

Mayor
James Kallander

Council Members
Keith van den Broek
James Kacsh
David Allison
Bret Bradford
EJ Cheshier
David Reggiani
Robert Beedle

City Manager
Mark Lynch

City Clerk
Susan Bourgeois

Deputy Clerk
Robyn Kincaid

Student Council

REGULAR COUNCIL MEETING
JULY 06, 2011 @ 7:30 PM
LIBRARY MEETING ROOM
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 James Kallander, Council members Keith van den Broek, James Kacsh, David Allison, Bret Bradford, EJ Cheshier, David Reggiani and Robert Beedle

D. APPROVAL OF REGULAR AGENDA..... (voice vote)

E. DISCLOSURES OF CONFLICTS OF INTEREST

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speakers – four proposers on South Fill Lot 5 Block 2 (10 minutes each)
 - a. David & Bootslyn Roemhildt
 - b. Vicki & Jerry Blackler
 - c. Becky Chapek
 - d. Native Village of Eyak
2. Audience comments regarding agenda items..... (3 minutes per speaker)
3. Chairpersons and Representatives of Boards and Commissions
(Harbor, HSB, Parks & Rec, P&Z, School Board)

G. APPROVAL OF CONSENT CALENDAR..... (roll call vote)

4. Record excused absence of Council member van den Broek from the 06-01-11 Regular Meeting
5. Proclamation of Appreciation to Irene Webber..... (page 1)

H. APPROVAL OF MINUTES..... (voice vote)

I. CONSIDERATION OF BIDS

J. REPORTS OF OFFICERS

6. Mayor's Report
7. Manager's Report..... (page 2)
8. City Clerk's Report..... (page 4)
9. Staff Reports
 - a. Josh Hallquist, COR, Cordova Center Project
 - b. Cathy Sherman, Cordova Center Phase 2

K. CORRESPONDENCE

10. Postcard from Kim Menster in re Prince William Sound Science Center..... (page 5)
11. Letter from Mayor to Governor in re Capital Projects in budget..... (page 6)
12. Letter from Clay Koplin in re Ordinance 1082..... (page 8)

L. ORDINANCES AND RESOLUTIONS

13. Ordinance 1081..... (roll call vote)(page 11)
An ordinance of the City Council of the City of Cordova, Alaska, authorizing the conveyance to Trident Seafoods Corporation of Tract 2, Alaska Tidelands Survey No. 220, Cordova Recording District – 2nd reading

14. Ordinance 1082 (back at the attorney's office for revisions – first reading to come again before Council at a future meeting)
15. Ordinance 1083..... (voice vote)(page 14)
An ordinance of the City of Cordova, Alaska, amending Cordova Municipal Code section 14.16.260 to increase the monthly flat rate for sewer service – 1st reading
16. Resolution 06-11-34..... (voice vote)(page 19)
A resolution of the City Council of the City of Cordova, Alaska, authorizing the city to issue general obligation bonds in the principal amount of not to exceed \$500,000 to provide funds for the planning, design and construction of school and related capital improvements, fixing certain details of such bonds and authorizing their sale.

M. UNFINISHED BUSINESS

17. Land sale proposals - South Fill Lot 5, Block 2..... (voice vote)(page 28)

N. NEW & MISCELLANEOUS BUSINESS

18. Pending Agenda and Calendar..... (page 48)

O. AUDIENCE PARTICIPATION

P. COUNCIL COMMENTS

19. 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 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 disclosures.

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

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

CITY OF CORDOVA, ALASKA PROCLAMATION

PROCLAMATION OF APPRECIATION TO IRENE WEBBER AND THE ALASKA SALMON RUNS

**I, Mayor James Kallander, do hereby issue this Proclamation of
Appreciation to Irene Webber for her valuable contribution
to the City of Cordova.**

WHEREAS this year's Alaska Salmon Runs marks a quarter century of
hosting an event that regularly draws families, youth and adults together; and

WHEREAS Irene Webber has invested countless hours of personal time
organizing a popular community event; and

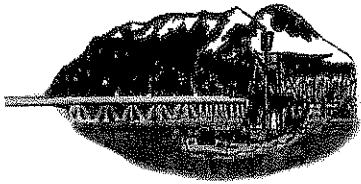
WHEREAS the Alaska Salmon Runs inspires community members and
families to practice fitness; and

WHEREAS Irene Webber has created and sustained an annual event that
draws dozens of runners from all over the country, contributing to Cordova's
tourism economy.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and City
Council of the City of Cordova, Alaska do hereby express their sincere
appreciation for the work that **Irene Webber** has contributed to making Cordova
a healthy, active community by founding and organizing annually the Alaska
Salmon Runs.

SIGNED THIS 6th DAY OF JULY, 2011

James Kallander, Mayor



CITY OF CORDOVA

Office of City Manager

City of Cordova
602 Railroad Ave.
P.O. Box 1210
Cordova, Alaska 99574
Phone: (907) 424-6200
Fax: (907) 424-6000
Email: citymanager@cityofcordova.net
Web: www.cityofcordova.net

June 29, 2011 Manager's Report (for 07/06/11 Council meeting)

- 5/26, Work on items for Council packet.
- 5/27, Work on code issues. Personnel issues. Go through bills.
- 5/30, Attended Responder Ready training.
- 5/31, Work on general office issues, sign checks, timesheets, etc.
- 6/01, Council meeting.
- 6/02, Teleconference with credit card provider.
- 6/03, Attend Change of Command for Sycamore. Work on legal issues.
- 6/06, Work on general office issues, bills, etc.
- 6/07, Copy and prepare proposals for distribution at HSB meeting.
- 6/08, Attend HSB meeting. Hand out proposals for Hospital Management.
- 6/09, Meet Planner concerning multiple code issues.
- 6/10, Meeting with Senator Coghill, meeting with Mark Swanson, meet various people who were in town for Copper River Nouveau
- 6/11, Attend Humpback Creek Hydro ceremony.
- 6/13, Review bills, code issues, meet with department heads, etc.
- 6/14, Special HSB meeting to discuss Hospital Management proposals.
- 6/15, Prince William Sound Economic Development District Board meeting teleconference.

6/16, Cordova Center Task Force meeting. Communications meeting.

6/17, Work on legal issues. Bond bank teleconference for ILP building. Cordova Center construction meeting.

6/20, Meet Paul Fuhs to discuss possible alternate energy solutions for City buildings.

6/21, Took day off.

6/22, Meet with Joanie Behrends to discuss emergency planning.

6/23, Review bills, code issues, meet with department heads, etc.

6/24, Emergency Management meeting.

6/27, Bond Bank teleconference for ILP Building.

6/28, Meet with Chris Feges (health insurance broker). Council meeting.

6/29, Work on Council packet items, Manager's report, Health Insurance meeting.

CITY CLERK'S REPORT TO COUNCIL

July 06, 2011 Regular Council Meeting

Date of Report: June 30, 2011

Council/Mayor Matters: completed post-6/01/11 regular meeting and post-6/28/11 special meeting clean-up, printing, signing, scanning, advertising, distributing and posting on City website, minutes, ordinances, resolutions etc.; completed pre-07/06/11 work sessions, public hearing and regular meeting prep, compiling, writing, editing, minutes, resolutions, ordinances, other agenda items from different departments, attorney, manager, Mayor or Vice-Mayor and Council; post agendas and packets to City website; prepared letters for Mayor in re capital projects; prepared many letters for Mayor in response to public letters written to Council; worked with PWD on Ordinance 1083; received information from Kristin Carpenter in order to prepare proclamation for Irene Webber; research some previous Council minutes, recordings for Council member

Property Tax Matters/Deputy Clerk: Robyn handled everyday responses to property tax requests from banks, mortgage companies, citizens, other departments; **Robyn** made last minute edits to tax roll in Access and handled credit balances, senior citizen property tax exemption notifications, and then printed 2011 property tax bills – to be mailed Friday July 1, 2011; worked with Planning department on property ownership issues

Elections: sent an occasional voter registration form to Division of Elections

Records Requests: daily phone calls and/or drop-ins with Clerk's department questions, property tax questions and procedural matters; worked on a records request with Chief of Police, Manager and attorney

Invoices: coded, approved & submitted regular department bills for payment to accounts payable; signed City payroll and accounts payable checks

City Vehicles and Equipment: renewed registrations for City vehicles through online DMV service

Cemetery: contacted magistrate and hospital to revamp cemetery burial request process

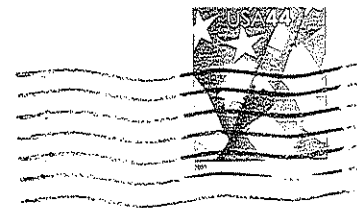
Attorney Contact: worked with Holly on memos to Council for executive session of 06-28-11; worked with Holly on memo in re board and commission members' roles (forthcoming)

General Office: attended CCTF meeting 6/30/11; worked with local attorney on deed information request – property ownership inquiry

Other: answered questions of Ski magazine editor in re Points North in Cordova

FROM:

Kim Menster
P.O. Box 2142
Cordova, AK
99574

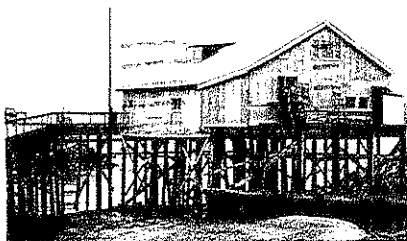


RECEIVED
JUN 17 2011
City of Cordova

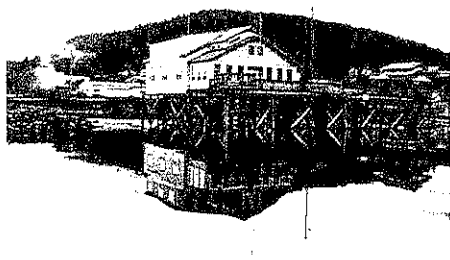
TO: Cordova Mayor and City Council

P.O. Box 1210

Cordova, AK 99574



June 1989—What the PWS Science Center (PWSSC) moves into: the former "ice house" - empty, leaking, with holes in the floor where you could watch the tides. Jobs created: 2.



2011—22 years later, the city's \$100,000 in 1989 startup funding resulted in a \$1 million investment by PWSSC in the building, \$1.3 million spent on vessel charter contracts, over \$370,000 spent on city sales tax, & \$17 million in local wages. Year-round jobs: 22+.

Dear **Mayor Kallander** and **Cordova City Council members** (Dave Reggiani, E.J. Cheshier, Dave Allison, Brett Bradford, Jim Kasch, Keith Van den Broek, and Robert Beedle):

I support the PWS Science Center's efforts to purchase its building and the adjacent tidelands. The Science Center contributes to our community:

- ♦ 22+ jobs year-round and additional contract services;
- ♦ Excellent education programs at no cost to the Cordova School District and the community as a whole;
- ♦ Research focused on issues important to us, such as investigations of herring, oceanography, birds and other wildlife.

The Science Center has also established weather stations on the Copper River Delta and throughout Prince William Sound that provide real-time information for mariners, aviators and recreationalists.

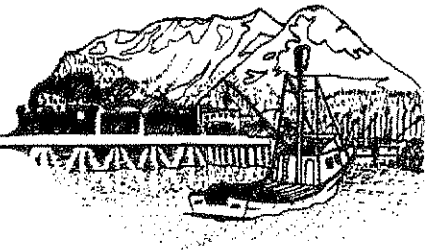
Additional comments:

The science center
is great for this community
1/2 they improved this building
1/2 should be able to stay.

Signature:

Kim Menster

CITY OF CORDOVA



June 22, 2011

The Honorable Sean Parnell
Governor of Alaska
Office of the Governor
PO Box 110001
Juneau, Alaska 99811-0001

Dear Governor Parnell:

This letter is to provide information and also request your approval for capital projects for the City of Cordova in Senate Bill 46.

On February 16, 2011, the Cordova City Council passed Resolution 02-11-11 establishing the priority list of capital project improvements requested for state funding. The legislature approved funding for the top three projects on the priority list for the City of Cordova. Below is a brief description of the projects funded, and their current status:

1. Hospital Maintenance and Equipment - \$2,000,000 (page 28, lines 30-32)

Our top priority is making major repairs to the roof of the hospital. The entire building is being damaged from poor drainage and leaking. We have already spoken to engineering firms about how to expedite construction in order to get this project completed during this year's construction season. Waiting another year will only do further water damage to the facility, and this is not acceptable. Upon your approval, we would proceed immediately to get this done.

2. Breakwater Extension and Boat Ramp - \$1,400,000 (page 28, lines 30-32)

Our city harbor is being damaged by north winds in the winter. Currently the breakwater on the north end of the harbor is too short to prevent waves from the north from rolling into the harbor and tearing up our floats and docks. Initially this funding was requested to provide a match for federal dollars, but discussions with local contractors has determined that this funding is adequate to construct the necessary breakwater. Since the project is already permitted by the US Corps of Engineers, we would proceed immediately using only state and local funds to complete the project later this year. We do not envision using any of these funds for the development of a boat ramp since we would need the entire amount to complete the breakwater. As a final note, we did consider applying for funding from the Ports & Harbors Fund. However, the Ports & Harbors Fund does not provide funding for breakwater projects. While we would like to apply to the Ports & Harbors Fund for consideration regarding our docks and floats, it does not make sense to apply until we can stop damage from north winds coming into the harbor.

3. North Fill Boat Ramp - \$350,000 (page 29, lines 4 & 5)

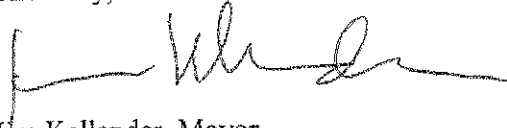
This project will alleviate major congestion at the current boat ramp located in the city harbor. The current ramp is located next to an intersection of two primary city streets, the ADF&G dock, and has limited parking. By installing a floating dock at the existing north end boat ramp, that ramp will be able to accommodate more traffic and parking. We can proceed quickly with construction of the floating dock at the north end upon approval of this funding.

All three of these projects are important toward maintaining the current infrastructure that provides for the health and economic well-being of the entire community of Cordova. These projects have been considered and discussed extensively, and all three are ready to begin construction almost immediately upon approval for state funding.

Again, this letter is to request your approval of these projects in the capital budget. We appreciate all the efforts of your administration, and would welcome you to visit Cordova at your earliest convenience.

If any further information is needed, please contact me on my cell phone at (907) 253-7603. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Kallander', written over a horizontal line.

Jim Kallander, Mayor
City of Cordova

CC: Mike Nizich, Chief of Staff
Karen Rehfeld, OMB Director
Heather Brakes, Legislative Director

Clay Koplin
100 Jensen Drive
Cordova, Alaska 99574
(907) 424-3536 Telephone
(907) 424-5527

RECEIVED
JUN 29 2011
City of Cordova

June 29, 2011

Cordova City Council
Cordova Mayor
Cordova City Manager

12 noon
TM

RE: Correspondence for inclusion in the next Council packet regarding ordinance 1082, Real Estate Agreement Authorizing Conveyance to AIGCO of 4.21 Acres of Tidelands in ATS 1004

Dear Council, Mayor, and Manager,

The subject agreement does not meet the City Manager's stated objective of his June 17, 2011 memo, of "set performance conditions concerning permitting, fill, and implementation timelines that would need to be met concerning this transaction." There are several fatal flaws in this agreement which I feel do not meet standards of care or exercise the Council's fiduciary responsibility to manage public assets with care and diligence. The deficiencies in this agreement include, but are not limited to:

- 1) **Accuracy.** Section 1. Sale of Property references 4.21 – include "acres" to designate land quantity and more importantly, the referenced parcel description "See Attachment 4" is not included – there is no attachment 4. Also, none of the attachments show basic mapping elements including an area map and the acreage of the parcel for citizens to determine where and how much land the City is selling in relation to nearby lands.
- 2) **Capability.** One of the three essential elements of a contract is capability. The purchase terms in section 2.2 b. essentially obligates the City to "carry" or finance half the purchase price for 90 days. If the buyer is not capable of the \$109,986 purchase price, then there should be grave reservations as to whether the buyer is capable of financing and executing a multi-year multi-million dollar performance contract.
- 3) **Property Development.** The City is offering free fill with no reciprocal consideration. The contract allows the buyer to add additional fill beyond the 4.21 acres without limitation, but does not state whether or not that additional fill will also be offered for free. The property development paragraph **does not require the buyer to do anything.** Please do diligence and carefully read that the Buyer "intends to place fill on the property and create a pad for use by Buyer in association with its intended development of the property with a gas utility..." The purchase agreement should clearly state what the City's desired outcome is, for example: The buyer SHALL fill not more than 4.21 acres according to a fill and development plan reviewed and approved by the Cordova Planning

and Zoning Commission, and SHALL, within two years, have all necessary and approved permits in hand including those required by the City of Cordova, and SHALL, within two years of permitting, substantially complete construction and operation of a gas facility capable of delivering gas resources to the community of Cordova. Section c. (1) considers adjacent development and ties other City development to the performance of this sale and mingles responsibilities between the buyer and seller – you should consider deleting this section or revising it to clearly state the City’s intention to expand the fill area and that the design for the buyer’s fill must be conducted in such a way as to allow future expansion of the fill and will require a fill plan that addresses this and must be approved by the City before fill commences. **Section 8 should be deleted in its entirety.** It allows the buyer to fill without limitation additional property outside of the other terms of the agreement, and purchase them at a predetermined price, with no performance criteria. **THIS POSES HUGE RISK TO THE CITY OF CORDOVA.** According to the terms of this sales agreement, the buyer could fill 20.21 acres, survey it, buy it at a per-acre price, and assume ownership. They could sell, develop, or otherwise manage the additional 15 acres as they see fit with no recourse by the City of Cordova.

- 4) **Representations and Warranties.** Sections 9.1 and 9.2 obligate the City of Cordova to a page and a half of assurances and environmental warranties, while the one sentence of section 9.3 obligates the Buyer to signing the closing documents to secure ownership of the property only. **THIS POSES HUGE RISK TO THE CITY OF CORDOVA.** There are no standard protections in place to assure that the Buyer is licensed to do business in the state of Alaska, that they are a licensed contractor or Corporation, that they are insured adequately, that they will indemnify the City of Cordova from their employees, agents, or litigation in association with their development work, etc.
- 5) **Environmental Protection.** There are not warranties by the buyer before, during, or after the term of the agreement that in any way holds them responsible for any environmental catastrophes on either the fill area or the City’s quarry, whether the buyer’s fault or not. **THIS POSES HUGE RISK TO THE CITY OF CORDOVA.**
- 6) **Dispute Resolution.** Section 10.8 states where a dispute will be settled which mitigates a small risk in comparison to actual resolution of a dispute. There is no language stating what a dispute is or how it will be arbitrated, litigated, or otherwise settled. **THIS POSES HUGE RISK TO THE CITY OF CORDOVA.**
- 7) **Contract Performance.** There is no clause or section which indicated what happens to the property if the Buyer does not perform the construction of a gas facility, or under what terms the City would resume ownership of the parcel. If the intent is for the City to encourage development of a gas facility and one doesn’t get built, then the land should revert to the City for development of its next highest and best use for Cordova. There is no requirement for the Buyer to execute a performance bond to assure that if the lot gets half filled and the Buyer is not capable of completing the fill work, that at least the fill project will get completed. **THIS POSES A RISK TO THE CITY OF CORDOVA.**

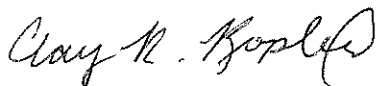
- 8) Contract Elements.** Contracts typically require additional assurances and deliverables of both parties to a contract, including mutual indemnification, proof of adequate insurance through the entire term of the contract, and several elements mentioned above including environmental responsibility to the property, performance bonding, and dispute resolution.

In summary, this sales agreement assigns huge risk to the City of Cordova and does not adequately state the desired performance of the Buyer. It assigns almost no risk to the buyer, and as such represents a “lopsided” contract. This agreement is almost a blending of a land sale agreement with a project performance contract to build a gas handling facility and should either be separated into two documents, or tailored to the much riskier and financially intensive project execution aspect of the agreement. As a concerned citizen, I strongly recommend that the deficiencies of this agreement are numerous and critical in nature, and that this agreement should be discarded in its entirety and redrafted by competent parties. Corrections to this deficient draft would be so extreme as to warrant a new first reading. In redrafting an agreement, I strongly urge the City Council to direct the City Manager to seek new and additional resources for this critical and somewhat controversial Ordinance. Those resources could include enlisting the services of a competent lands attorney – Schadt law offices and perhaps others are available in Anchorage. The City should ask their insurer to review the agreement to assure that they are comfortable with the management of risk in the contract – insurers are glad to provide this service for free. I took the liberty of contacting the Alaska Municipal League as a concerned citizen and discovered that they are willing to review this document (Grady Fisher, gradyf@amljia.org) at no charge despite the fact that the City of Cordova is no longer a member of the Joint Insurance Association of AML (JIA).

My intention was to address the council with these concerns at last night’s meeting, but the packet I picked up at City Hall last Friday had the old dates of June 21 and 22 on it, and I did not at that time get an indication or later hear advertisements indicating other than a standard Wednesday meeting schedule.

I plan to address the Council at your next meeting and inquire about these concerns, and have hurried to submit these by today noon for inclusion in this Friday’s Council meeting packet as correspondence for your consideration.

With Great Concern,



Clay Koplin

Memorandum

To: City Council
Thru: Samantha Greenwood, City Planner
Date: June 15, 2011
Re: Tideland Purchase agreement - Tract 2 ATS 220

PART I. GENERAL INFORMATION:

On January 19th, 2011 meeting City Council voted to disposal of the Property adjacent to Lot 2, Block 1, North Fill Development Park and additional tidelands to west of Lot 8 Block 1, Cordova Industrial Park by direct negotiation with the City Manager.

The tidelands have been surveyed and a plat has been created and will be recorded prior to the sale – the lot is now Tract 2 of ATS 220.

The Ordinance and Sales and Purchase Agreement have been prepared for this sale. This is the last review by Council.

PART II. RECOMMENDED CITY COUNCIL MOTION:

Motion for Approval:

“I move to adopt Ordinance 1081 an ordinance of the City Council of the City of Cordova, Alaska, authorizing the conveyance to Trident Seafoods Corporation of Tract 2, Alaska Tidelands Survey No. 220, Cordova Recording District.”

**CITY OF CORDOVA
ORDINANCE 1081**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CONVEYANCE TO TRIDENT SEAFOODS CORPORATION OF
TRACT 2, ALASKA TIDELANDS SURVEY NO. 220, CORDOVA RECORDING
DISTRICT**

WHEREAS, pursuant to CMC 5.22.060(A)(1), the City Council directed the City Manager to negotiate directly the disposal of Tract 2, ALASKA TIDELANDS SURVEY NO. 220, Cordova Recording District, Third Judicial District, State of Alaska. (the "Property") with Trident Seafoods Corporation (the "Purchaser"); and

WHEREAS, it is in the best interests of the City to sell the Property to the Purchaser for not less than its appraised fair market value, and the purchase price for the Property is not less than its appraised fair market value; and

WHEREAS, the form of a Purchase and Sale Agreement and its attachments to be executed in connection with the disposal of the Property by the City is attached to this Ordinance and it appears that such documents are in appropriate form and are appropriate instruments for the purposes intended.

BE IT ORDAINED by the City Council of the City of Cordova, that:

Section 1. The City Manager is authorized and directed to convey the Property to Purchaser in accordance with the terms in the Purchase and Sale Agreement. The form and content of the Purchase and Sale Agreement and its attachments now before this meeting are in all respects authorized, approved and confirmed by this ordinance, and the City Manager hereby is authorized, empowered and directed to execute and deliver the Purchase and Sale Agreement and its attachments reflecting the terms in the Purchase and Sale Agreement 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 documents as executed.

Section 2. The disposal of the Property authorized by this ordinance is subject to the requirements of City Charter Section 5-17. Therefore, if one or more referendum petitions with signatures are properly filed within one month after the passage and publication of this ordinance, this ordinance shall not go into effect until the petition or petitions are finally found to be illegal and/or insufficient, or, if any such petition is found legal and sufficient, until the ordinance is approved at an election by a majority of the qualified voters voting on the question.

If no referendum petition with signatures is filed, this ordinance shall go into effect one month after its passage and publication.

1st reading: June 22, 2011

2nd reading and public hearing: July 6, 2011

PASSED AND APPROVED THIS 6th DAY OF JULY 2011.

James Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk

Memo

To: Mayor and City Council
From: Moe Zamarron, Director of Public Works
CC: Mark Lynch, City Manager;
Date: July 06, 2011
Re: Proposal to Increase the Base Sewer Rate

The Cordova Sewer Enterprise has been operating at a breakeven point since 2006. The year is significant since in June of that year the city council passed Ordinance 988 that set minimum revenue criteria that have yet to be met. The ordinance stipulated that the sewer department would cover its operating expenses as well as put into reserve \$50,000 per year to fund repairs and improvement costs.

It is proposed that the sewer department be enabled to collect revenues at a rate that makes up for delayed collections as well as sets a 5 year positive revenue flow going forward.

The proposed base rate of \$52.58 allows this to happen. At the end of year 5 the revenue stream would be projected to turn negative and a revisit of rates would be required at that time. This reduces the immediate impact and spreads the make-up period over a longer timeframe.

Please refer to the attached spreadsheet for a summary of planned collections and the impact it would have on our current deficiency of reserve funds.

Thank you,
Moe Zamarron
Director of Public Works
City of Cordova, Alaska

Sewer Rate Increase Study

July 2011

- Note 1: Operating expense and revenue info taken from 2004 - 2009 Auditor's Report.
 Note 2: Drop in gallons treated from 2005 to 2009 resulted from manhole repair efforts.
 Note 3: Proposed -100.0 % rate increase in 2011.

HISTORIC DATA

Year	Gallons Treated	Operating Expense	Cost Per Gallon	Revenue	Profit / Loss	% Increase in Operating Expense	% Increase in Revenue	Monthly Flat Rates
2004	150,788,000	\$372,343	0.002469	\$332,191	(\$40,152.00)			\$31.00
2005	131,213,000	\$383,214	0.002921	\$346,410	(\$36,804.00)	2.92	4.28	\$31.00
2006	Data Lost	\$432,750		\$392,848	(\$39,902.00)	12.93	13.41	\$31.00
2007	Data Lost	\$435,398		\$465,378	\$29,980.00	0.61	18.46	\$31.00
2008	Data Lost	\$417,191		\$464,052	\$46,861.00	(4.18)	(0.28)	\$38.95
2009	113,332,000	\$518,732	0.004577	\$500,238	(\$18,494.00)	24.34	7.80	\$38.95
2010	124,027,000	\$513,118	0.004137	\$514,594	\$1,476.00	(1.08)	2.87	\$38.95
Total	519,360,000	\$3,072,746	0.005916	\$3,015,711	\$59,823.00			--
Average	129,840,000		Acc Total Compared to Ord		(\$140,177.00)	5.92	7.76	

PROJECTED DATA

1.35

7.42% annual increases

Year	Projected Gallons Treated	Projected Operating Expense	Cost Per Gallon	Projected Revenue	Projected Profit / Loss	Acc Total	Acc Total Compared to Ord	Projected Monthly Flat Rate
2011	129,840,000	\$543,506	0.004186	\$694,702	\$151,196	211,018.99	(38,981.01)	\$52.58
2012	129,840,000	\$575,693	0.004434	\$694,702	\$119,008	330,027.43	30,027.43	\$52.58
2013	129,840,000	\$609,787	0.004696	\$694,702	\$84,915	414,942.10	64,942.10	\$52.58
2014	129,840,000	\$645,900	0.004975	\$694,702	\$48,802	463,743.92	63,743.92	\$52.58
2015	129,840,000	\$684,152	0.005269	\$694,702	\$10,550	474,294.19	24,294.19	\$52.58

**CITY OF CORDOVA, ALASKA
ORDINANCE 1083**

**AN ORDINANCE OF THE CITY OF CORDOVA, ALASKA, AMENDING CORDOVA
MUNICIPAL CODE SECTION 14.16.260 TO INCREASE THE MONTHLY FLAT RATE FOR
SEWER SERVICE**

WHEREAS, the City Council of the City of Cordova has approved the sewer enterprise fund budget for 2011; and

WHEREAS, revenue at current rates is insufficient to match expenditure levels; and

WHEREAS, the sewer enterprise fund is experiencing significant increases in energy charges; and

WHEREAS, it is preferred that charging for depreciation of the sewer department infrastructure be a part of the revenue scheme and saved for capital expenditures for the sewer department enterprise fund; and

WHEREAS, the City Council has met and agreed to collect enough revenue to cover operational expense as well as \$50,000 of funded depreciation in the sewer department enterprise fund.

BE IT ORDAINED that the City Council of the City of Cordova, Alaska, hereby sets the following rates for sewer sales and service and amends code section 14.16.260 as follows:

14.16.260 Rates Designated

A. A monthly flat rate based upon the use classification of the facility to which the service is provided shall be charged for sewer service to a facility. The monthly flat rate for sewer service shall be an amount equal to the product of the monthly flat rate for one equivalent unit in subsection (B) of this section, multiplied by the equivalent unit amount assigned to the use classification of the facility in subsection (C) of this section.

B. The monthly flat rate for one equivalent unit of sewer service is ~~thirty-eight dollars and ninety-five cents~~ fifty-two dollars and fifty-eight cents (\$52.58).

C. Monthly flat rates for sewer service shall be determined using the following schedule.

[DELETED LANGUAGE IS STRICKEN AND ADDED LANGUAGE IS UNDERLINED]

EQUIVALENT UNIT SCHEDULE

	Classification	Equivalent Unit
1.	Single-family dwelling	1.0
2.	Multifamily residence: per dwelling unit	1.0
3.	Mobile home park: per rental space in a mobile home park where water is available to a space which is used	1.0
4.	Hotel, B&B or motel with individual bath: per room	.5
4a.	Hotel, B&B and motel with individual bath and kitchen: per room	.7
5.	Boarding house or hotel without individual baths: per room or fraction thereof	.3
5a.	Bunkhouse facility with central bath: per bunk	.2
6.	Bar or cocktail lounge: for every 25 seats or fraction thereof	1.0
6a.	Bar with restaurant: for every 25 seats or fraction thereof	2.0
6b.	Restaurants: for every 25 seats or fraction thereof	1.0
6c.	Clubs with bar and kitchen: for every 25 seats or fraction thereof	1.0
6d.	Clubs with kitchen: for every 25 seats or fraction thereof	.7
7.	Retail store, office: for every 12 plumbing fixture units or fraction thereof	1.0
8.	Schools:	
	(1) Public or private high schools or colleges: for each 15 persons or fraction thereof in average daily full-time attendance	1.0
	(2) Public or private elementary schools: for each 25 persons or fraction thereof in average daily attendance	1.0
	(3) Public or private child care centers: for each 25 persons or fraction thereof in average daily attendance	1.0
	Average daily attendance shall be based on annual attendance. Persons as used in this section include students, teachers and all school staff and administration.	
9.	Theater or auditorium: for each 100 seats or fraction thereof	1.0
10.	Churches: for each church	1.0
10a.	Churches with meeting rooms: for each church	.5
11.	Laundromats or self-service laundry: for each washing machine in a commercial laundromat or self-service laundry or in any other washing facility, the use of which is not strictly limited to occupants of a residential building, or mobile home park in or on which the facility is located	.3
12.	Hospital, rest home, convalescent home: for each bed	1.0

[DELETED LANGUAGE IS STRICKEN AND ADDED LANGUAGE IS UNDERLINED]

13.	Gasoline service station or repair garage	1.0
14.	Carwash, self-service: per stall	1.0
15.	Public restrooms and showers: for 12 plumbing fixture units or fraction thereof	1.0
16.	Combined uses: where more than use is served by a single connection the rate for service shall be based on the sum of the equivalent unit amounts for each of the individual uses.	
17.	The city manager shall determine the equivalent unit amount for a use that is not listed above, based on the equivalent unit amount for the listed use that the city manager determines to be most similar in quantity of water used.	
18.	Where the equivalent unit amount depends on the number of seats in a use, that number shall be determined by reference to occupancy load for the use in the most recently adopted Uniform Building Code.	
19.	Processing facility per office	1.0

BE IT FURTHER ORDAINED if one or more referendum petitions with signatures are properly filed within one (1) month after the passage and publication of this ordinance, the ordinance shall not go into effect until the petition or petitions are finally found to be illegal and/or insufficient or, if any such petition is found legal and sufficient, until the ordinance is approved in an election by a majority of the qualified voters, voting on the question. If no referendum petition with signatures is filed, this ordinance shall go into effect thirty (30) days after its passage and publication.

This Ordinance shall be effective thirty days after its passage and publication. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska and ordered published in the Cordova Times, a newspaper of general circulation, within ten days of its passage.

First reading: July 06, 2011

Second Reading and Public Hearing:

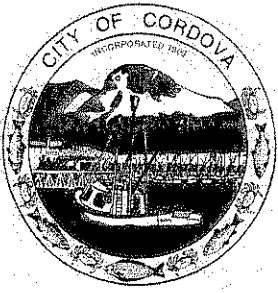
PASSED AND APPROVED THIS ____ DAY OF _____, 2011

Jim Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk

[DELETED LANGUAGE IS STRICKEN AND ADDED LANGUAGE IS UNDERLINED]



CITY OF CORDOVA

Office of City Manager

City of Cordova
602 Railroad Ave.
P.O. Box 1210
Cordova, Alaska 99574
Phone: (907) 424-6200
Fax: (907) 424-6000
Email: citymanager@cityofcordova.net
Web: www.cityofcordova.net

June 28, 2011

Memo to City Council
Re: Final ILP Building Bond Resolution

Attached is the final required resolution for the ILP Building bond that was approved by voters in March 2011. The resolution was prepared by Tom Klinkner and is in the legal form required.

Thank you,

Mark Lynch
City Manager

**CITY OF CORDOVA, ALASKA
RESOLUTION 06-11-34**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CITY TO ISSUE GENERAL OBLIGATION BONDS IN THE
PRINCIPAL AMOUNT OF NOT TO EXCEED \$500,000 TO PROVIDE FUNDS FOR THE
PLANNING, DESIGN AND CONSTRUCTION OF SCHOOL AND RELATED CAPITAL
IMPROVEMENTS, FIXING CERTAIN DETAILS OF SUCH BONDS AND AUTHORIZING
THEIR SALE.**

WHEREAS, the City of Cordova, Alaska (the "City") is a home rule city and under Section 11 of Article X of the Alaska Constitution may exercise all legislative power not prohibited by law or the charter of the City; and

WHEREAS, Section 6-1 of the Cordova City Charter authorizes the City to issue general obligation bonds or other such evidences of indebtedness, but only when authorized by the council for capital improvements and ratified by a majority of the qualified voters of the City; and

WHEREAS, pursuant to Resolution 12-10-72, adopted December 15, 2010, a question whether the City should issue general obligation bonds in the principal amount of not to exceed \$500,000 for the purpose of financing the planning, designing and construction of school and related capital improvements in the City, referred to at the regular City election held on March 1, 2011 as Proposition No. 1 ("Proposition 1"), was passed and approved; and

WHEREAS, said election has been duly canvassed and the results thereof certified and confirmed in accordance with law, and \$500,000 principal amount of general obligation bonds remains unissued under Proposition 1; and

WHEREAS, the Council finds that it is in the best interest of the City to plan, design and construct the school and related capital improvements described in Proposition 1 (the "Project"), and to issue not to exceed \$500,000 principal amount of general obligation bonds referred to in Proposition 1 to pay costs of the Project and costs of issuing the bonds; and

WHEREAS, the City intends to sell the Bonds to the Alaska Municipal Bond Bank, which will purchase the Bonds with the proceeds of an issue of its general obligation bonds; and

WHEREAS, there has been presented to the City the form of a Loan Agreement between the Alaska Municipal Bond Bank and the City, which provides for the Alaska Municipal Bond Bank to purchase the bonds on the terms and conditions set forth therein and in this resolution, and it is in the best interest of the City that the City sell the bonds to the Alaska Municipal Bond Bank under such terms and conditions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA, HEREBY RESOLVES that:

Section 1. Definitions. In addition to terms that are defined in the recitals above, the following terms shall have the following meanings in this resolution:

(A) "Bond" or "Bonds" means any of the "General Obligation School Bonds" of the City of Cordova, the issuance and sale of which are authorized herein.

(B) "Bond Bank" means the Alaska Municipal Bond Bank, a public corporation of the State of Alaska.

(C) "Bond Bank Bonds" means the series of general obligation bonds issued by the Bond Bank, all or part of the proceeds of which are used to purchase the Bonds.

(D) "Bond Register" means the registration books maintained by the Registrar, which include the names and addresses of the Registered Owners of the Bonds or their nominees.

(E) "City" means the City of Cordova, a municipal corporation of the State of Alaska, organized as a home rule city under Title 29 of the Alaska Statutes.

(F) "Code" means the Internal Revenue Code of 1986, as amended from time to time, together with all regulations applicable thereto.

(G) "Cost" or "Costs" means the cost of planning, designing and construction of the Project, including interest on the Bonds during the period from the date of the Bonds until the Project is placed in service, the cost whether incurred by the City or by another of field surveys and advance planning undertaken in connection with the Project properly allocable to the Project, the cost of acquisition of any land or interest therein required as the site or sites of the Project or for use in connection therewith, the cost of any indemnity and surety bonds and premiums on insurance incurred in connection with the Project prior to or during construction thereof, all related direct administrative and inspection expenses whether incurred by the City or by another in connection with the Project prior to or during construction thereof, and allocable portions of direct costs of the City, legal fees, costs of issuance of the Bonds by the City, including financing charges and fees and expenses of bond counsel, financial advisors and consultants in connection therewith, the cost of any bond insurance premium and bond ratings, the cost of audits, the cost of all machinery, apparatus and equipment, cost of engineering, architectural services, designs, plans, specifications and surveys, estimates of cost, the reimbursement of all moneys advanced from whatever source for the payment of any item or items of cost of the Project, and all other expenses necessary or incidental to the acquisition and development of the Project, the financing thereof and the putting of the same in use and operation.

(H) "Council" means the Council of the City of Cordova, as the general legislative authority of the City of Cordova, as the same shall be duly and regularly constituted from time to time.

(I) "Government Obligations" means obligations that are either (i) direct obligations of the United States of America or (ii) obligations of an agency or instrumentality of the United States of America the timely payment of the principal of and interest on which are unconditionally guaranteed by the United States of America

(J) "Loan Agreement" means the Loan Agreement between the City and the Bond Bank concerning the Bonds.

(K) "Registered Owner" means the person named as the registered owner of a Bond in the Bond Register.

(L) "Registrar" means the City Finance Director, or any successor that the City may appoint by resolution.

(M) "Resolution" means this Resolution 06-11-34 of the City.

Section 2. Authorization of Bonds and Purpose of Issuance. For the purpose of providing part of the funds required to pay the Costs of the Project, to provide for original issue discount, if any, and to pay all costs incidental thereto and to the issuance of the Bonds, the City hereby authorizes and determines to issue and sell the Bonds in the aggregate principal amount of not to exceed \$500,000.

Section 3. Obligation of Bonds. The Bonds shall be direct and general obligations of the City and the full faith and credit of the City are hereby pledged to the payment of the principal of and

interest on the Bonds. The City hereby irrevocably pledges and covenants that it will levy and collect taxes upon all taxable property within the City without limitation as to rate or amount, in amounts sufficient, together with other funds legally available therefor, to pay the principal of and interest on the Bonds as the same become due and payable.

Section 4. Designation, Maturities, Interest Rates, and Other Details of Bonds. The Bonds shall be designated "City of Cordova, Alaska, General Obligation School Bonds." The Bonds shall be in the denomination of \$5,000 or any integral multiple thereof, shall be numbered separately in the manner and with such additional designation as the Registrar deems necessary for purposes of identification, and may have endorsed thereon such legends or text as may be necessary or appropriate to conform to the rules and regulations of any governmental authority or any usage or requirement of law with respect thereto.

The Bonds shall mature in one or more years commencing no earlier than 2012 and ending no later than 2022. The Bonds shall bear interest from their date, payable commencing on or after January 1, 2012, and semi-annually thereafter. Interest will be computed on the basis of a 360-day year consisting of twelve 30-day months.

Subject to Section 2 and the remainder of this section, the dated date, the principal and interest payment dates and the record dates for principal and interest payments on the Bonds, the aggregate principal amount of Bonds, and the principal amount of each maturity and the interest rates for the Bonds, shall be determined at the time of execution of the Loan Agreement under Section 16.

Section 5. Optional Redemption. The Bonds shall not be subject to optional redemption by the City prior to their maturity.

Section 6. Form of Bond. Each Bond shall be in substantially the following form, with such variations, omissions and insertions as may be required or permitted by this Resolution:

UNITED STATES OF AMERICA
STATE OF ALASKA
CITY OF CORDOVA
(A Municipal Corporation of the State of Alaska)

NO. _____ \$ _____

GENERAL OBLIGATION SCHOOL BOND, 2011 SERIES A

Registered Owner

Principal Amount _____ DOLLARS

The City of Cordova (the "City"), a municipal corporation of the State of Alaska, hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or its registered assigns, the principal amount shown above in the following installments on _____ of each of the following years, and to pay interest on such installments from the date hereof, payable on _____, 2012 and semiannually thereafter on the ____ days of _____ and _____ of each year, at the rates per annum as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
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DRAFT

When this Bond is owned by the Alaska Municipal Bond Bank (the "Bond Bank"), payment of principal and interest shall be made as provided in the Loan Agreement between the Bond Bank and the City (the "Loan Agreement"). When this Bond is not owned by the Bond Bank, installments of principal and interest on this Bond shall be paid by check or draft mailed by first class mail to the Registered Owner as of the close of business on the _____ day of the month _____ each installment payment date; provided that the final installment of principal and interest on this Bond shall be payable upon presentation and surrender of this Bond by the Registered Owner at the office of the Registrar. Interest will be computed on the basis of a 360-day year consisting of twelve 30-day months. Both principal of and interest on this Bond are payable in lawful money of the United States of America which, on the respective dates of payment thereof, shall be legal tender for the payment of public and private debts.

This Bond is one of the General Obligation School Bonds, 2011 Series A of the City of Cordova, Alaska, of like tenor and effect except as to interest rate, serial number and maturity, aggregating \$_____ in principal amount, and constituting Bonds authorized for the purpose of paying the cost of school and related capital improvements in the City, and is issued under Resolution 06-11-34 of the City entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING THE CITY TO ISSUE GENERAL OBLIGATION BONDS IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$500,000 TO PROVIDE FUNDS FOR THE PLANNING, DESIGN AND CONSTRUCTION OF SCHOOL AND RELATED CAPITAL IMPROVEMENTS, FIXING CERTAIN DETAILS OF SUCH BONDS AND AUTHORIZING THEIR SALE.

(the "Resolution").

The principal of this Bond is not subject to prepayment prior to its maturity.

This Bond is transferable as provided in the Resolution, (i) only upon the bond register of the City, and (ii) upon surrender of this Bond together with a written instrument of transfer duly executed by the Registered Owner or the duly authorized attorney of the Registered Owner, and thereupon a new fully registered Bond or Bonds in the same aggregate principal amount and maturity shall be issued to the transferee in exchange therefor as provided in the Resolution and upon the payment of charges, if any, as therein prescribed. The City may treat and consider the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price, if any, hereof and interest due hereon and for all other purposes whatsoever.

This Bond is a general obligation of the City of Cordova, and the full faith and credit of the City are pledged for the payment of the principal of and interest on this Bond as the same shall become due.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts or things required by the constitution or statutes of the State of Alaska and the home rule charter of the City to exist, to have happened or to have been performed precedent to or in the issuance of this Bond exist, have happened and have been performed, and that the series of Bonds of which this is one, together with all other indebtedness of the City, is within every debt and other limit prescribed by said constitution, statutes or charter.

IN WITNESS WHEREOF, THE CITY OF CORDOVA, ALASKA, has caused this Bond to be signed in its name and on its behalf by the manual or facsimile signature of its Mayor and its corporate

seal (or a facsimile thereof) to be impressed or otherwise reproduced hereon and attested by the manual or facsimile signature of its Clerk, all as of the ____ day of _____ 2011.

Mayor

A T T E S T:

Clerk

[S E A L]

Section 7. Execution. The Bonds shall be executed in the name of the City by the manual or facsimile signature of the Mayor, and its corporate seal (or a facsimile thereof) shall be impressed or otherwise reproduced thereon and attested by the manual or facsimile signature of the City Clerk. The execution of a Bond on behalf of the City by persons who at the time of the execution are duly authorized to hold the proper offices shall be valid and sufficient for all purposes, although any such person shall have ceased to hold office at the time of delivery of the Bond or shall not have held office on the date of the Bond.

Section 8. Payment of Principal and Interest. The Bonds shall be payable in lawful money of the United States of America which at the time of payment is legal tender for the payment of public and private debts. When the Bond Bank is the Registered Owner of the Bonds, payment of principal and interest on the Bonds shall be made as provided in the Loan Agreement. When the Bond Bank is not the Registered Owner of the Bonds, installments of principal and interest on the Bonds shall be paid by check mailed by first class mail to the Registered Owner as of the record date for the installment payment at the address appearing on the Bond Register; provided that the final installment of principal and interest on a Bond shall be payable upon presentation and surrender of the Bond by the Registered Owner at the office of the Registrar.

Section 9. Registration. The Bonds shall be issued only in registered form as to both principal and interest. The City designates the City Finance Director as Registrar for the Bonds. The Registrar shall keep, or cause to be kept, the Bond Register at the principal office of the City. The City covenants that, until all Bonds have been surrendered and canceled, it will maintain a system for recording the ownership of each Bond that complies with the provisions of Section 149 of the Code. The City and the Registrar may treat the person in whose name any Bond shall be registered as the absolute owner of such Bond for all purposes, whether or not the Bond shall be overdue, and all payments of principal of and interest on a Bond made to the Registered Owner thereof or upon its order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the City nor the Registrar shall be affected by any notice to the contrary.

Section 10. Transfer and Exchange. Bonds shall be transferred only upon the books for the registration and transfer of Bonds kept at the office of the Registrar. Upon surrender for transfer or exchange of any Bond at such office, with a written instrument of transfer or authorization for exchange in form and with guaranty of signature satisfactory to the Registrar, duly executed by the Registered Owner or the duly authorized attorney of the Registered Owner, the City shall execute and deliver an equal aggregate principal amount of Bonds of the same maturity of any authorized denominations, subject to such reasonable regulations as the City may prescribe and upon payment sufficient to reimburse it for any tax, fee or other governmental charge required to be paid in

connection with such transfer or exchange. All Bonds surrendered for transfer or exchange shall be canceled by the Registrar.

Section 11. Bonds Mutilated, Destroyed, Stolen or Lost. Upon surrender to the Registrar of a mutilated Bond, the City shall execute and deliver a new Bond of like maturity and principal amount. Upon filing with the Registrar of evidence satisfactory to the City that a Bond has been destroyed, stolen or lost and of the ownership thereof, and upon furnishing the City with indemnity satisfactory to it, the City shall execute and deliver a new Bond of like maturity and principal amount. The person requesting the execution and delivery of a new Bond under this section shall comply with such other reasonable regulations as the City may prescribe and pay such expenses as the City may incur in connection therewith.

Section 12. Disposition of the Sale Proceeds of the Bonds. The sale proceeds of the Bonds representing accrued interest on the Bonds shall be applied to pay a portion of the interest due on the Bonds on the first interest payment date for the Bonds. The sale proceeds of the Bonds representing original issue premium on the Bonds shall be applied to pay issuance costs of the Bonds, a portion of the interest due on the Bonds on the first interest payment date for the Bonds, or Costs of the Project, and shall be deposited in such manner, as the City Manager or the City Finance Director may determine. The remaining sale proceeds of the Bonds shall be applied to pay Costs of the Project and issuance costs of the Bonds, and shall be deposited in the appropriate funds or accounts of the City for such purposes.

Section 13. Tax Covenants. The City covenants to comply with any and all applicable requirements set forth in the Code in effect from time to time to the extent that such compliance shall be necessary for the exclusion of the interest on the Bonds from gross income for federal income tax purposes. Without limiting the generality of the foregoing, the City covenants that it will make no use of the proceeds of the Bonds that will cause the Bonds to be "arbitrage bonds" subject to federal income taxation by reason of Section 148 of the Code, and that it will not take or permit any action that would cause the Bonds to be "private activity bonds" as defined in Section 141 of the Code.

Section 14. Amendatory and Supplemental Resolutions.

(A) The Council from time to time and at any time may adopt a resolution or resolutions supplemental hereto, which resolution or resolutions thereafter shall become a part of this Resolution, for any one or more of the following purposes:

(1) To add to the covenants and agreements of the City in this Resolution, other covenants and agreements thereafter to be observed, or to surrender any right or power herein reserved to or conferred upon the City.

(2) To make such provisions for the purpose of curing any ambiguity or curing, correcting or supplementing any defective provision contained in this Resolution or in regard to matters or questions arising under this Resolution as the Council may deem necessary or desirable and not inconsistent with this Resolution and which shall not adversely affect the interests of the Registered Owners of the Bonds.

Any such supplemental resolution may be adopted without the consent of the Registered Owner of any of the Bonds at any time outstanding, notwithstanding any of the provisions of subsection (B) of this section.

(B) With the consent of the Registered Owners of not less than 60 percent in aggregate principal amount of the Bonds at the time outstanding, the Council may adopt a resolution or resolutions supplemental hereto for the purpose of adding any provisions to or changing in any manner

or eliminating any of the provisions of this Resolution or of any supplemental resolution; provided, however, that no such supplemental resolution shall:

(1) Extend the fixed maturity of any of the Bonds, or reduce the rate of interest thereon, or extend the time of payment of any installment of principal or interest from its due date, or reduce the amount of the principal thereof, or reduce any premium payable on the redemption thereof, without the consent of the Registered Owners of each Bond so affected; or

(2) Reduce the aforesaid percentage of Registered Owners of Bonds required to approve any such supplemental resolution without the consent of the Registered Owners of all of the Bonds then outstanding.

It shall not be necessary for the consent of the Registered Owners of the Bonds under this subsection to approve the particular form of any proposed supplemental resolution, but it shall be sufficient if such consent approves the substance thereof.

(C) Upon the adoption of any supplemental resolution under this section, this Resolution shall be deemed to be modified and amended in accordance therewith, and the respective rights, duties and obligations under this Resolution of the City and all Registered Owners of outstanding Bonds shall thereafter be subject in all respects to such modification and amendment, and all the terms and conditions of the supplemental resolution shall be deemed to be part of the terms and conditions of this Resolution for any and all purposes.

(D) Bonds executed and delivered after the adoption of any supplemental resolution under this section may bear a notation as to any matter provided for in such supplemental resolution, and if such supplemental resolution shall so provide, new Bonds modified so as to conform, in the opinion of the City, to any modification of this Resolution contained in any such supplemental resolution may be prepared by the City and delivered without cost to the Registered Owners of the Bonds then outstanding, upon surrender for cancellation of such Bonds in equal aggregate principal amounts.

Section 15. Defeasance. In the event money and/or non-callable Government Obligations maturing at such times and bearing interest to be earned thereon in amounts sufficient to redeem and retire any or all of the Bonds in accordance with their terms are set aside in a special trust account to effect such redemption or retirement and such moneys and the principal of and interest on such Government Obligations are irrevocably set aside and pledged for such purpose, then no further payments need be made to pay or secure the payment of the principal of and interest on such Bonds and such Bonds shall be deemed not to be outstanding.

Section 16. Sale of Bonds. The Bonds shall be sold at negotiated sale to the Bond Bank as provided in the Loan Agreement. Subject to the limitations provided in Sections 2 and 4, each of the City Manager and the City Finance Director is hereby authorized to determine the aggregate principal amount, maturity amounts, interest rates, yields, dated date, principal and interest payment dates, redemption terms, if any, for the Bonds, and other details of the Bonds; provided that the true interest cost of the Bonds, expressed as an annual rate, does not exceed 5.0 percent. In determining the maturity amounts, sinking fund installments, if any, interest rates, yields, and redemption terms, if any, for the Bonds, the City Manager or City Finance Director shall take into account those factors which, in his judgment, will result in the lowest true interest cost on the Bonds to their maturity, including without limitation current financial market conditions and current interest rates for obligations comparable in tenor and quality to the Bonds. Based upon the foregoing determinations, the City Manager and the City Finance Director each is authorized to execute the Loan Agreement, in substantially the form presented at this meeting.

Section 17. Authority of Officers. The Mayor, the acting Mayor, the City Manager, the acting City Manager, the City Finance Director, the acting City Finance Director, the Clerk and the acting Clerk each is authorized and directed to do and perform all things and determine all matters not determined by this Resolution, to the end that the City may carry out its obligations under the Bonds, the Loan Agreement and this Resolution.

Section 18. Prohibited Sale of Bonds. No person, firm or corporation, or any agent or employee thereof, acting as financial consultant to the City under an agreement for payment in connection with the sale of the Bonds is eligible to purchase the Bonds as a member of the original underwriting syndicate either at public or private sale.

Section 19. Ongoing Disclosure. The City acknowledges that, under Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), the City may now or in the future be an "obligated person" with respect to the Bond Bank Bonds. In accordance with the Rule and as the Bond Bank may require, the City shall undertake to provide certain annual financial information and operating data as shall be set forth in the Loan Agreement.

Section 20. Miscellaneous.

(A) All payments made by the City of, or on account of, the principal of or interest on the Bonds shall be made on the several Bonds ratably and in proportion to the amount due thereon, respectively, for principal or interest as the case may be.

(B) No recourse shall be had for the payment of the principal of or the interest on the Bonds or for any claim based thereon or on this Resolution against any member of the Council or officer of the City or any person executing the Bonds. The Bonds are not and shall not be in any way a debt or liability of the State of Alaska or of any political subdivision thereof, except the City, and do not and shall not create or constitute an indebtedness or obligation, either legal, moral or otherwise, of said state or of any political subdivision thereof, except the City.

Section 21. Severability. If any one or more of the provisions of this Resolution shall be declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provisions of this Resolution and shall in no way affect the validity of the other provisions of this Resolution or of the Bonds.

Section 22. Effective Date. This resolution shall become effective upon adoption by the Cordova City Council.

PASSED AND APPROVED THIS 6th DAY OF JULY 2011.

Jim Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk

Memorandum

To: City Council
Thru: Samantha Greenwood, City Planner
Date: June 15, 2011
Re: **Requests for purchase of lots**
Lot 5, Block 2, Southfill Development Park

PART I. GENERAL INFORMATION:

The timeline of the disposal of the Lot5, Block 2 SFDP

1. March 8, 2011; Planning and Zoning Commission recommended disposing of the lot.
2. March 16, 2011; City Council elected to sell the lot by proposal.
3. May 31, 2011; 30 day period proposal period ended
4. June 14, 2011; Planning and Zoning Commission reviewed the proposals

PART II. Planning Commission and Zoning

The Planning and Zoning Commission reviewed and discussed their assigned powers & duties outlined in City Code 3.40.080. Finding that all the proposals for Lot 5, Block 2 South Fill Development Park were in compliance with current zoning regulations and were consistent with the South Fill Development plan the motion was made:

M/Reggiani S/McGann to forward all four proposals to purchase Lot 5, Block 2 South Fill Development Park to the Cordova City Council as they meet the zoning regulations and are consistent with the Development plan for the South Fill Development Park.

Motion passed: 4 yeas, 1 nay, 2 absent.

Yeas: Srb, Reggiani, Greenwood and McGann, Nays: Bailer, Absent: Padawer, LoForte
Upon voice vote, motion passed 4-1

3.40.080 - Planning commission—Powers and duties—Designated.

The commission shall be required to do the following:

- A. Develop, adopt, alter or revise, subject to approval by the city council, a master plan for the physical development of the city. Such master plan with accompanying maps, plats, charts, descriptive and explanatory matter, shall show the commission's recommendations for the development of the city territory, and may include among other things:
 - 1. Development of the type, location and sequence of all public improvements,
 - 2. The relocation, removal, extension or change of use of existing or future public ways, grounds, spaces, buildings, properties and utilities,
 - 3. The general extent and location of rehabilitation areas.

When a master plan for the city has been approved by the council, amendments, revisions and extensions thereof may be adopted by the council after consideration and report by the planning commission. All amendments, revisions or extensions shall correspond to major geographical divisions of the city or to functional divisions of the subject matter of the plan. When such master plan has been approved by the city council, no amendments, revisions or extensions thereto shall be approved except upon the affirmative vote of four members of the city council;
- B. Exercise control over platting and subdivision of lots, blocks or lands within the city limits. All proposed plans, plats or replats of lots, blocks or lands within the city limits and all streets, alleys and other portions of the same intended to be dedicated to public or private use within the corporate limits shall first be submitted to the commission for its approval or rejection before such plans, plats or replats shall be entitled to record in the office of the district recorder for the Cordova Precinct. Unless the city council disapproves the action of the planning commission within twenty days, its decision shall be final. If the commission has approved any plan, plat or replat and city council has not within twenty days disapproved this action, the planning commission through its chairman shall endorse its approval on the plan, plat or replat and the owner thereof may then offer it for recording. In exercising the powers granted it by this section, the planning commission shall prepare and recommend for city council adoption regulations governing the subdivision of land within the city limits. Such regulations may provide for the harmonious development of the city and its environs, for the coordination of streets and other ways within the subdivided land with other existing or planned streets and ways or for conformance to the master plan or official map, for adequate open spaces, for spaces for traffic, utilities, recreation, light and air, and for the avoidance of congestion of population. Subdividing, for the purposes of this section, means and includes the division of any lot, tract or parcel of land into two or more lots, sites or other divisions of land for the purpose, whether immediate or future, of sale or building development. No lot, tract or parcel of land may be divided for any purpose whatsoever by means of metes or bounds, description or by any means other than platting or replating as provided in Title 17 of this code;
- C. Draft an official map of the city and recommend or disapprove proposed changes in such map;
- D. Make and adopt plans for the clearance and rebuilding of slum districts and blighted areas within the city;
- E. Submit annually to the city council, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three-year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year;
- F. Promote public interest in and understanding of the master plan and of planning, zoning and slum clearance;
- G. Make and develop plans for the replanning, improving and redevelopment of any areas within the city;
- H. Make and develop plans for the replanning, reconstruction or redevelopment of any area or district within the city which may be destroyed in whole or in part or damaged by fire, earthquake or other disaster;
- I. Make investigations regarding any matter related to city planning;
- J. Make and prepare reports, prints, plats and plans for approval by the city council;
- K. Make or cause to be made surveys, maps and plans relating to the location and design of any public building, dock, beach, ski ground, statue, memorial, park, parkway, boulevard, street, alley or playground. For the purpose of implementing this subsection, all departments of the city considering any such improvement are required, and all public agencies not a part of the city are requested, to inform the commission of the proposed improvement and submit such pertinent information to the commission and within such time as will enable the commission to recommend to city council whether the proposed improvement is consistent with the general plan and established planning principles. No public improvement shall be authorized by city council until the recommendation of the planning commission has been received and reviewed by the city council.

(Prior code § 15.102(g)).

Additional Information required (Please attach separately)

1. Please describe the type of business you're proposing to develop.
2. What is the proposed square footage of the building? Please provide a rough sketch of your building layout on the attached drawing of this lot.
3. What is the benefit of the proposed development to the community?
4. What is the value of the proposed improvements (in dollars)?
5. What is your proposed timeline for development?

Please address to:

**City of Cordova
Planning Department
C/O Sealed Proposals
P.O. Box 1210
Cordova, Alaska 99574**

Chapter 18.39 - WATERFRONT COMMERCIAL PARK DISTRICT

Sections:

- 18.39.010 - Purpose.
- 18.39.020 - Permitted principal uses and structures.
- 18.39.030 - Permitted accessory uses and structures.
- 18.39.040 - Conditional uses.
- 18.39.050 - Prohibited uses and structures.
- 18.39.060 - Minimum lot requirements.
- 18.39.070 - Minimum setback requirements.
- 18.39.080 - Maximum height of buildings and structures.
- 18.39.090 - Required off-street parking and loading.
- 18.39.100 - Signs.
- 18.39.110 - Drainage.
- 18.39.120 - Minimum finished floor elevations.
- 18.39.130 - Site plan and architectural review.

18.39.010 - Purpose.

The following statement of intent and use regulations shall apply in the WCP district: The waterfront commercial park district is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city. Structures within the WCP district are to be constructed in such a manner as to be aesthetically consistent with, and reflect the community's marine-oriented lifestyle. Uses within the waterfront commercial park district are intended to be water-dependent or water-related, and primarily those uses that are particularly related to location, recreation or commercial enterprises that derive an economic or social benefit from a waterfront location.

(Ord. 612 (part), 1986).

18.39.020 - Permitted principal uses and structures.

The following are the permitted principal uses and structures in the WCP district:

- A. Boat charter services;
- B. Commercial and sport fishing supplies and services;
- C. Docks and harbor facilities;
- D. Eating and drinking facilities;
- E. Fish and seafood markets;
- F. Fueling piers;
- G. Gift shops;
- H. Hotels;
- I. Laundromats and laundries;
- J. Marine-related retail and wholesale stores;
- K. Offices associated with permitted principal uses;
- L. Recreational goods sales;
- M. Travel agencies;
- N. Visitor information center;
- O. Waterfront parks, access paths, and boardwalks.

(Ord. 612 (part), 1986).

18.39.030 - Permitted accessory uses and structures.

The following are the permitted accessory uses and structures in the WCP district:

- A. Accessory buildings;
- B. Parking in conjunction with permitted principal uses and conditional uses;
- C. Outside storage;
- D. Processing of seafood where no more than two thousand square feet of gross floor space of structure is used for processing. The smoking of seafood is prohibited.
- E. Watchman's quarters.

(Ord. 612 (part), 1986).

(Ord. No. 1073, 7-7-2010)

18.39.040 - Conditional uses.

Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted in the WCP district:

- A. Outside storage.

(Ord. 612 (part), 1986).

18.39.050 - Prohibited uses and structures.

Any use or structure not of a character as indicated under permitted principal uses and structures or permitted under conditional uses is prohibited.

(Ord. 612 (part), 1986).

18.39.060 - Minimum lot requirements.

The following are the minimum lot requirements in the WCP district:

- A. Lot width, ninety feet
- B. Lot area, nine thousand square feet.

(Ord. 802 § 1, 1998; Ord. 612 (part), 1986).

18.39.070 - Minimum setback requirements.

The following are the minimum setback requirements in the WCP district:

- A. Front yard, fifteen feet
- B. Side yard, five feet
- C. Rear yard, five feet.

(Ord. 802 § 2, 1998; Ord. 612 (part), 1986).

18.39.080 - Maximum height of buildings and structures.

The following are the maximum heights of buildings and structures in the WCP district:

- A. Principal buildings and structures, 30 feet
- B. Accessory buildings and structures, 20 feet.

(Ord. 623 § 1, 1987; Ord. 612 (part), 1986).

18.39.090 - Required off-street parking and loading.

The requirements for off-street parking and loading in the WCP district shall be as set forth in Chapter 18.48 of this code. In addition the following parking requirements shall apply to property in the WCP district:

- A. Parking areas and drives shall be limited to fifty percent of the required front yards to provide for landscaping, pathways, or similar nonvehicular improvements.
- B. Parking areas in required front yards shall be separated from property lines to provide for the delineation and limitation of access drives.

(Ord. 802 § 3, 1998; Ord. 612 (part), 1986).

18.39.100 - Signs.

Signs may be allowed in the WCP district subject to the supplementary district regulations, the Uniform Sign Code, and as set forth in Chapter 18.44 of this code.

(Ord. 612 (part), 1986).

18.39.110 - Drainage.

The developer wishing to develop land in the WCP district shall be required to submit a drainage plan. Such drainage plan shall address stormwater runoff from the unused portion of the lot, and roof runoff.

(Ord. 612 (part), 1986).

18.39.120 - Minimum finished floor elevations.

In the WCP district, the minimum finished floor elevations as listed shall be adhered to:

South Fill Development Park	Feet
Block 1, Lot 2	24.00
3	24.00
5	24.00
6	24.25
7	25.00
8	25.50
10	25.75
Block 1, Lot 11	25.75
12	25.25
Block 2, Lot 2	25.00
Block 2, Lot 3	25.25
4	25.50
5	25.75
6	26.00
7	26.00
8	26.00
9	25.75
10	25.50

Note: Elevation datum based on the following: North Bolt fire hydrant at northwest corner of intersection of Nicholoff Way and Railroad Avenue: Elevation 29.84 feet above M.L.L.W.

(Ord. 612 (part), 1986).

18.39.130 - Site plan and architectural review.

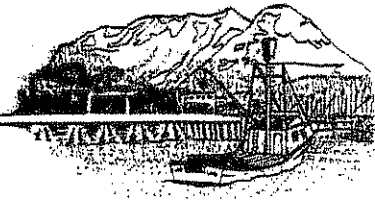
The development plan of any proposed development in the WCP district shall be subject to review by the planning commission. The architectural plans shall, in addition to requirements of Sections 18.39.010 through 18.39.120, include the following:

- A. Exterior finish material;
- B. Color scheme.

Exterior siding finish of structures shall be wood, stucco, brick or approved metal building material. Color scheme of exterior siding and roof finish shall consist of earth tones.

(Ord. 612 (part), 1986).

CITY OF CORDOVA



SEALED PROPOSAL FORM

All proposals must be submitted by Tuesday, May 31st 2011 @ 5p.m in a sealed envelope.

Property: Lot 5, Block 2, located in South Fill Development Park. See attached map.

Name of Proposer DAVID AND BOOTSLYN ROEMHILOT

Name of Business PLUMBLINE SUPPLY - REDDEN NET

Address PO Box 2294
CORDOVA, AK 99574

Phone Number 424-7765

Note: All submitted proposals for this property will be reviewed by the Planning & Zoning Commission who will then recommend a proposal to City Council for final review and acceptance. The City Council reserves the right to reject any, part of any or all proposals, or to accept any proposal deemed most advantageous to the City of Cordova.

The chosen proposal will be required to provide a Site Plan and Architectural review per City of Cordova Municipal Code section 18.39.130 - Site Plan and Architectural review. This process shall be completed prior to a Building Permit being issued.

The minimum price that will be accepted for Lot 5, Block 2 South Fill Development Park is \$60,000. This is the Fair Market Value determined by a qualified appraiser licensed by the State of Alaska. If the successful proposal amount is greater than the appraised value then that shall be the amount paid for the property. In no event shall the winning bid amount be less than Fair Market Value.

Proposed Price \$73,500

The applicant shall be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per City of Cordova Municipal Code section 5.22.100.

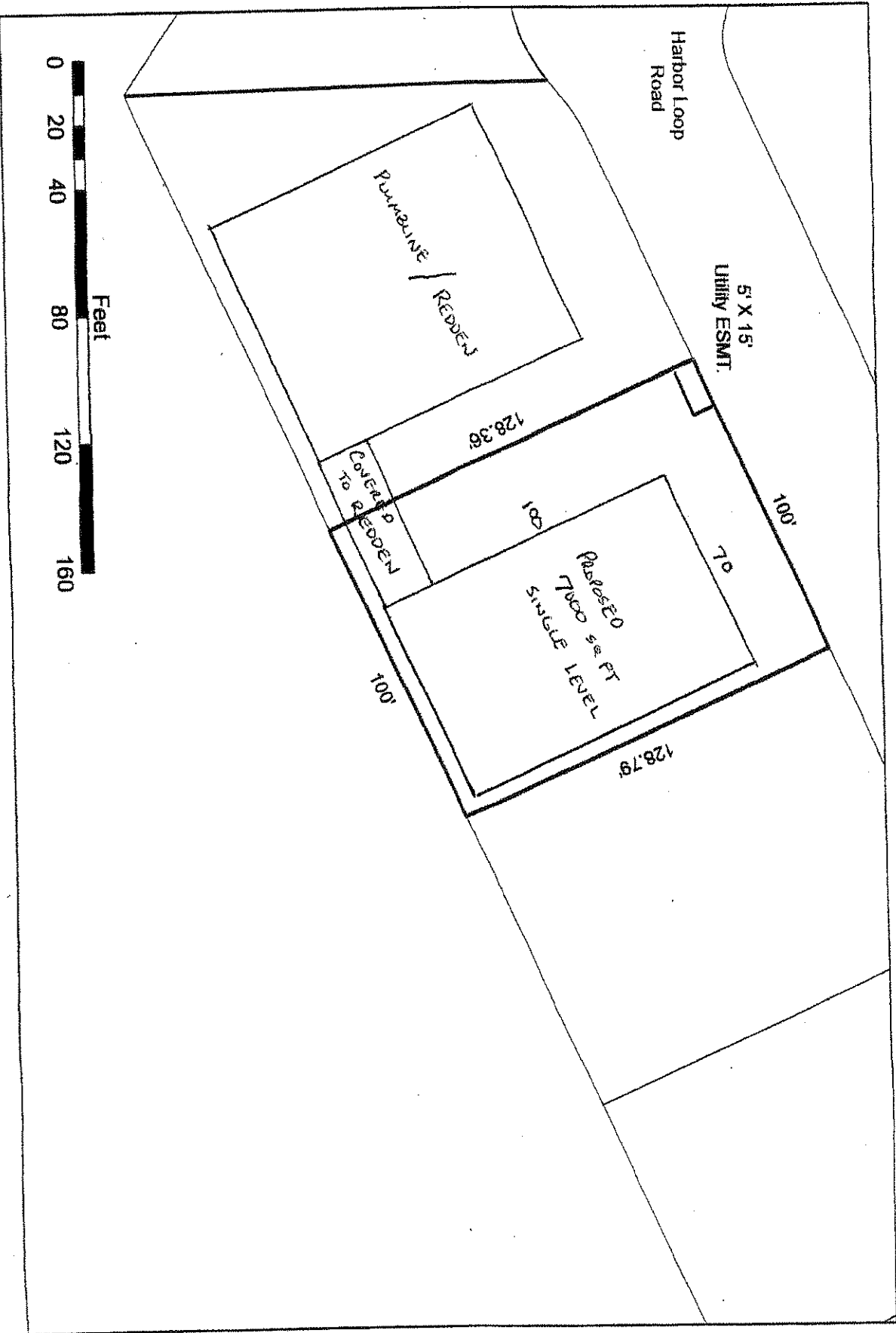
Please review the attached section of Code for the allowable uses within the Waterfront Commercial Zone District.

David and Bootslyn Roemhildt
PO Box 2294
Mile 6 Copper River Highway
Cordova, Alaska 99574

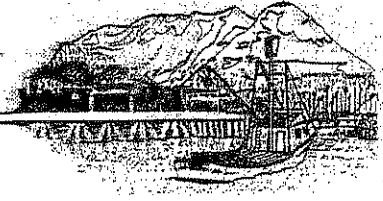
Proposal for Lot 5, Block 2 South Fill Development Park.

1. We are proposing an expansion of the two businesses located on the adjacent property, Redden Net and Plumblin Supply.
2. We propose to build a 70' x 100' single level structure to serve as an expanded retail storefront and seine building department for Redden Net. This amount of space, especially the 100' dimension, is necessary for the economical building of seines.
3. The proposed development will benefit the community by expanding the offering of products and services to the fishing fleet in near proximity to the harbor and increasing the City's tax revenue by:
 - a. The ability to build multiple seine nets at the same time during the winter months which will boost the winter economy with jobs, increase sales and the resulting sales tax.
 - b. Expanded area for hanging and mending gillnets indoors which will assist the fleet in keeping their best gear in the water.
 - c. Expanded line of products similar to other Redden outlets such as the Kachemack Gear Shed in Homer which the fleet currently has to order via mail or freight costing time and productivity and lost city sales tax.
 - d. Increased parking for customers of both Redden and Plumblin which is already congested though Plumblin has not yet opened its doors.
 - e. Increased area for Plumblin indoor pipe inventory, which requires more space than is currently available with two businesses crowded into one building. The processors often require large amounts of pipe available locally to keep production running and when they switch from one species to another during the season.
 - f. Space for indoor winter storage of nets and keep them out of the way of snow plows and damage.
 - g. The ability of both businesses located on Lot 5 to expand and hire more employees, creating greater local economic activity.
 - h. The development will mean a sizable increase in property taxes, sales taxes and lease taxes paid to the City coffers annually, as well as the economic activity generated from the construction of a building this size.
4. The value of the development is estimated at \$750,000.
5. We propose to have the building completed within two years.

Lot 5 Block 2



CITY OF CORDOVA



SEALED PROPOSAL FORM

All proposals must be submitted by Tuesday, May 31st 2011 @ 5p.m in a sealed envelope.

Property: Lot 5, Block 2, located in South Fill Development Park. See attached map.

Name of Proposer VICKI + JERRY BLACKLER
Name of Business SHIPYARD RENTAL LLC

Address PO Box 605
CORDOVA AK 99574

Phone Number 907-424-7664

Note: All submitted proposals for this property will be reviewed by the Planning & Zoning Commission who will then recommend a proposal to City Council for final review and acceptance. The City Council reserves the right to reject any, part of any or all proposals, or to accept any proposal deemed most advantageous to the City of Cordova.

The chosen proposal will be required to provide a Site Plan and Architectural review per City of Cordova Municipal Code section 18.39.130 - Site Plan and Architectural review. This process shall be completed prior to a Building Permit being issued.

The minimum price that will be accepted for Lot 5, Block 2 South Fill Development Park is \$60,000. This is the Fair Market Value determined by a qualified appraiser licensed by the State of Alaska. If the successful proposal amount is greater than the appraised value then that shall be the amount paid for the property. In no event shall the winning bid amount be less than Fair Market Value.

Proposed Price \$62,500.00

The applicant shall be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per City of Cordova Municipal Code section 5.22.100.

Please review the attached section of Code for the allowable uses within the Waterfront Commercial Zone District.

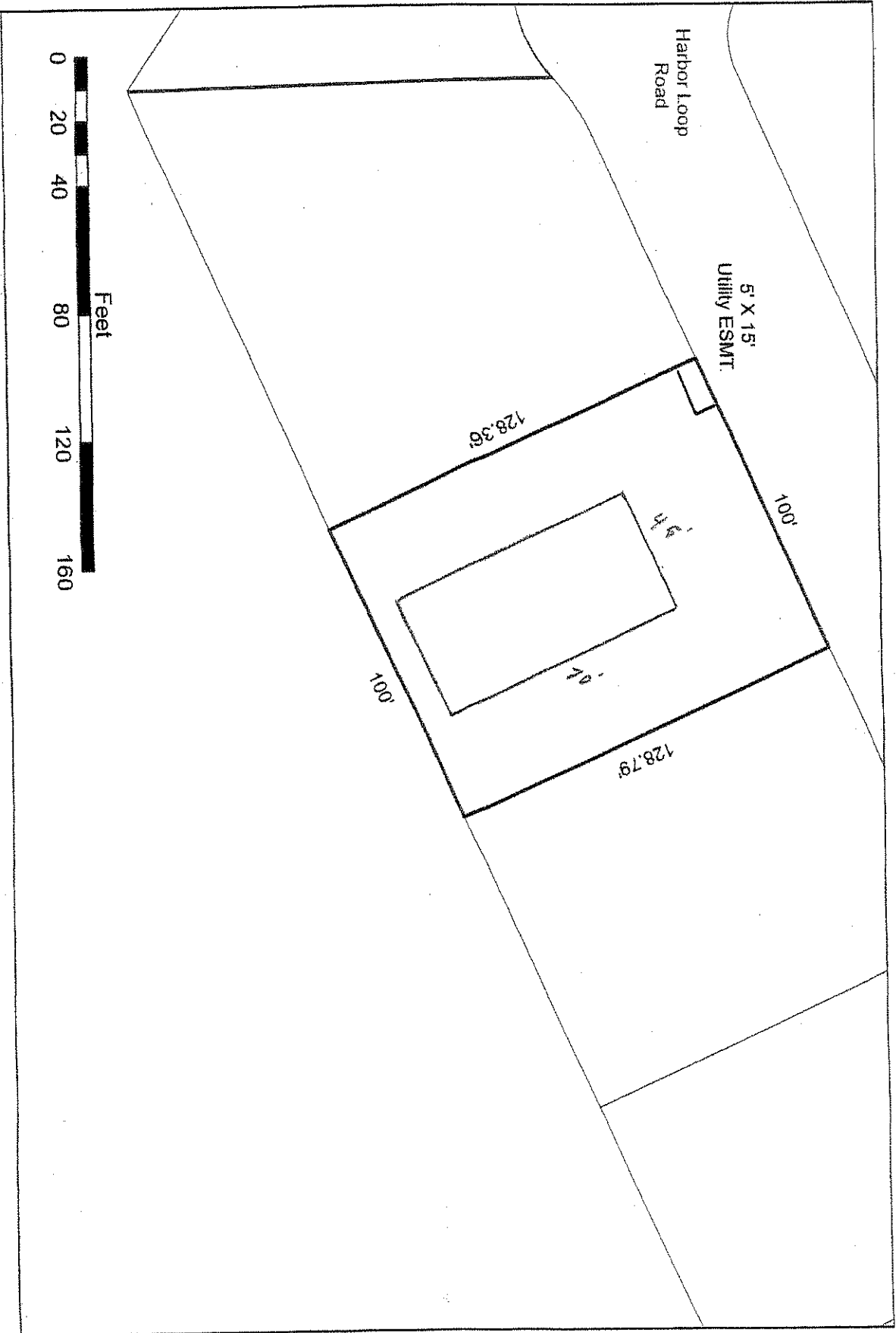
Additional Information required (Please attach separately)

1. Please describe the type of business you're proposing to develop.
2. What is the proposed square footage of the building? Please provide a rough sketch of your building layout on the attached drawing of this lot.
3. What is the benefit of the proposed development to the community?
4. What is the value of the proposed improvements (in dollars)?
5. What is your proposed timeline for development?

Please address to:

City of Cordova
Planning Department
C/O Sealed Proposals
P.O. Box 1210
Cordova, Alaska 99574

Lot 5 Block 2



SHIPYARD RENTAL LLC

PO BOX 550
CORDOVA AK 99574

907-424-7664 PH
907-424-7564 FAX
docblack@ak.net

May 23, 2011

Lot 5, Block 2 Proposal

We would be constructing a 3,150 square foot building on the lot that would house Shipyard Rental LLC and a hydraulic component & hydraulic repair shop. The rental portion would supply tools & rental equipment for the fishing industry and the general public. The hydraulic portion would be geared toward the fishing industry supplying hydraulic systems, fittings, hoses and stainless steel piping.

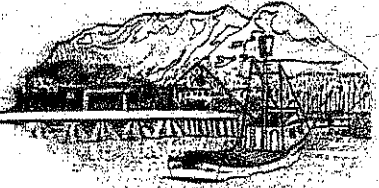
The value is placed at \$275,000.00.

The metal building proposed to go on this site is currently in Cordova and construction would start as soon as the proposal is approved and all necessary licensing is in place.



Vicki Blackler
Shipyard Rental LLC

CITY OF CORDOVA



SEALED PROPOSAL FORM

All proposals must be submitted by Tuesday, May 31st 2011 @ 5p.m in a sealed envelope.

Property: Lot 5, Block 2, located in South Fill Development Park. See attached map.

Name of Proposer BECKY CHAPEK
Name of Business _____

Address P.O. Box 1564
Cordova, AK
99574

Phone Number 424-5356

Note: All submitted proposals for this property will be reviewed by the Planning & Zoning Commission who will then recommend a proposal to City Council for final review and acceptance. The City Council reserves the right to reject any, part of any or all proposals, or to accept any proposal deemed most advantageous to the City of Cordova.

The chosen proposal will be required to provide a Site Plan and Architectural review per City of Cordova Municipal Code section 18.39.130 - Site Plan and Architectural review. This process shall be completed prior to a Building Permit being issued.

The minimum price that will be accepted for Lot 5, Block 2 South Fill Development Park is \$60,000. This is the Fair Market Value determined by a qualified appraiser licensed by the State of Alaska. If the successful proposal amount is greater than the appraised value then that shall be the amount paid for the property. In no event shall the winning bid amount be less than Fair Market Value.

Proposed Price \$65,300

The applicant shall be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per City of Cordova Municipal Code section 5.22.100.

Please review the attached section of Code for the allowable uses within the Waterfront Commercial Zone District.

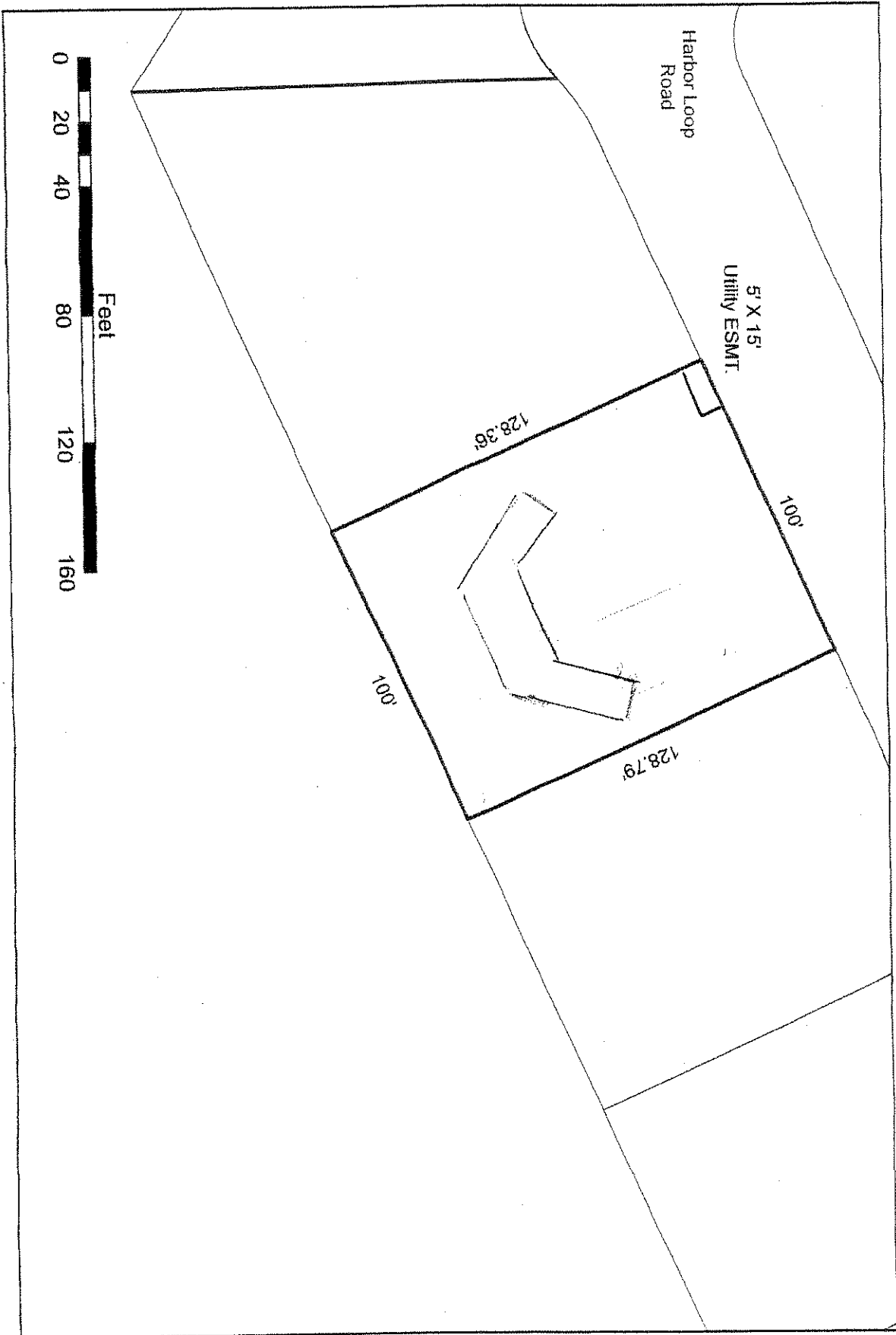
Additional Information required (Please attach separately)

1. Please describe the type of business you're proposing to develop.
2. What is the proposed square footage of the building? Please provide a rough sketch of your building layout on the attached drawing of this lot.
3. What is the benefit of the proposed development to the community?
4. What is the value of the proposed improvements (in dollars)?
5. What is your proposed timeline for development?

Please address to:

City of Cordova
Planning Department
C/O Sealed Proposals
P.O. Box 1210
Cordova, Alaska 99574

Lot 5 Block 2



1) I would like to build a multi-purpose building to house 3 smaller businesses. There would be a DEC certified kitchen for use so that food venders could use it to make products to legally sell to wholesale markets and the general public. There would be a Laundromat and a rental Shop space for a small marine related or visitor orientated merchant – such as a Charter Operator. The Second Story would have 6 rooms for seasonal use.

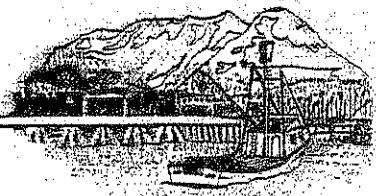
2) Both stories would total of 2,800 square.

3) This would fill a need for additional summer and provide opportunities for small business development in an area that currently does not exist.

4) Around \$350,000

5) Phase one would be the lower level and it will be done within one year – the upstairs rooms would be framed in the first year and finished in the second year.

CITY OF CORDOVA



SEALED PROPOSAL FORM

All proposals must be submitted by Tuesday, May 31st 2011 @ 5p.m in a sealed envelope.

Property: Lot 5, Block 2, located in South Fill Development Park. See attached map.

Name of Proposer Native Village of Eyak
Name of Business Ilanika Cultural Center

Address PO Box 1388
Cordova, AK 99574

Phone Number 907 424-7557

Note: All submitted proposals for this property will be reviewed by the Planning & Zoning Commission who will then recommend a proposal to City Council for final review and acceptance. The City Council reserves the right to reject any, part of any or all proposals, or to accept any proposal deemed most advantageous to the City of Cordova.

The chosen proposal will be required to provide a Site Plan and Architectural review per City of Cordova Municipal Code section 18.39.130 - Site Plan and Architectural review. This process shall be completed prior to a Building Permit being issued.

The minimum price that will be accepted for Lot 5, Block 2 South Fill Development Park is \$60,000. This is the Fair Market Value determined by a qualified appraiser licensed by the State of Alaska. If the successful proposal amount is greater than the appraised value then that shall be the amount paid for the property. In no event shall the winning bid amount be less than Fair Market Value.

Proposed Price \$ 75,000.00

The applicant shall be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per City of Cordova Municipal Code section 5.22.100.

Please review the attached section of Code for the allowable uses within the Waterfront Commercial Zone District.

110 Nicholoff Way
P.O. Box 1388
Cordova, Alaska 99574-1388
Ph (907) 424-7738 * Fax (907) 424-7739

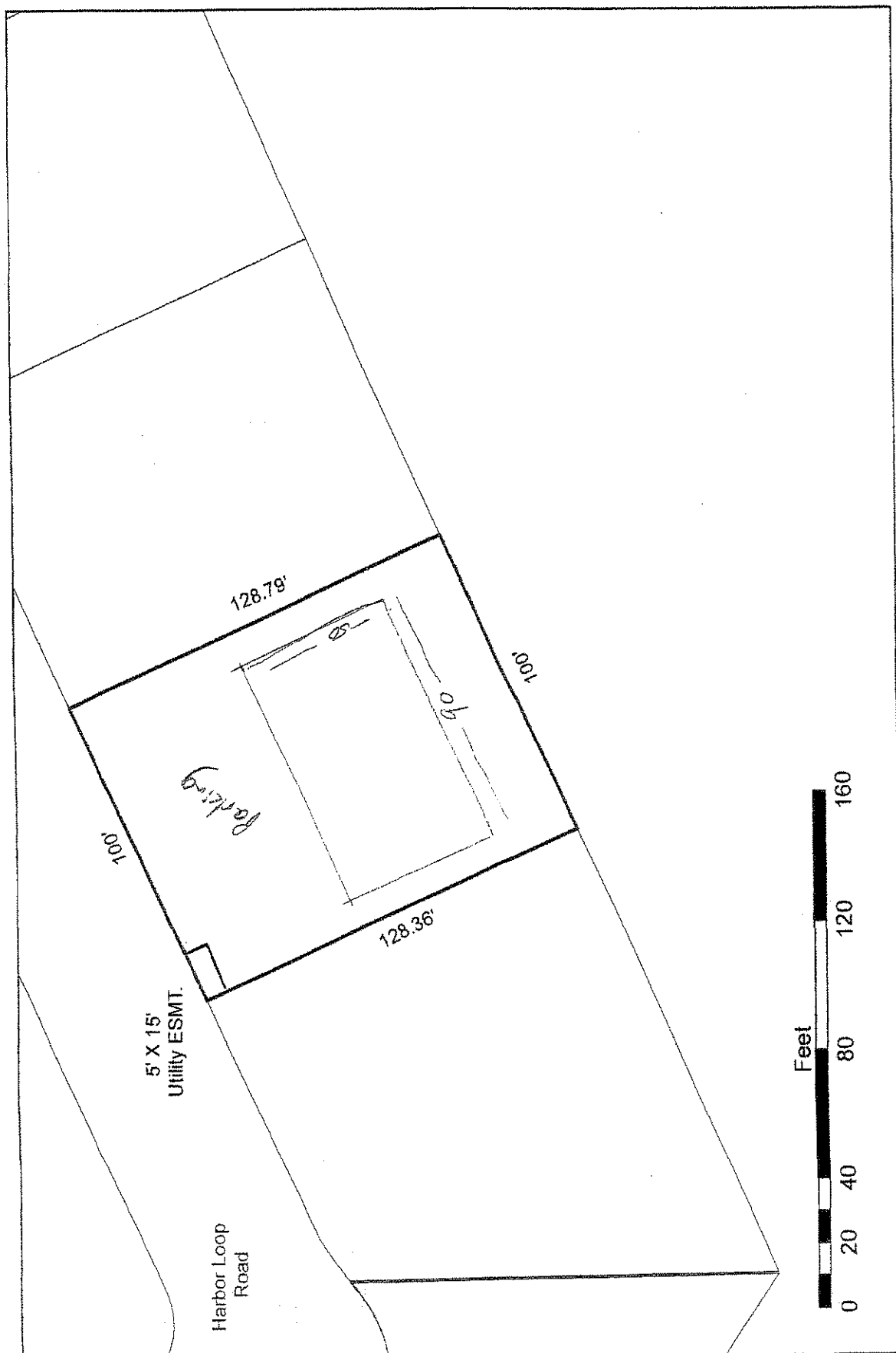


10,000 years in our Traditional Homeland, Prince William Sound, the Copper River Delta, & the Gulf of Alaska

Proposal for Property – Lot 5, Block 2, located in South Fill Development Park.

1. The Native Village of Eyak would like to expand the gift shop and museum.
2. The building would be a two story building with approximately 4000 square feet of floor space on each floor.
3. The Ilanka Cultural Center is currently restricted by limited space. If the facility was expanded both the museum and the gift shop could be expanded. It is our hope that this would increase the amount of inventory on hand, sales to the public and increased sales taxes.
4. Estimated to be 1.5 million dollars
5. Within 6 months of notification of sale Native Village of Eyak will engage an architectural firm to start designing the facility. Construction will start as soon as possible thereafter.

Lot 5 Block 2



PENDING AGENDA

Capital Priorities List Meeting – **September 2011, December 2011**

Committees:

Cordova Center Committee: Tim Joyce, Sylvia Lange, VACANCY, Darrel Olsen, Larue Barnes, VACANCY, Valerie Covell, David Roemhildt, Dan Logan, Nancy Bird, and Cathy Sherman

Fisheries Advisory Committee: David Reggiani, PWSAC; Ken Roemhildt, Seafood Sales; Jim Holley, AML; Torie Baker, Marine Advisory Program Coordinator; VACANCY; and Brian Marston, ADF&G

Cordova Trails Committee: Elizabeth Senear, VACANCY, Jim Kallander, Toni Godes, and David Zastrow

E911 RFP Committee: Dick Groff – Chairman, Gary Graham, Chief Baty, Mike Hicks, Oscar Delpino, Dave Allison, Bret Bradford

Public Services Building Design Committee: David Reggiani - Chairman, Chief Baty, Martin Moe, Jim Kacsh, Dick Groff, Mike Hicks, Tom Bailer

July 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH—City Hall Conference Room LMR—Library Meeting Room HSL—High Sch Lib					1 Property tax bills in mail	2
3	4 Independence Day City Hall offices closed	5	6 6:00 work ssn LMR 6:30 work ssn LMR 7:00 pub hrg LMR 7:30 reg mtg LMR	7	8	9
10	11	12 P&Z Commission Mtg 7pm CH	13 Hrbr Cms 7pm CH HSB 7pm LMR Sch Bd 7pm HSL	14	15	16
17	18	19	20 7:15 pub hrg LMR 7:30 reg mtg LMR	21	22	23
24	25	26	27	28	29	30
31	—Clerk vacation—	—Clerk vacation—			Location Legend CH—City Hall Conference Room LMR—Library Meeting Room HSL—High Sch Lib	

August 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH—City Hall Conference Room LMR—Library Meeting Room HSL—High Sch Lib	1	2	3	4	5	6
7	8	9	10	11	12	13
		P&Z Commission Mtg 7pm CH —Lynch at AML—	7:15 pub hrg (maybe) LMR 7:30 reg mtg LMR Hrbr Cms 7pm CH HSB 7pm LMR Sch Bd 7pm HSL —Lynch at AML—	—Lynch at AML—	—Lynch at AML—	
14	15	16	17	18	19	20
			7:15 pub hrg (maybe) LMR 7:30 reg mtg LMR			
21	22	23	24	25	26	27
28	29	30	31	Location Legend CH—City Hall Conference Room LMR—Library Meeting Room HSL—High Sch Lib		