new Deputy Clerk, hired a new utilities clerk, dmv candidate is going through background check, officer

candidate going through background check, hired museum clerk and head librarian, four applicants for the fire/medic position, streets supervisor still needed.

9. City Clerk's Report - **Bourgeois** was not present. 1) Many positions open for boards & commissions; 2) second October regular council meeting is being pushed one week to Oct 23.

K. Correspondence

10. 09-17-24 Letter from Sr. VP External Affairs of Santos Ltd introducing Santos to the community

11. 09-17-24 Email from K. Hayden regarding disposal of Lots 3 & 4, Block 8 Original Townsite

L. Ordinances and Resolutions

12. Ordinance 1221 An ordinance of the Council of the City of Cordova, Alaska enacting Chapter 5.01 "disbursement and investment of city funds"; amending and renaming Chapter 5.04 "warrants" to "signature requirements" and clarifying the signature process on City fund disbursements; amending, renumbering, and renaming Chapter 5.44 "Cordova general reserve fund" to Chapter 5.02 "Cordova permanent fund (general reserve fund)"; repealing Chapter 5.40 "sales tax" and enacting Chapter 5.10 "sales tax" to adopt a registration process for sellers; update the sales tax return, implementation, enforcement, protest, and collection procedures; remove the sales tax exemptions for travel agencies, professional services commissions and fees, and recreational flights; to clarify the exemption for nonprofit entities and expressly exclude rentals from the exemption; and to require purchasers to file a refund application for the sales tax exemption on construction materials and services – 1st reading

M/Kinsman S/Zastrow to adopt Ordinance 1221 An ordinance of the Council of the City of Cordova, Alaska enacting Chapter 5.01 "disbursement and investment of city funds"; amending and renaming Chapter 5.04 "warrants" to "signature requirements" and clarifying the signature process on City fund disbursements; amending, renumbering, and renaming Chapter 5.44 "Cordova general reserve fund" to Chapter 5.02 "Cordova permanent fund (general reserve fund)"; repealing Chapter 5.40 "sales tax" and enacting Chapter 5.10 "sales tax" to adopt a registration process for sellers; update the sales tax return, implementation, enforcement, protest, and collection procedures; remove the sales tax exemptions for travel agencies, professional services commissions and fees, and recreational flights; to clarify the exemption for nonprofit entities and expressly exclude rentals from the exemption; and to require purchasers to file a refund application for the sales tax exemption on construction materials and services

Kinsman says it mostly feels like modernizing the code and some definition changes that affects the public, he is in favor and also would like in second reading to have more verbiage on the definition of construction materials and services. Thinks what gets submitted is valuable information for property values and we are lumping into an upfront tax exemption. **Zastrow** feels it is cleaned up a lot, happy moving forward with it. **Bailer**, still confused on some things and would like input with people who do guiding operations and from councilman **Ranney**. First reading supported. Also said to define what a completed house is. Be more generic on conditions of completed. **Smith** seconds more public input and appreciates work being done on the changes. **Greenwood** concluded council would like a couple of options put into an amendment to mix and match.

Vote on the motion: 4 yeas, 0 nays, 3 absent (Sherman, Ranney, Jones). Motion was approved.

13. Ordinance 1222 An ordinance of the Council of the City of Cordova, Alaska enacting Title 7 "City property" and relocating and renumbering CMC Chapters 5.12, 5.14, 5.16, 5.22, 5.23, 5.24, 5.28, and 5.29 to Chapters 7.10 through 7.80 of title 7 of the Cordova Municipal Code – 1st reading

M/Kinsman S/Zastrow to approve Ordinance 1222 An ordinance of the Council of the City of Cordova, Alaska enacting Title 7 "City property" and relocating and renumbering CMC Chapters 5.12, 5.14, 5.16, 5.22, 5.23, 5.24, 5.28, and 5.29 to Chapters 7.10 through 7.80 of title 7 of the Cordova Municipal Code

Kinsman said he looks forward to more points brought out on this in the future. **Johnson** reiterates this ordinance is only moving the code to a different section and changes to verbiage would be done at a later time in a new ordinance. **Kinsman** said he is in favor. **Zastrow**, in favor. **Carpenter**, Agrees. **Bailer**, supports.

Vote on the motion: 4 yeas, 0 nays, 3 absent (Sherman, Ranney, Jones). Motion was approved.

14. Resolution 10-24-31 A resolution of the Council of the City of Cordova, Alaska, encouraging the State of Alaska and the US Secretary of Commerce to declare fisheries disaster as follows: 2024 Prince William Sound pink and chum salmon; and to encourage the same to declare a condition of economic disaster in Cordova as a result

M/Zastrow S/Kinsman to approve Resolution 10-24-31 A resolution of the Council of the City of Cordova, Alaska, encouraging the State of Alaska and the US Secretary of Commerce to declare fisheries disaster as follows: 2024 Prince William Sound pink and chum salmon; and to encourage the same to declare a condition of economic disaster in Cordova as a result.

Greenwood says they are still waiting on previous disaster funds from 2020 and 2018. **Kinsman** seconds, suggests putting together encouragement to go to our representatives. **Zastrow**, supports going for fishery funds, wishes it was a faster process. **Bailer**, supports but has questions on yearly expectations- are we guaranteeing our natural resources? do we do this every time fish don't come back? Are we guaranteeing people income? **Carpenter** supports, she thanked **Jess Rude** and CDFU for putting this together said the numbers are staggering. **Jess Rude** said that ADF&G really helped with the numbers also.

Vote on the motion: 4 yeas, 0 nays, 3 absent. Motion was approved.

15. Resolution 10-24-32 A resolution of the Council of the City of Cordova, Alaska, disbanding the Fisheries Advisory Committee and the Fisheries Development Committee, consolidating the roles of those two committees, authorizing establishment of the Cordova Fisheries Committee (CFC), and tasking the CFC with the consolidated roles

M/Kinsman S/Carpenter to approve Resolution 10-24-32 A resolution of the Council of the City of Cordova, Alaska, disbanding the Fisheries Advisory Committee and the Fisheries Development Committee, consolidating the roles of those two committees, authorizing establishment of the Cordova Fisheries Committee (CFC), and tasking the CFC with the consolidated roles

Kinsman believes this will give us the appropriate representation. **Carpenter** said it makes sense to be more efficient. **Bailer** and **Zastrow** said they both support.

Vote on the motion: 4 yeas, 0 nays, 3 absent. Motion was approved.

M. Unfinished Business –none

N. New & Miscellaneous Business

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

Kinsman asked if the budget work sessions could be adjusted as follows: 11/6 be held on 11/7 instead and 11/20 be held on 11/19 instead.

Greenwood suggested having a work session on the Oct 16 on sales taxes to make time on the Oct 23 to have public hearing and second reading. **Greenwood** will send out the attorney's PowerPoint to everyone. **Kinsman** is in favor of that.

O. Audience Participation - none

P. Council Comments

Bailer said he is envisioning for the tax code – an FAQ page and we will get the questions by reaching out to businesses. Overall, the goal is to spread these taxes out more, not just on property owners and picking up these loose ends is helping toward that. He will be traveling a lot, for the rest of his term really, as it has become necessary to be with aging family. He knows it is not ideal, but he takes his role seriously and attendance is important, he paid \$150 change fee to accommodate tonight's schedule. He appreciates those in attendance tonight.

Carpenter echoed **Bailer's** comments for materials that will help people through the tax code changes. Glad to hear about the new hires **Greenwood** mentioned tonight. She thanked staff and the City attorney for the time given to this, to streamline, and make this code more current.

Zastrow echoed the thanks to staff and council.

Kinsman thanked those who may be online listening, this is Title 5, it's how our community taxes and no one is here to comment/participate. This does matter and he is hopeful more people will be here for second reading. Business owners, citizens, we really do listen to what you have to say. He thanked staff, this was a huge undertaking; he appreciates the city manager taking the baton and running with it and keeping the forward momentum on this. He offered kudos to Council member **Bailer**; he knows remote participation is not easy and he really appreciates his attendance, his ability to remain engaged and his insight.

Q. Executive Session

17. Council discussion of recent land disposal action and negotiations, to be discussed in executive session because it is a subject the immediate knowledge of which would clearly have an adverse effect on the finance of the government.

M/Kinsman S/Zastrow to go into an executive session for a Council discussion of recent land disposal action and negotiations, to be discussed in executive session because it is a subject the immediate knowledge of which would clearly have an adverse effect on the finance of the government.

Vote on the motion: 4 yeas, 0 nays, 3 absent. Motion was approved.

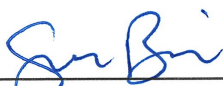
Mayor Allison called for a five-minute recess to clear the room at 8:05pm. Council entered the executive session at 8:10pm. Council was back in open session at 8:25pm.

Mayor Allison stated they gave staff direction in the executive session regarding continued negotiations on the land sale.

R. Adjournment

Hearing no objection **Mayor Allison** adjourned the meeting at 8:27 pm.

Approved: November 20, 2024

Attest: 

Susan Bourgeois, CMC, City Clerk

