

**Regular City Council Meeting
November 20, 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 November 20, 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 member **Wendy Ranney**. Council members **Tom Bailer**, **Cathy Sherman**, **Kasey Kinsman**, **Dave Zastrow**, **Kristin Smith**, and **Ken Jones** were present via zoom videoconference. Also present were City Manager **Samantha Greenwood** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

Hearing no objection to approval of the agenda, **Mayor Allison** declared it approved.

E. Disclosures of Conflicts of Interest and ex parte communications - none

F. Communications by and Petitions from Visitors

1. Guest speakers - **Dave Reggiani**, Sheridan Alpine Association 2023-2024 Mt. Eyak Ski Area Season Summary. Sheridan Alpine presented a recap of last season.
2. Audience comments regarding agenda items - none
3. Chairpersons and Representatives of Boards and Commissions - none
4. Student Council Report – written report in packet

G. Approval of Consent Calendar

5. Minutes: a. Oct. 2, 2024, Regular City Council Meeting Minutes

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

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

6. Mayor's Report – **Mayor Allison** said he gave a 2-minute interview with **Margie Bauman** of the Cordova Times about the resolution passed opposing the board of fish hatchery proposal.

7. City Manager's Report – **Greenwood** reported: 1) she and **Samantha Hagerty-Schneider**, P&R Director have reached out to Cordova Ice Worm Swim Team and are in discussions; 2) fisheries disaster from 2018-2020 – we have been contacted, filled out an application, and will be receiving \$770,000; 3) City Planner candidate we offered the job to has backed out, we are talking to the other applicant interviewed, we'll see where that goes; 4) we heard that we did not receive the PIDP grant for North Harbor; 5) we have submitted a grant for sewer upgrades, should hear soon.

8. City Clerk's Report a. notice of upcoming board & commission vacancies. **Bourgeois** reported she has been working on 2025 Regular Election which will be March 4, 2025. Mayor, 3 Council seats, 2 HSB, 2 School Board. Declaration of candidacy will open in December.

K. Correspondence

9. Multiple (9) Letters about Cordova Iceworm Swim Team

10. Multiple (2) Letters about Cordova Chamber of Commerce Funding

11. 11-12-24 Chamber of Commerce comments to AMHS regarding summer 2025 schedule

12. 11-12-24 Email from P Kelly regarding staff comments to easement request
13. 11-13-24 Email from N Casciano regarding City budget
14. 11-13-24 Guard/Hawxhurst email regarding econ dev property tax exemptions

L. Ordinances and Resolutions

15. Ordinance 1223 An ordinance of the Council of the City of Cordova, Alaska establishing economic development property tax exemptions related to commercial and residential development in the city and setting forth criteria for such exemptions in a standardized application form – 2nd reading

M/Smith S/Ranney to adopt Ordinance 1223 an ordinance of the Council of the City of Cordova, Alaska establishing economic development property tax exemptions related to commercial and residential development in the city and setting forth criteria for such exemptions in a standardized application form

Smith said she is in support, we've spent a fair amount of time discussing the types of investments we want to provide incentives for. **Ranney** said she has re-thought this and agrees with **Bailer** now, she'd like to amend, upon reflection she believes we should remove the single-family residential exemption and focus on mixed-use, commercial, and multi-family residential.

M/Ranney S/Bailer to amend the ordinance by removing any exemptions on single family residential homes.

Bailer supports the amendment. **Jones** said he does not support the amendment, we are trying to incentivize development, a compromise was made last time, and we came off a full exemption for single family, he is not in favor of any more changes. **Smith** said she does not support the amendment.

Vote on the motion to amend: 2 yeas, 5 nays. Ranney-yes; Smith-no; Bailer-yes; Kinsman-no; Sherman-no; Jones-no; and Zastrow-no. Motion failed.

Bailer said he is not in support. Others said they would support.

Vote on the main motion: 5 yeas, 2 nays. Sherman-yes; Kinsman-yes; Jones-yes; Zastrow-yes; Smith-yes; Bailer-no; and Ranney-no. Motion was approved.

16. Substitute Ordinance 1224 An ordinance of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a Purchase and Sale Agreement with Paul and Linda Kelly, doing business as Bayside Storage, for property described as Lot 4A, North Fill Development Park Addition #2 – 1st reading

M/Ranney S/Kinsman to adopt Substitute Ordinance 1224 an ordinance of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a Purchase and Sale Agreement with Paul and Linda Kelly, doing business as Bayside Storage, for property described as Lot 4A, North Fill Development Park Addition #2

Ranney said we changed this to a sale instead of a lease with option to purchase, I am happy to see that, will support. Each council member spoke in support and had no additional comments.

Vote on the motion: 7 yeas, 0 nays. Ranney-yes; Bailer-yes; Kinsman-yes; Jones-yes; Sherman-yes; Smith-yes; and Zastrow-yes. Motion was approved.

17. Ordinance 1225 An ordinance of the Council of the City of Cordova, Alaska authorizing the transfer of \$289,898 from the Permanent Fund Grant Project Fund, 104-901-57340, to the Grant Administration – Transfer from Permanent Fund, 401-390-49998, to pay the Second Street upgrade project and Whitshed pedestrian path project grant matches for FY25 – 1st reading

M/Jones S/Ranney to adopt Ordinance 1225 An ordinance of the Council of the City of Cordova, Alaska authorizing the transfer of \$289,898 from the Permanent Fund Grant Project Fund, 104-901-57340, to the Grant Administration – Transfer from Permanent Fund, 401-390-49998, to pay the Second Street upgrade project and Whitshed pedestrian path project grant matches for FY25

Jones said this is what the permanent fund is for, supporting public infrastructure projects, he supports this. Every other council member also said they would support.

Vote on the motion: 7 yeas, 0 nays. Jones-yes; Kinsman-yes; Ranney-yes; Sherman-yes; Bailer-yes; Smith-yes; and Zastrow-yes. Motion was approved.

M. Unfinished Business - none

N. New & Miscellaneous Business

18. Discussion of City of Cordova comments regarding Kelly access easement request with State

Mayor Allison said this was before Council because the city put in comments on an easement application and he thought it should have been discussed at the Council table first. **Sherman** said this is complicated but this is a staff matter, staff replied as they should have and she believes Council should direct the mayor to contact the state and tell them that the comments submitted by staff were the official city comments. She believes the mayor's comments to the state were out of line. **Jones** disagreed and agreed with the mayor's comments. **Ranney** disagreed with **Jones**, agreed with **Sherman** and also thinks Council should direct the mayor to retract his comments because his comments were made as mayor without the direction from Council to make those comments. **Mayor Allison** said he would contact the state if Council directs him to but he will not retract his entire comments because he does believe the Council has the right to weigh-in on this. **Smith** said she also would request that **Mayor Allison** withdraw his comments for a few reasons, the state was obviously concerned about contradictory comments coming in and it was the mayor acting unilaterally – without Council consultation. In looking at the dates – the mayor's comments were made on Oct. 31 – the mayor had opportunity to report to Council on Nov. 6 that he had made those comments. She opined that the city's comments were professionally written, were in the best interest of the city, which is what we rely on our staff to do. This is dangerous if we undermine the city manager in this way. **Zastrow** said he concurs with those saying the mayor should rescind those comments. **Bailer** thinks this is an example of a failure to communicate. He opined that staff should have told Council that they planned to oppose this. He did agree that the mayor was wrong to have sent his comments. **Zastrow** said this is not about the easement – this discussion, this item, is about roles and responsibilities and the mayor's lack of communication with staff and his willingness to go around what staff had done. **Sherman** agreed that the discussion at hand is what the mayor did, which was inappropriate and not a function of his responsibility. **Ranney** reiterated, the mayor heard from a citizen who didn't like a decision made by staff so the mayor took it upon himself to go to the state instead of taking it to council, that is overstepping. **Kinsman** agreed that as far as process the Mayor overstepped. He wants to know if this is the appropriate time to discuss whether Council agrees with the comments put in by staff. **Bourgeois** weighed-in by stating the agenda item was about roles of administration, council, and mayor – not about the easement itself. **M/Smith S/Ranney** to direct the Mayor to notify the State that the comments submitted by the Public Works Director are the City's official comments and that the Mayor's comments reflect only his personal thoughts and not those of the City.

Vote on the motion: 6 yeas, 1 nay. Bailer-yes; Smith-yes; Ranney-yes; Jones-no; Sherman-yes; Zastrow-yes; and Kinsman-yes. Motion was approved.

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

Next meeting date 12/4, we will have 2 ordinances for public hearing as well as 2 resolutions for budget and fee schedule so the public hearing will be at 6:30pm.

O. Audience Participation

Nicole Songer representing CFRC of 1215 Lake Avenue thanked Council for keeping them in the City budget as they appreciate the annual \$20,000 City contribution. She reported on some of the things she and her staff are working on and explained how the \$20,000 is extremely useful because they have several funding sources that require matches from them.

P. Council Comments

Smith thanked staff, thanked **Reggiani** for the informative report, she appreciates that as a council we can have frank discussions and work well together.

Zastrow kudos to staff for the balanced budget, appreciated the hard conversations and appreciates the way we conducted it very respectfully.

Kinsman gave a shout out to CCMC, the current administration for doing an excellent job and asking for less than usual from the city budget. He thanked staff, Council members **Smith** and **Bailer** for their insights and he appreciates the candor tonight.

Sherman appreciates the balanced budget and staff's hard work.

Ranney thanked **Reggiani** for his presentation. Also, thanked **Nicole Songer** – when the City gives funds to a non-profit it is nice to hear what that money is being used for and to get a report like she gave tonight.


Thanks for the balanced budget and she appreciates the mayor sitting in the room with her, it is hard to have good discussions sometimes without everyone in the room.

Q. Executive Session - none

R. Adjournment

Hearing no objection **Mayor Allison** adjourned the meeting at 9:10 pm.

Approved: December 18, 2024

Attest: 

Susan Bourgeois, CMC, City Clerk

