

Mayor

Kristin Smith

Council Members

Debra Adams

Aaron Hansen

Kasey Kinsman

Michael Mickelson

Wendy Ranney

Cathy Sherman

David Zastrow

City Manager

Samantha

Greenwood

City Clerk

Susan Bourgeois

Deputy City Clerk

Colette Gilmour

**Regular City Council Meeting
September 3, 2025 @ 7:00pm
Cordova Center Community Rooms
Agenda**

A. Call to order

B. Invocation, 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 Kristin Smith, Council members Debra Adams, Aaron Hansen, Kasey Kinsman, Michael Mickelson, Wendy Ranney, Cathy Sherman, and David Zastrow



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

E. Disclosures of Conflicts of Interest and Ex Parte Communication

- conflicts as defined in CMC 3.10.010 should be declared, then Mayor rules whether member should be recused, Council may appeal the Mayor's ruling
- ex parte should be declared here, the content of the ex parte should be explained when the item comes before Council, ex parte does not recuse a member, it is required that ex parte is declared and explained

F. Communications by and Petitions from Visitors

1. Guest Speakers – none
2. Audience comments regarding agenda items..... **(3 minutes per speaker)**
3. Chairpersons and Representatives of Boards and Commissions **(Hospital Board, School Board, etal)**
 - a. PWSRCAC Community Open Houses to discuss geographic response strategies..... **(page 1)**
for the Copper River Delta & Flats area (September 9 & September 10)

G. Approval of Consent Calendar..... (roll call vote)

4. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council member Mickelson from the August 20, 2025, Regular Meeting.
5. Minutes:
 - a. Minutes of the Regular Council Meeting of July 16, 2025..... **(page 2)**
 - b. Minutes of the Council Public Hearing of August 6, 2025..... **(page 6)**
 - c. Minutes of the Regular Council Meeting of August 6, 2025..... **(page 7)**
6. Council action to waive protest of the renewal of liquor license #2433..... **(page 10)**
OK Restaurant, Restaurant/Eating Place license

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

7. Mayor's Report
8. City Manager's Report..... **(page 22)**
9. City Clerk's Report

K. Correspondence

10. City Council correspondence primer: correspondence policies & procedures..... **(page 25)**
 - a. 08-20-25 Jt comment from Eccles Lagoon landowners to UALM regarding Cordova Subdivision..... **(page 26)**
 - b. 08-22-25 Notice of AK Statewide Long Range Transportation Plan Update 2055..... **(page 66)**
 - c. 08-27-25 Letter from P. Payne: response to Mayor article re Harbor entrance lot..... **(page 67)**

d. 08-29-25 Email and Flyer from PWSRCAC Cordova September Events..... (page 69)

L. Ordinances and Resolutions

11. Ordinance 1234..... (voice vote)(page 71)
An ordinance of the Council of the City of Cordova, Alaska amending CMC 3.12.110 "Contracts" to expressly require collective bargaining agreements be approved by City Council via resolution
12. Resolution 09-25-24..... (voice vote)(page 73)
A resolution of the Council of the City of Cordova, Alaska authorizing amendment to the FY25 budget in the amount of \$488,667

M. Unfinished Business - none

N. New & Miscellaneous Business

13. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 99)

O. Audience Participation

P. Council Comments

Q. Executive Session

The City Council is permitted to enter an executive session if an explicit motion is made to do so calling out the subject to be discussed and if that subject falls into one of the 4 categories noted below. Therefore, even if specific agenda items are not listed under the Executive Session header on the agenda, any item on the agenda may trigger discussion on that item that is appropriate for or legally requires an executive session. In the event executive session is appropriate or required, Council may make a motion to enter executive session right during debate on that agenda item or could move to do so later in the meeting.

R. Adjournment

Executive Sessions per Cordova Municipal Code 3.14.030

- **subjects which may be considered are:** (1) matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; (2) subjects that tend to prejudice the reputation and character of any person; provided that the person may request a public discussion; (3) matters which by law, municipal charter or code are required to be confidential; (4) matters involving consideration of governmental records that by law are not subject to public disclosure.
- **subjects may not be considered in the executive session except those mentioned in the motion calling for the executive session, unless they are auxiliary to the main question**
- **action may not be taken in an executive session except to give direction to an attorney or labor negotiator regarding the handling of a specific legal matter or pending labor negotiations**

Regular Meetings of the Cordova City Council are live streamed on the City's YouTube <https://www.youtube.com/@CityofCordovaAlaska/streams> or are available there for viewing or audio-only by the next business day

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OIL SPILL RESPONSE COMMUNITY OPEN HOUSE

What's Happening?

Join this Prince William Sound Regional Citizens' Advisory Council (PWSRCAC) led effort to help improve oil spill response planning in the Copper River Delta & Flats area. We will be discussing the development of geographically specific oil spill response strategies (GRS) for this ecologically sensitive and logistically challenging area. We are seeking input and feedback from fishermen and other locals who are familiar with this area.



**Tuesday,
September 9,
3:00 - 5:00 PM**

**Wednesday,
September 10,
10:00 AM -
Noon**



**Cordova Center,
Education Room**

Can't Attend?

If you or your organization cannot make the open house but would like to provide feedback, please contact Jeremy Robida at jeremy.robida@pwsrcac.org

Who Is PWSRCAC?

The PWSRCAC was established following the Exxon Valdez oil spill as a federally mandated, independent nonprofit corporation dedicated to promoting the environmentally safe operation of the Valdez Marine Terminal and associated tankers. PWSRCAC's 19-member Board represents communities affected by the 1989 spill, as well as fishing, aquaculture, Alaska Native, recreation, tourism, and environmental groups. In Cordova, the City and CDFU hold the local seats.

**Regular City Council Meeting
July 16, 2025 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order – **Mayor Kristin Smith** called the Regular City Council Meeting to order at 7:00 pm on July 16, 2025, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance – **Mayor Smith** led the audience in the Pledge of Allegiance.

C. Roll call – Present for roll call were **Mayor Kristin Smith** and Council members **Debra Adams**, **Kasey Kinsman**, **Wendy Ranney** and **Cathy Sherman**. Council member **Mike Mickelson** was present via zoom videoconference. Council members **Aaron Hansen** and **Dave Zastrow** were absent. Also present were City Manager **Samantha Greenwood** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

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

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

F. Communications by and Petitions from Visitors

1. Guest speakers – none
2. Audience comments regarding agenda items - none
3. Chairpersons and Representatives of Boards and Commissions - none

G. Approval of Consent Calendar

4. Minutes: **a.** May 21, 2025, Regular City Council Meeting Minutes; **b.** June 4, 2025, Regular City Council Meeting Minutes

5. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council member Sherman from the May 21, 2025, Regular Meeting.

6. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council members Hansen, Mickelson, and Sherman from the June 4, 2025, Regular Meeting.

7. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council member Mickelson from the July 2, 2025, Regular Meeting.

8. Council action to waive protest of the renewal of liquor license #747 Loyal Order of Moose #1266, Club license

Vote on the Consent Calendar: 5 yeas, 0 nays, 2 absent. Ranney-yes; Mickelson-yes; Hansen-absent; Kinsman-yes; Sherman-yes; Zastrow-absent; and Adams-yes. Consent Calendar was approved.

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

9. Mayor's Report – **Smith** reported: 1) written report in the packet included information regarding: Cordova Fisheries Committee, Asset Management, Northern Edge Military Training, AMHS winter schedule comments and the Resource Development Council upcoming trip to Cordova.

10. City Manager's Report - **Greenwood** reported: 1) written report in the packet included updates on positions filled and/or still vacant, the CCMC Joint Admin negotiations team has met, pool & skater's cabin updates. **Greenwood** added that the funding has been secured for the Eyak Lake weir project (CRWP is the lead on this).

11. City Clerk's Report - **Bourgeois** reported: 1) written report included a reminder to Council about land sale items that are quasi-judicial in nature and that Council should refrain from ex parte communication regarding those items.

12. Staff Reports – 2Q, 2025 Quarterlies: **a.** Cordova Center, Coordinator **Andy Anderson**; **b.** Cordova Chamber of Commerce, Executive Director, **Cathy Renfeldt**; **c.** Cordova Historical Museum & Cordova Public Library, Director **Ashley Bivin**; **d.** Public Works Department, Director **Kevin Johnson**; **e.** Parks & Recreation Department, Director **Samantha Hagerthy-Schneider**; **f.** Permanent Fund Investments, APCM, Director of Institutional Solutions **Blake Phillips**; **g.** Cordova Volunteer Fire Department, Fire Chief **Stephen Phillips**.

K. Correspondence

13. City Council correspondence primer: correspondence policies & procedures: **a.** 06-24-25 Letter from USF&WS regarding MMPA regulations; **b.** 07-02-25 Letter from Senator Sullivan regarding aviation safety; **c.** 07-08-25 AMHS Winter 25/26 operating schedule for public review; **d.** 07-10-25 MSU Valdez, Marine Safety Info Bulletin regarding renaming of USCG Districts; **e.** 07-10-25 Email from DoT regarding final CR Highway Alternatives Study

L. Ordinances and Resolutions

14. Ordinance 1232 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code Section 6.12.040–Exceptions, to allow the City Manager to authorize use permits to except special events held at ski hill, from the provisions of 6.12.030–Alcoholic beverages-consumption in public places – 1st reading

M/Sherman S/Ranney to adopt Ordinance 1232 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code Section 6.12.040–Exceptions, to allow the City Manager to authorize use permits to except special events held at ski hill, from the provisions of 6.12.030–Alcoholic beverages-consumption in public places

Sherman said this does not preclude the sponsors of such events from still having to get the permit required from ABC Board, she just wanted that on the record. Staff agreed with **Sherman**, those are still required. **Sherman** said this is a good housekeeping action to take. **Ranney** said she had a similar question; she is in support.

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

15. Ordinance 1233 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code Section 4.16.050–Residency requirement, to replace ‘city limits’ with ‘greater Cordova area’ and to clarify and further define residency – 1st reading

M/Sherman S/Adams to adopt Ordinance 1233 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code Section 4.16.050–Residency requirement, to replace ‘city limits’ with ‘greater Cordova area’ and to clarify and further define residency

Sherman said this is necessary and shows that our community is expanding, and we need to adapt and have some flexible work schedules to fill positions. **Adams** said she agrees, and we want to encourage people to come work here by being flexible. The work world is changing, and we need to adjust. **Kinsman** asked if the Union is ok with this. **Greenwood** said we will have to work out a letter of agreement with the Union.

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

16. Resolution 07-25-18 A resolution of the Council of the City of Cordova, Alaska authorizing the conveyance by lease of approximately 2,500 usable square feet of office space and ten (10) parking spaces located in the old City Hall building at 602 Railroad Ave. Cordova, Alaska 99574

M/Kinsman S/Ranney to approve Resolution 07-25-18 A resolution of the Council of the City of Cordova, Alaska authorizing the conveyance by lease of approximately 2,500 usable square feet of office space and ten (10) parking spaces located in the old City Hall building at 602 Railroad Ave. Cordova, Alaska 99574

Kinsman said this was outlined clearly in the packet; he supports moving ahead with this. **Sherman** asked if there is a rent increase included in this new lease. Planner **Amanda Coward** approached the table and answered that there had not been a rent increase since 2016, and this included an increase using the CPI and that made it consistent with how we do all of our leases. **Ranney** said she thinks it is a dire situation

to get our folks out of that building; she is glad to see that we will be getting rent from the other side. She thinks our focus needs to be finding another spot for public safety and getting rid of a building that should have been gotten rid of a long time ago. **Kinsman** agreed with that sentiment.

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

17. Resolution 07-25-19 A resolution of the Council of the City of Cordova, Alaska authorizing the conveyance by lease of Lots 3&4, Block 8, Original Townsite to the Cordova Chamber of Commerce

M/Kinsman S/Sherman to approve Resolution 07-25-19 A resolution of the Council of the City of Cordova, Alaska authorizing the conveyance by lease of Lots 3&4, Block 8, Original Townsite to the Cordova Chamber of Commerce

Kinsman said he appreciates what the chamber has done, he liked the quarterly report with details about what the chamber accomplishes. On the city side he likes that we can assess the in-kind donations as part of the lease framework. **Sherman** agreed with **Kinsman** and said it shows our support – but limited support and the information provided in the packet answers all the questions.

Vote on the motion: 4 yeas, 1 nay (Ranney), 2 absent (Hansen, Zastrow). Motion was approved.

18. Resolution 07-25-20 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Cummins to repair the 2019 Wittke dumpster truck

M/Ranney S/Kinsman to approve Resolution 07-25-20 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Cummins to repair the 2019 Wittke dumpster truck

Ranney said, yes, please, let's do this. No other comments all seemed in favor to get this done asap.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

18a. 8. Council action to waive protest of the renewal of liquor license #747 Loyal Order of Moose #1266, Club license

M/Ranney S/Adams to waive protest for renewal of liquor license #747, Loyal Order of Moose #1266, Club license

Ranney said the only reason she pulled this from the consent calendar is because all the paperwork seemed to be filled out by **Steve Johnson** who has since passed away. She wondered if they had completed a new application signed by a new officer of the Lodge. **Sherman** said this paperwork was filled out months ago. Council members and the Clerk agreed that it was appropriate for us to do this part, AMCO is in touch with the Moose, the Moose will get the paperwork completed timely for a different person to be the main signer. **Adams** commented that the Moose lodge does great things for the schools and the community, and this is how they generate their money to do so, she is glad to support them. **Ranney** said she also wants to support them however she can.

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

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

Item B2 on pending agenda can be removed. Clerk said she would do so. **Mayor Smith** reminded everyone that Salmon Jam was coming up this weekend, including the Salmon runs. **Bourgeois** said that there is only one vacancy remaining on boards and commissions, it is the Historical Society specific seat on the Historic Preservation Commission that remains available. **Sherman** reminded everyone that the HPC keeps the City current in that field and ensures we have access to grants for rehabbing historic buildings.

O. Audience Participation - none

P. Council Comments

Mickelson said he thinks Council will have a busy calendar once fishing is over and he thanked all of the council members for devoting their time – he has some catching up to do.

Sherman thanked Mike for calling in, which isn't always easy. She thanked everyone for the great staff reports and all the work that went into tonight's packet.

Kinsman thanked staff, especially for the financial work session – **Sheryl & Sam**, that was well-done and appreciated. This gives us a perspective on where we are and how we are doing. He thanked all the public safety employees for keeping our community safe; they do an outstanding job. For the size of our community, we have some amazing services that we provide.

Ranney said everyone needs to give blood if they get a chance; state is low in its supplies swing by the Blood Bank in Anchorage if you can. CCMC also has a walking blood donor list you can get on to assist here. Thanked staff for the quarterlies – she reads and enjoys them. She welcomed **Aaron Sayles**, the new Fire Marshal. She appreciates the professionalism in the police department, she's had business interactions with them lately, they do a great job.

Adams repeated the thanks to staff for their hard work, especially **Sheryl** with the numbers for tonight's work session. She is grateful that the City employee/driver walked away relatively unscathed from the accident. When she hears the sirens, she is so grateful that we have people that can and do respond to assist. She was out of the country recently and is always proud to share stories from home and also it is always nice to return home.

Mayor Smith reminded those listening that the Tsunami preparedness meeting that was held is available on the City's YouTube channel. She hoped people would abide by the dumpster locks and re-lock them; the City has gone to great lengths to ensure bear protection using these locking dumpsters; it will keep us all safe.

Q. Executive Session - none

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 7:57 pm.

Approved: September 3, 2025

Attest: _____

Susan Bourgeois, City Clerk

**City Council Public Hearing
August 6, 2025 @ 6:45 pm
Cordova Center Community Rooms
Minutes**

A. Call to order

Mayor Kristin Smith called the Council public hearing to order at 6:45 pm on August 6, 2025, in the Cordova Center Community Rooms.

B. Roll call

Present for roll call were **Mayor Kristin Smith** and Council members **Kasey Kinsman**, **Wendy Ranney**, **Cathy Sherman**, and **Dave Zastrow**. Council members **Debra Adams**, **Aaron Hansen**, and **Mike Mickelson** were absent. Also present were City Manager **Sam Greenwood**, and City Clerk **Susan Bourgeois**.

C. Public hearing

1. Ordinance 1232 An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Section 6.12.040–Exceptions, to allow the City Manager to authorize use permits to except special events held at ski hill, from the provisions of 6.12.030–Alcoholic beverages-consumption in public places
2. Ordinance 1233 An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Section 4.16.050–Residency requirement, to replace ‘city limits’ with ‘greater Cordova area’ and to clarify and further define residency

Mayor Smith opened the hearing for public testimony on Ordinances 1232 & 1233 at 6:48pm.

The public hearing was recessed at 6:49pm until there was someone who wanted to give public testimony present. Council came back into the Public Hearing at 6:59pm.

D. Adjournment

Hearing no objection **Mayor Smith** adjourned the public hearing at 7:00 pm.

Approved: September 3, 2025

Attest: _____
Susan Bourgeois, CMC, City Clerk

**Regular City Council Meeting
August 6, 2025 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order – **Mayor Kristin Smith** called the Regular City Council Meeting to order at 7:00 pm on July 16, 2025, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance – **Mayor Smith** led the audience in the Pledge of Allegiance.

C. Roll call – Present for roll call were **Mayor Kristin Smith** and Council members **Kasey Kinsman**, **Wendy Ranney**, **Cathy Sherman**, and **Dave Zastrow**. Council members **Debra Adams**, **Aaron Hansen**, and **Mike Mickelson** were absent. Also present were City Manager **Sam Greenwood**, and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

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

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

F. Communications by and Petitions from Visitors

1. Guest speakers – none

2. Audience comments regarding agenda items

Shae Bowman of 5.5 Mile Power Creek spoke to Council representing RurAL CAP – she is a community development specialist employed by RurAL CAP. She gave an overview of 2 exciting programs that RurAL CAP is offering: 1) self-help housing program – funded through a USDA grant, includes sweat-equity and section 502 loans; and 2) rural professional housing development grant – through AHFC to fund the building of housing for professionals such as doctors, teachers, public safety officers, etc. She asked if Council wanted some others from her office to present more about these at a future Council meeting.

3. Chairpersons and Representatives of Boards and Commissions: **Dr. Hannah Sanders**, CCMC CEO reported: 1) particularly busy this summer at the hospital; 2) she commended the EMS volunteers who are professional and committed to the community, they do an amazing job; 3) budgetarily, they are right on track; 4) she received notice that they are in a congressional bill which moved out of committee, though not yet approved, for a \$3 million grant for infrastructure and to help plan for future construction and IT systems; 5) the hospital keeps getting mentioned on social media because some of their employees work and live offsite – she said in her role over the last five years, she has learned that the institutional knowledge has been lost and it is very hard to repair some of the things that have been found to not have been handed over due to so much turnover; she said they much prefer people live here but that cannot always be accommodated.

G. Approval of Consent Calendar

4. Minutes: a. none

5. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absences of Council members Hansen and Zastrow from the July 16, 2025, Regular Meeting.

6. Chinook Auto Rental Business License Transfer

Vote on the Consent Calendar: 4 yeas, 0 nays, 3 absent. Zastrow-yes; Sherman-yes; Adams-absent; Hansen-absent; Kinsman-yes; Ranney-yes; and Mickelson-absent. Consent Calendar was approved.

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

7. Mayor's Report – **Smith** reported: 1) her written report focused on housing – she had met with **Shae Bowman** of RurAL CAP and was hoping we could get a good relationship going with them, especially in the context of the University possible subdivision in the Whiskey Ridge neighborhood.

8. City Manager's Report - **Greenwood** reported: 1) she thanked the Trails Committee for their work on the Comprehensive Trails Plan; 2) **Signe Bowman** accepted the Cordova Center Coordinator position and she'll start on August 18; still in the interview process for DMV; 3) she and Planner **Amanda Coward** met with UALM folks – this subdivision project is at the very beginning stages, nothing is approved yet; she offered that maybe we can approve a resolution of support for this – we can bring to August 20 meeting, timely for public comments due by August 22.

a. Public Works Department mid-summer update

b. Staff report regarding correspondence item 11.c.

9. City Clerk's Report - **Bourgeois** had nothing significant to report.

10. Staff Reports – 2Q, 2025 Quarterlies: a. Cordova Harbor & Port, Harbormaster **Tony Schinella**

K. Correspondence

11. City Council correspondence primer: correspondence policies & procedures

a. 07-17-25 DNR email with request for comments: non-competitive sale of ADL 68214, competitive tidelands lease of ADL 28205, and noncompetitive tidelands lease of ADL 214997; b. 07-22-25 Letter from Mayor Smith, 2025-26 AMHS ferry schedule comments; c. 07-22-25 UAA public comment notice for Whiskey Ridge subdivision development & disposal plan; d. 07-29-25 Thank you card from the CHS Class of 2025 Council member **Sherman** thanked **Mayor Smith** and said that was a great letter to AMHS.

L. Ordinances and Resolutions

12. Ordinance 1232 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code Section 6.12.040–Exceptions, to allow the City Manager to authorize use permits to except special events held at ski hill, from the provisions of 6.12.030–Alcoholic beverages-consumption in public places – 2nd reading

M/Sherman S/Kinsman to adopt Ordinance 1232 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code Section 6.12.040–Exceptions, to allow the City Manager to authorize use permits to except special events held at ski hill, from the provisions of 6.12.030–Alcoholic beverages-consumption in public places

Sherman said we have discussed this, Salmon Jam is a steadfast event, this can assist the volunteers, they are still required to get an alcohol permit from ABC. **Kinsman** agreed, it is a great event, this is a great idea to make this change.

Vote on the motion: 4 yeas, 0 nays, 3 absent. Sherman-yes; Adams-absent; Kinsman-yes; Mickelson-absent; Hansen-absent; Ranney-yes; and Zastrow-yes. Motion was approved.

13. Ordinance 1233 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code Section 4.16.050–Residency requirement, to replace 'city limits' with 'greater Cordova area' and to clarify and further define residency – 2nd reading

M/Ranney S/Sherman to adopt Ordinance 1233 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code Section 4.16.050–Residency requirement, to replace 'city limits' with 'greater Cordova area' and to clarify and further define residency

Ranney said this gives us options; opportunity to bring in help for the police department and also for anyone who may want to settle outside the city limits, she sees no issue with this. **Sherman** added to **Ranney's** comments that it is not only our community looking at things like this – across the state communities are looking at remote work and creative scheduling. **Kinsman** asked when the last time the police department was fully staffed. **Sergeant Hayden** was present and answered that it was in 2017. **Kinsman** said so if there is anyone out there listening, he reiterated that answer – 2017. This is an avenue to help our police department – that is an important point to make.

Vote on the motion: 4 yeas, 0 nays, 3 absent. Kinsman-yes; Zastrow-yes; Adams-absent; Ranney-yes; Hansen-absent; Mickelson-absent; and Sherman-yes. Motion was approved.

14. Resolution 08-25-21 A resolution of the Council of the City of Cordova, Alaska adopting the City of

Cordova Comprehensive Trails Plan 2025

M/Kinsman S/Ranney to approve Resolution 08-25-21 A resolution of the Council of the City of Cordova, Alaska adopting the City of Cordova Comprehensive Trails Plan 2025

Kinsman said this is comprehensive and looks like it took a lot of work, fantastic job, great collaboration and he is absolutely in support of this. **Ranney** said it was a pleasure working with all these folks on this; she was off of Trails Committee before it was completed, and she thanked those who helped finish it up. **Sherman** expressed kudos to all involved – a very impressive document. **Mayor Smith** concurred and said she loved reading through the history of trails, the transportation component – set a great context for the roles that trails play – the transportation aspect of trails, not just the modern hiking era. **Zastrow** said this was a huge effort by a lot of people. The National Park Service was instrumental, there was a huge amount of public input/involvement. **Zastrow** said this will be used for funding.

Vote on the motion: 4 yeas, 0 nays, 3 absent (Adams, Hansen, Mickelson). Motion was approved.

M. Unfinished Business - none

N. New & Miscellaneous Business

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

Ranney asked to have the prospect of annexation (Whitshed properties, out Hartney Bay) and/or borough formation added to the pending agenda. She said the city limits have construction going on in multiple directions: Whitshed, end of Orca Rd, just something we should start talking about. City Manager **Greenwood** just wanted everyone to understand this sort of planning needs to have budgeted money put to it, this is a super-intensive project that would need lots of attorney time.

O. Audience Participation

Bruce Tiedeman of 605 Lake Ave. #20 mentioned to very poor condition of 7th Street to the Council's attention. Curbs and gutter are necessary there, there are drainage issues, and we are about to enter the difficult weather time of year.

Cameron Hayden of 164 Prince William Marina Rd. thanked the Council for the support by adopting Ordinance 1233, he said it will be a great benefit to Cordova.

P. Council Comments

Sherman kudos to the chip sealing that has been happening around town; she encouraged pet owners to clean up after their pets, City staff runs into problems left behind when they are maintaining our parks, that is unfair and unsafe.

Kinsman thanked our public safety employees who do an amazing job. He praised **Samantha** at Parks & Rec also doing a fantastic job with a few difficult items, the pool and skater's cabin.

Ranney also thanked our public safety employees – sirens have been going off daily and we are grateful they are available to answer the call. Thanks to my fellow Council members, it is an incredibly busy time for so many of us and here we are still getting together to meet and conduct business.

Zastrow echoed the public safety comments, thanked the Mayor and Manager for the written reports. Thanks to streets crew for the chip sealing but also the cracks and potholes they've been fixing on Whitshed. University land – that could be a huge benefit to the community. Trails plan – specific thanks to: **Liz Senear, Ryan Schuetze, Michelle Hahn, Toni Godes, Wendy Ranney, Stormy Haught.**

Mayor Smith thanked Police and EMS with all their help with Salmon Jam, on top everything else you do. Shout out to all the volunteers who made Salmon Jam great this year.

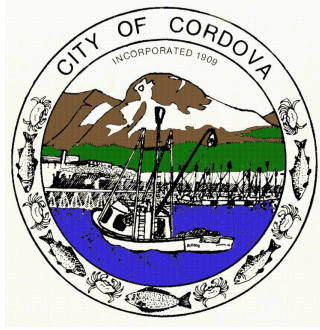
Q. Executive Session - none

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 8:10 pm.

Approved: September 3, 2025

Attest: _____
Susan Bourgeois, City Clerk



AGENDA ITEM 6
City Council Meeting Date: 9/3/25
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk
DATE: 8/26/25
ITEM: Council option to protest renewal of Liquor License #2433
NEXT STEP: Motion to waive protest via approval of consent calendar

☐ ORDINANCE
☒ MOTION

☐ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: A Cordova business, OK Restaurant, has applied for a Liquor License Renewal (restaurant/eating place designation) with the State through the AMCO (Alcohol and Marijuana Control Office).

II. RECOMMENDED ACTION / NEXT STEP: Council action to waive right to protest the renewal.

III. FISCAL IMPACTS: none, staff sees no reason to protest see background

IV. BACKGROUND INFORMATION: City staff have determined this business to be current in all financial obligations to the City. Acting Police Chief Cameron Hayden has no public safety concerns about this business.

V. LEGAL ISSUES: The local governing body's right to protest is defined in AS 04.11.480 and further explained in Alaska Administrative Code 3AAC304.145, both attached.

VI. SUMMARY AND ALTERNATIVES: Council approval of the consent calendar would constitute approval of this motion:

Council motion to waive it's right to protest the renewal of liquor license #2433, OK Restaurant, Restaurant/Eating Place.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

August 22, 2025

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: **Grace Chung**

DBA: O.K. Restaurant

VIA email: grace61_ck@hotmail.com

Local Government 1: Cordova

Local Government 2: Unorganized Borough

Via Email: cityclerk@cityofcordova.net; cgilmour@cityofcordova.net

Re: Restaurant Eating Place License #2433 Combined Renewal Notice for 2025-2026 Renewal Cycle

License Number:	#2433
License Type:	Restaurant Eating Place
Licensee:	Grace Chung
Doing Business As:	O.K. Restaurant
Physical Address:	616 1st St Cordova, AK 99574
Designated Licensee:	Grace Chung
Phone Number:	(206) 883-5214
Email Address:	grace61_ck@hotmail.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 16th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above-listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above-referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Kyle Helie, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 4557

Licensing Application Summary

Application ID: 4557

Applicant Name: Grace Chung

License Type applied for: Restaurant Eating Place License (REPL) (AS 04.09.210)

Application Status: In Review

Application Submitted On: 12/16/2024 01:42 PM AKST

Applicant Information

Prefix: Mrs

Legal First Name: Grace

Legal Last Name: Chung

Entity Information

Business Structure: Sole proprietorship

Entity Contact Information

Name	Phone	Email	Relation
Grace Chung	206-883-5214	grace61ck@gmail.com	Designated Licensee

Entity Address: PO Box 670, Cordova, AK, 99574-670, USA

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Grace Chung	Grace Chung	Owner	100

Premises Address

Address: 616 1st Street, Cordova, AK, 99574, USA

Does the proposed site include a valid street address? Yes

Basic Business information

Business/Trade Name: O.K. Restaurant

Local Government and Community Council Details

City/Municipality Cordova

Borough Unorganized Borough

Restaurant Detail

Dining after standard closing hours: AS 04.16.010(c) Yes

Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2) Yes

Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3) Yes

Employment for any persons under 21 years of age: AS 04.16.049(c) No

Food Service Permit

Entertainment & Service

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

I certify I have provided a menu of a variety of types of food appropriate for meals that are prepared on the licensed premises.

I certify that non-employees under 21 years of age will not enter and remain on the licensed premises except for the purposes of dining only.

I certify that the sale and service of food and alcoholic beverages and any other business on the licensed premises is under the sole control of the licensee.

I certify the licensed premises is a bona fide restaurant as defined in AS 04.21.080(b).

I certify there is supervision on the licensed premises adequate to reasonably ensure that a person under 21 years of age will not gain access to alcoholic beverages.

Signature

This application was digitally signed by : Grace Chung on 12/16/2024 01:59 PM AKST

Payment Info

Payment Type : CC

Payment Id: c35e8e77-3a5f-482d-a636-a03bed23f328

Receipt Number: 100990691

Payment Date: 12/16/2024 02:01 PM AKST



Document reference ID : 4557

Renewal Application Summary

Application ID:	4557
License No:	2433
License Type applied for Renewal:	Restaurant Eating Place License (REPL)
Licensee Name:	Grace Chung
Application Status:	In Review
Application Submitted On:	12/16/2024 01:42 PM AKST

Entity Information

Business Structure:	Sole proprietorship
FEIN/SSN Number:	
Alaska Entity number (CBPL):	
Alaska Entity Formed Date:	
Home State:	

Entity Contact Information

Entity Address:	PO Box 670, Cordova, AK, 99574
------------------------	--------------------------------

Renewal Information

Are there any changes to your ownership structure that have not been reported to AMCO prior to this application?:

No

As set forth in AS 04.11.330, how many hours did you operate during the first calendar year for this renewal period?:

The license was regularly operated continuously throughout the first calendar year for this renewal period.

As set forth in AS 04.11.330, how many hours did you operate during the second calendar year for this renewal period?:

The license was regularly operated continuously throughout the second calendar year for this renewal period.

Please select the seasonality:

Year-round

Has any person or entity in this application been convicted or disciplined for a violation of Title 04, 3 AAC 304 or 305, or a local ordinance adopted under AS 04.21.010 in the preceding two calendar years?:

No

Have any notices of violation or citations been issued for this license during the preceding two years?:

No

Restaurant Affidavit

Revenue in Food Sales during the first Calendar Year in the Renewal Period	\$xxx.xx
Revenue in Alcohol Sales during first Calendar Year in the Renewal Period	\$xxx.xx
% of Gross Revenue from Food Sales during the first Calendar Year in the Renewal Period	97.80

Revenue in Food Sales during the second Calendar Year in the Renewal Period	\$xxx.xx
Revenue in Alcohol Sales during second Calendar Year in the Renewal Period	\$xxx.xx
% of Gross Revenue from Food Sales during the second Calendar Year in the Renewal Period	98.38

Restaurant Detail

Dining after standard closing hours: AS 04.16.010(c)	Yes
Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)	Yes
Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)	Yes
Employment for any persons under 21 years of age: AS 04.16.049(c)	No

List where within the premises minors are anticipated to have access in the course of either dining or employment. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Minors are only allowed in the dining area in case of employing minors. Minors are not allowed beyond dining rooms other than the restaurant.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

Minors will not working alone at this restaurant. They will always be working with a supervisor. Alcohol will be stored at the storage room which will be only access by someone who is older than 21 years.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?	Yes
---	------------

Food Service Permit

Is your license located in Municipality of Anchorage?	No
Do you have Approved food service permit for this premises?	Yes

Entertainment & Service

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises? No

Food and beverage service offered or anticipated is: Table Service

Hours Of Operation

Sunday	Close
Monday	04:00 PM - 09:00 PM
Tuesday	04:00 PM - 09:00 PM
Wednesday	04:00 PM - 09:00 PM
Thursday	04:00 PM - 09:00 PM
Friday	04:00 PM - 09:00 PM
Saturday	04:00 PM - 09:00 PM

Attestations

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 305, and that this application, including all accompanying schedules and statements, are true, correct, and complete.

I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.

I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all

required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

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Receipt Number: 100990691

Payment Date: 12/16/2024 02:01 PM AKST

CITY OF CORDOVA



Samantha Greenwood
City manager

Jobs

- Communication Clerk – hired will start 9/2
- Finance Director- No Applicants
- Chief of police – No Applicants
- Lifeguard – No Applicants
- Public Safety Officer – No Applicants
- DMV – Hired moving through the State process
- Firefighter/ Medic 2 positions – Interviews completed

Pool Update

- At the meeting

Skaters' Cabin Update

- At the meeting

Breakwater Trail -South Harbor

- Staff and Covered Spaces group met on site. Covered Spaces will hold a public meeting to present the space and the progress towards construction at the end of September. Staff will help with preparing the site for the meeting.

Ordinance 1231 update

This ordinance authorized the transfer of \$3,000,000 from the General Reserve Fund (Permanent Fund) to the General Fund to sustain cash flow for city operations. It also states that the Cordova City Manager shall provide Council with an update regarding the City's ability to repay \$3,000,000 to the Permanent Fund and the impact of such repayment on the City and public services before the end of 2025.

At previous meetings, I mentioned that in June, \$1.5 million of the \$3 million was transferred from the AMLIP account to the general fund (sweep account) to sustain cash flow until revenue from the second quarter was received. Once the Sweep account had sufficient funds to maintain a stable cash flow, we transferred \$1 million back to the AMLIP account to maximize interest. We continue to monitor the sweep account balance and will transfer funds as the balance allows. This strategy has increased our interest earnings, as shown in the FY25 YTD numbers.

We have the FY26 budget to prepare and balance, which will include a \$1.5 million match for Second Street. I recommend that we address this after the budget is finalized and the audit for FY24 is complete. The 3 million will remain in the AMLIP account.

Other

- Meeting regularly with Fire and EMS, PW, and Parks and Rec
- Met with Cash Vest - exploring options for better gains on the Landfill closure funds, monitoring cash flow, and fund balance
- Weekly check-in with Artic IT – wrapping up push to Windows 11, working on inventory computers to identify outdated computers, and general ticket issues.
- Continue to coordinate with Kristin, Kevin, Dotty, and her team regarding the Net Loft building, addressing a couple of issues and questions. Will continue to meet as a group regularly

CITY OF CORDOVA



Samantha Greenwood
City manager

- Reviewed Community Facilities Grant with Samantha and Kristin
- Met with Susan and Lawyers on the Board of Adjustment
- Attended AML weekly office hours meeting on funding opportunities
- Working with Kayleen on LOA for the union for 2 weeks on/off schedule for the police department
- Reviewing FY25 and Preparing for FY26 budget

Cordova Center End-of-Summer Updates

Over the past two months, 20 events have generated \$10,620 in revenue, while 30 City of Cordova meetings and events contributed an estimated in-kind value of \$3,455.

Looking ahead to September, there's an event or meeting scheduled every day except for September 1 (Labor Day) and 8. The three largest events are SERVS (September 11-17), the Cordova Fungus Festival (September 19-21), and the Alaska Power Association annual meeting (September 22-26).

The North Star Theatre is booked for the month, hosting play rehearsals, dance rehearsals, and two comedy shows. Meanwhile, the library is launching both After School Art and Advanced After School Art programs.

Other notable multi-day events include the PWSRCAC Geographic Response Strategies for the Copper River Delta Flats, the PWSRCAC board meeting, the Ilanka Community Health Center admin retreat, and the Alaska Sea Grant annual meeting.

For the most up-to-date list of confirmed events, please refer to the [Cordova Center Events Calendar](#).

Library Summer 2025 Report

During the Summer of 2025, the Cordova Public Library served more than 3,500 patrons through daily services, including book circulation, computer and internet access, and printing and scanning. Saving Cordova residents and visitors more than \$90,000 in book and entertainment purchases from the beginning of May to the end of August. This does not include the cost savings from other services provided.

In addition to daily operations, the library hosted the Level-Up Summer Reading Challenge, where kids, teens, and adults competed to log the most reading hours. Weekly craft and activity sessions were held on Wednesday afternoons, and the program concluded with a family fun night featuring an arcade theme.

Other summer programming included weekly Storytime for children under 5, held every Friday, and assistance with Fisher Poets' Night in July. Looking ahead, fall programs will include Storytimes at both the library and the school, after-school art and advanced art sessions, a silent reading club, a genre reading club, and author nights hosted in collaboration with the Friends of the Library.

Museum Summer 2025 Report

The museum welcomed more than 2,700 visitors during the Summer of 2025. The museum partnered with young artist Elka Prechel for a pop-up exhibit in the Ziegler Gallery in July and collaborated with the Artist in Nature group for a pop-up gallery in May. Guests enjoyed a wide

CITY OF CORDOVA



Samantha Greenwood

City manager

variety of exhibits in the Copper River Gallery, including, "By Sea or By Air, showcasing bird art in collaboration with the Shorebird Festival

- June- A retrospective by Susan Ogle
- July- Works by David Rosenthal
- Aug- History of St. Michael's Church exhibit

Looking ahead to this Fall, the museum will host several more galleries, including a gallery show in collaboration with the Quilter's Guild in October, the Sobriety Celebration exhibit in November, and the Holiday Art Show in December. Artwork can be purchased from the museum store or the Copper River gallery through the Cordova Historical Society.

This summer also saw the launch of public walking tours, while continuing our partnership with the UnCruise Explorer vessel, hosting 10 guided tours during their visits. Two private tours were also provided for museum guests. To learn the history of Cordova through the stories of our historical buildings. We are continuing to build relationships with other tourism businesses in town to expand our outreach efforts.

Museum and Library Director's Report

As Director of both the museum and the library, Ashley Bivin collaborated with the Cordova School District by participating in teacher in-service days at the start of the school year, encouraging class visits to both institutions. She also represented the library and museum during the elementary school's start-up night, sharing available programs and services with the community.

Additionally, Ashley accepted a seat in the DirLead program through the Alaska Library Association, which serves leaders and directors of the state's 20 largest libraries by population. This program provides unique networking and training opportunities not available through other programs in Alaska.

Council Packet Correspondence Primer: **Communicating with Your Elected Cordova Officials**

This primer provides an overview of City of Cordova policies regarding the submission of correspondence to the City Clerk's office for distribution to City Council. These policies are general in nature and do not preempt the application of relevant laws to correspondence distribution. To the extent you have questions regarding the distribution of specific correspondence, please contact the City Clerk's office.

What gets published in Council packets as Correspondence?

- Letters, emails, cards, or other written or electronic mail addressed to City Council, any individual member of City Council or the Mayor, regardless of whether or not the sender has requested inclusion of the correspondence in a City Council packet.
- Letters, emails, cards, or other written or electronic mail written by the Mayor, individual City Council members in their capacity as elected officials, or the Council as a body
- Letters, emails, cards, or other written or electronic mail by agencies/entities that are pertinent to Council and the citizens of Cordova (e.g. population determination, full value determination, open comment periods for projects/leases in and around Cordova, etc.)
- Only correspondence received by the Clerk's Office on or before noon on the Wednesday before a regular Council meeting is eligible for inclusion in the packet for that meeting. Correspondence eligible for inclusion received after that date and time will be included in the next regularly scheduled Council meeting packet. (See CMC 3.12.035).

What does not get published in Council packets as Correspondence?

- Letters, emails, cards, or other written or electronic mail that are disparaging to individuals or entities
- Letters, emails, cards, or other written or electronic mail that have been sent anonymously
- Letters, emails, cards, or other written or electronic mail that contain confidential information or information that would warrant a constitutional violation of privacy or could potentially violate an individual's or an entity's constitutional rights.

More information about items not subject to publication:

- Correspondence that is not subject to publication in a Council packet will, however, be forwarded to the Mayor and City Council members with notification that the communication will not be included in the Council packet and the reasons for the exclusion.
- The City will attempt to contact the writer of the correspondence to inform them that the City has determined not to publish what they have sent. Notifications will be sent to the return address on the communication if one has been provided. (the best way to ensure the City is able to reach the writer is if the correspondence has been emailed through the City Clerk cityclerk@cityofcordova.net)
- A person who submits a communication that is not subject to publication in a Council packet, may still attend a meeting and read the communication during audience comments (if it is about an agenda item) or during audience participation, if it is not about an agenda item. Oral comments during a Council meeting will not be monitored or limited for content unless the comments made incite or promote violence against a person or entity. The City is not responsible or liable for the comments, thoughts, and/or opinions expressed by individuals during the public comment period at a Council meeting.

Suggestions concerning correspondence:

- Correspondence intended for all Council members should be emailed to the City Clerk at cityclerk@cityofcordova.net, hand-delivered or sent via U.S. mail to the Clerk's office. Correspondence should be clearly addressed to "Cordova City Council." Unless clearly stated otherwise, the City Clerk will presume that all correspondence addressed to City Council is intended for inclusion in the packet.

Joint Public Comment in Response to "Public Notice for Development and Disposal Plan: Cordova Subdivision"

This letter is a joint public comment from the owners of Tracts 1, 3, 4, 5, and 7 of ASLS 73-35 and Tracts A and B of ASLS 84-90. All of us, excepting Tract 7, live year-round on property adjacent to the proposed subdivision. Our only legal and practical overland access to our homes is across the parcel proposed for subdivision. The transfer of the land from the state to the University recognized this necessary access and the deeds and related plat transferring the land to the University requires the University to provide access to our land. The proposed subdivision fails to include this required access.

Specifically, the "Subdivision Concept Design" fails to include the required 60 foot public/road access easement to Tracts 1-5 of ASLS 73-35. Our properties have a well-established and developed trail system that has been in use for over 40 years which is the ONLY legal and practical access to our property. The Alaska Department of Natural Resources (DNR) recognized this important access when it included a plat note on ASLS 88-51 and the University was committed to providing this access as recently as 2022.

The following points and attachments demonstrate the University's obligation and past commitments to provide this access:

1. The DNR survey plat describing the parcel transferred to the University contains Plat Note #15 establishing a floating road easement. DNR Survey ASLS 88-51 (approved in 1990), Plat Note #15 Reads: "There is a 60' floating public road easement from the existing parking lot in Tract 1 of ASLS No. 88-51 which is located opposite of the intersection of the streets associated with the Whiskey Ridge Road Subdivision to tracts 2,3,4 and 5 of ASLS No. 73-35 group B. The final 60' road easement will become permanent at a mutually agreed location prior to the time of construction." (Appendix 1)
2. The 1992 Quit Claim Deed (No. 1199) from DNR to the University states the deed is subject to "platted easements and reservations" in ASLS 88-51. (Appendix 2). Here is the language in QCD No. 1199:

ALASKA STATE LAND SURVEY NO. 88-51

TRACTS 1,2,3,4, 5,6,1A, 1B, 2A AND 2B.

Containing 282.11 acres, more or less.

According to the amended survey plat of Alaska State Land Survey No. 88-51 recorded in the Cordova Recording District on January 31, 1991 as Plat 91-2.

Subject to:

Platted easements and reservations.

A one hundred (100) foot building set back easement upland of and along the ordinary high water mark of Heney, Eccles and Nicolet Creeks.

Valid existing rights, if any.

3. The following three documents from DNR prepared prior to the issuance of the deed make it clear that the Department intended to reserve future access through the parcel. The University specifically

agreed to that reservation in the letter dated January 2, 1991 signed by Martin Epstein, then Director of the UA Statewide Office of Land Management.

- A. A June 6, 1989 internal DNR memo from Salli Slaughter to Gary Gustafson titled "University Settlement Problems" describes the access issue and history in some detail starting on page 4. (Appendix 3)
 - B. A January 2, 1991 letter to Martin Epstein, then Director of the UA Statewide Office of Land Management, "summarizes recent discussions" that led to the University agreeing to the 60 foot floating road easement. Mr. Epstein acknowledged the University's Statewide Office of Land Management agreed to the summary of this issue with his signature on January 8, 1991, on page 2 of the letter. (Appendix 4)
 - C. February 20, 1991 letter from Richard Lefebvre (DNR) to Mike O'Leary (Tract 1) commits to amending the plat to include a floating access to Tract 2 with floating access across Tract 2 to Tract 1. (Appendix 5)
 - I. This floating access across Tract 2 is included in the 1993 Quit Claim Deed (No. 1218) from DNR to the University. (Appendix 6) It states:

"A 30 foot floating access easement across Tract 2, Group B, to Tract 1, Group B, ASLS 73-35, which is contiguous to the public road easement (described in note 15, ASLS 88-51) across Tract 1 of ASLS 88-51. Said 30 foot floating access easement shall provide ingress/egress to the owner of Tract 1, Group B. The permanent location of the same shall be mutually determined by the University of Alaska and the owner of Tract 1, Group B at the time of development of Tract 2, Group B."
4. Past efforts by the University to develop this property acknowledge the 60-foot easement requirement. Specifically:
- A. A 1993 "Preliminary Feasibility Report" for "Whiskey Ridge Estates" prepared for University of Alaska Statewide Office of Land Management recognized the requirement to include both easements referenced above. (Appendix 7)
 - B. The 2022 Survey titled "Mountain View Subdivision" by Farpoint Land Services for the UA created tract A and 1-A. The survey includes Plat Note #5 with the identical language contained in ASLS 88-51 Plat Note #15. Adrienne K. Stolpe, current Director of University of Alaska Land Management and an active participant in the proposed Cordova Subdivision to which this letter pertains, signed the ownership dedication of this survey under a clause which reads: "I hereby request approval of this plat showing such easements for public utilities, roadways, and alleys dedicated for public use." (Appendix 8)

To summarize: the May 19, 2025 Concept Subdivision Design fails to include the required 60 foot road access easement that is required by the plat and deed; clearly intended by Alaska DNR to be included when the land was conveyed; acknowledged at the time by the University; and included in the University's subdivision plans for this parcel as recently as 2022 by current leadership.

Given the accelerated timeline that University Lands Management has imposed upon this project to preserve funding access, this concept design will not go before City of Cordova Planning and Zoning Commission before the public comment period is over. Given this, we would like to also note that Cordova Municipal Code § 17.24.060 mandates that street and alley design 'shall be such as not to cause a hardship to owners of

adjoining property when they plat their own land and seek to provide for access.’ This subdivision concept design is almost certainly in violation of this municipal code requirement.

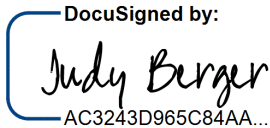
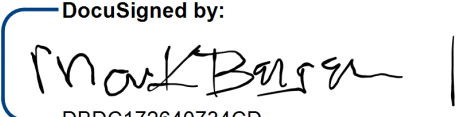
We as property owners are in consensus that we would prefer that our current access route remain unchanged and include our current parking lot. Our trail runs from the parking lot depicted in the 2022 survey to the 50’ public access easement along Eccles Creek. We do not wish for this foot-trail to become a road¹, and we do not believe that accommodating this preference represents an undue economic hardship for the University as the foot-trail currently follows a catalogued anadromous salmon stream which is unsuitable for development. The 1993 Preliminary Feasibility Report for Whiskey Ridge Estates prepared for University of Alaska Statewide Office of Land Management wrote:

“It appears that Lots 1-3 Block 3 of the original plan and the cul-de-sac serving them would not be feasible under any circumstances. Development of this area would completely obliterate what appeared to be an insignificant drainage on the contour map but is actually Egg Box Creek, an important salmon stream.” (Appendix 9)

The catalogued anadromous salmon stream the authors reference is MTRS:C015S003W29/AWC: 221-10-10050-2005-3003 and is more commonly known as Whiskey Creek; it is not shown or acknowledged on the current subdivision concept design and must be protected if the proposed development is to comply with UA Lands Management’s stated mission of “responsible development”.²






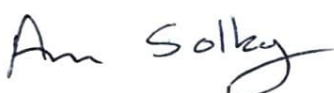





Determining an access solution amenable to both the signers of this letter and the University will require University Lands Management to earnestly engage with us. This has not happened to date. None of us were contacted at any point during the development of this concept design, nor were we notified when the subdivision concept design was noticed. Our request for extension to the public comment deadline was denied due to an internal deadline of the University necessary to preserve funding access. We believe that this time pressure has impinged upon a meaningful public process in that we are being asked to comment on a straw-man Subdivision Concept Design that is transparently non-feasible according to the University itself. This is not a sound approach to building trust or fostering collaboration and as stakeholders in this subdevelopment we hope the University considers our input moving forward.

Sincerely,

Signature	Name	Date	Tract
 AC3243D965C84AA...	Judy Berger	8/18/2025	ASLS 73-35 Track 7
 DBDC172640734CD...	Mark Berger	8/18/2025	ASLS 73-35 Track 7

¹ The “mutually agreed” location of our floating easement will need to be determined through iterative discussions between ourselves and UA Land Management and City of Cordova.

² <https://www.alaska.edu/ualand/about/mission/>

	Curtis Fincher	8/18/25	ASLS 84-90 Tract B
	Christiana Fincher	8/18/25	ASLS 84-90 Tract B
	Mark Michlik	18 AUG 25 ASLS 73-35	Tract 5
	Anders Smallwood	8/18/25	Tract 1
	Anita Smyke	8/18/25 ASLS 73-35	Tract 3
	ANN SOLBERG	8/18/25	Tract 4
	Dustin Solberg	8/17/25 ASLS 73-35	Tract 4
	EMILY D. MOODY	8/17/25 ASLS 73-35	Tract 5
	DANA SMYKE	8/17/25 ASLS 73-35	TRACT 3
	Michelle Hahn	8/17/25	ASLS 73-35 Tract 1
	PAUL SWARTZBERG	8/17/25	ASLS 84-90 TRACT A

<div>Signed by:  9D3165E301F44DD...</div>	Karen Swartzbart	8/19/2025	asls 84-90 Track A
--	------------------	-----------	-----------------------

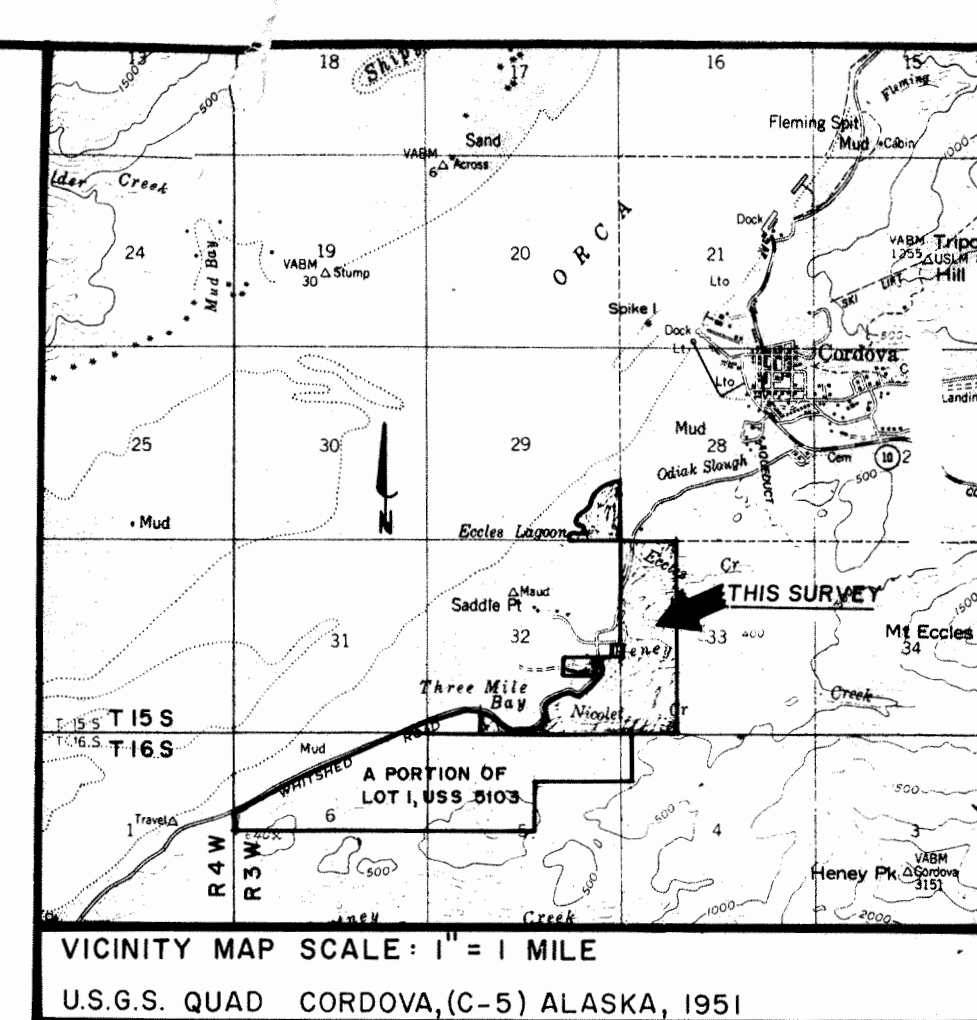
(Appendices on following pages)

Appendices:

1. DNR Survey ASLS 88-51.
2. Deed No. 1199, Quitclaim Deed, 1992.
3. Slaughter, Salli. "University Settlement Problems." Memorandum to Gary Gustafson, Department of Natural Resources.
4. Epstein, Martin (UA Statewide Office of Land Management). Correspondence with Gary Gustafson (DNR). January, 1991.
5. Richard Lefebvre (DNR). Correspondence with Mike O'Leary (Tract 1), February 20, 1991.
6. Deed No. 1218, Quitclaim Deed, 1993.
7. Kean, Robert T. and Associates, and Phukan Consulting Engineers and Associates, Inc. "Preliminary Feasibility Report, Whiskey Ridge Estates, A Proposed Subdivision of Tract 1 ASLS 8851 and Tract 2 ASLS 73-35 Group B Near Cordova, Alaska." Prepared for the University of Alaska Statewide Office of Land Management, May 21, 1993.
8. Farpoint Land Services LLC. "Final Plat of Meadow View Subdivision, Creating Tract A and Tract 1-A," 2022.
9. Kean, Robert T. and Associates, and Phukan Consulting Engineers and Associates, Inc. "Preliminary Feasibility Report, Whiskey Ridge Estates, A Proposed Subdivision of Tract 1 ASLS 8851 and Tract 2 ASLS 73-35 Group B Near Cordova, Alaska." Prepared for the University of Alaska Statewide Office of Land Management, May 21, 1993.

Appendix I: DNR Survey ASLS 88-51"

ASLS 88-51

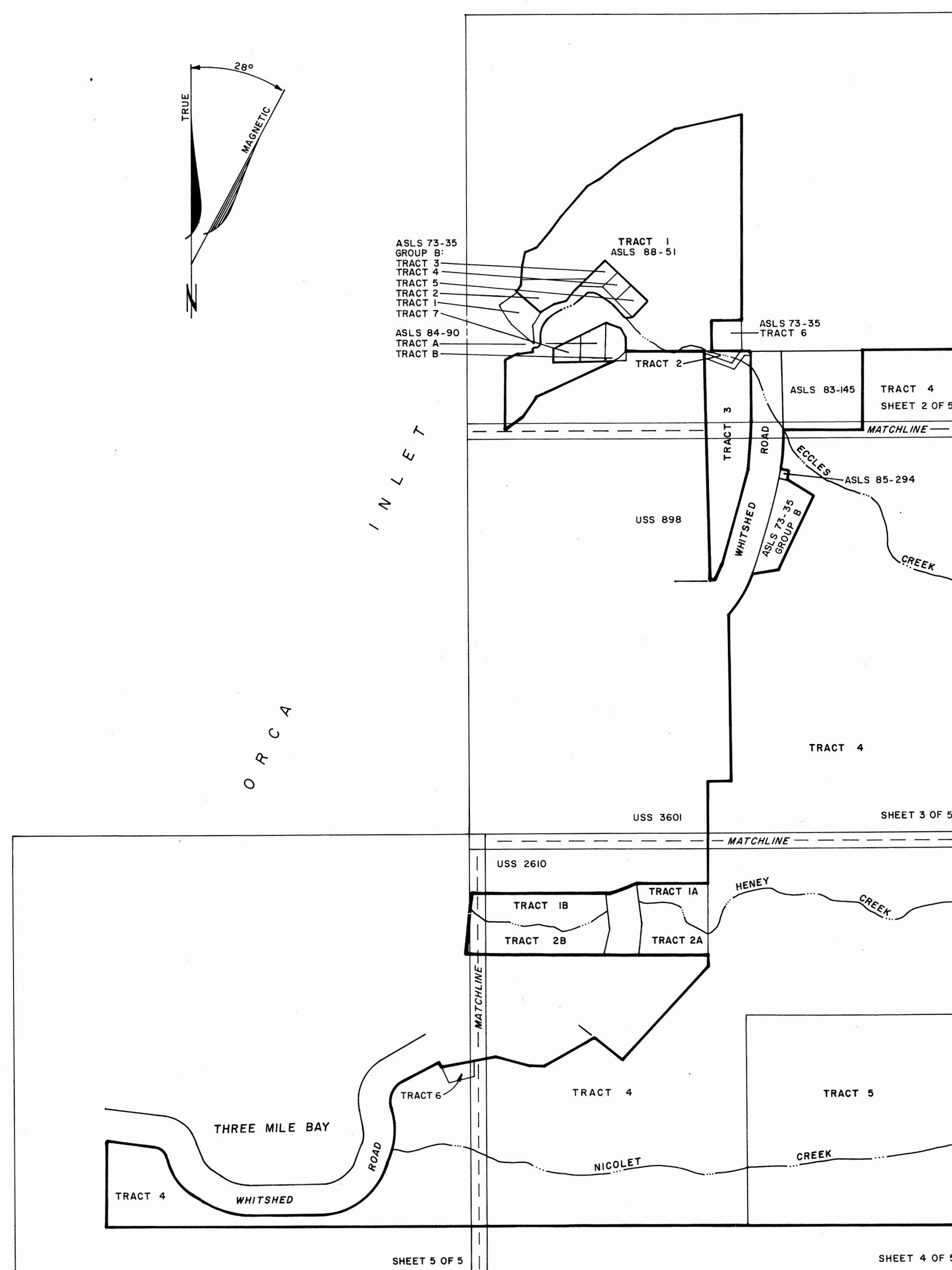


NOTES

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH GSI NO. 88-51 AND GSC 596.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE EAST BOUNDARY OF LOT 1 U.S. SURVEY NO. 5103, BETWEEN WP 1 AND CORNER 4, AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- A PORTION OF THIS SURVEY HAS NOT BEEN RETRACED OR FIELD SURVEYED. THE OFFICIAL RECORD OF THE ADJOINING SURVEYS, TO WHICH LINES OF THIS SURVEY ARE COMMON, IS USED FOR AREA COMPUTATIONS ONLY, AND IS CARRIED TO THIS PLAT OF SURVEY.
- THE ACCURACY OF THIS FIELD SURVEY IS GREATER THAN 1:5000; HOWEVER, THE PLAT CLOSURE MAY BE LESS THAN 1:5000 USING A COMBINATION OF RECORD VALUES.
- ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED SECTION LINE, ARE SUBJECT TO A 50 FOOT (50') EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
- THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER FORMS THE TRUE BOUNDS OF THIS SURVEY. THE APPROXIMATE LINE OF MHW AS SHOWN IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- A 60 FOOT PUBLIC ACCESS EASEMENT IS RESERVED TO THE STATE OF ALASKA TO ACCESS TRACT 5 FROM PT. WHITSHED ROAD. THE LOCATION OF SAID EASEMENT IS TO BE DETERMINED WHEN SAID LANDS ARE DEVELOPED, THIS FLOATING EASEMENT SHALL BE IDENTIFIED AS ADL NO. 224290.
- SET FLAGGED, MAGNETIZED ALUMINUM MONUMENT 3-1/4" CAP, 2-3/8" O.D. PIPE, 30" LONG, BURIED 26" DEEP.
- SET 2" ALUMINUM CAP ON NO. 5 REBAR, 36" LONG, BURIED 32" DEEP.
- ALL LANDS ENCOMPASSED BY THIS SURVEY ARE SUBJECT TO A PUBLIC ACCESS EASEMENT ALONG THE BED AND 50 FEET UPLAND OF THE ORDINARY HIGH WATER MARK OF ECCLES CREEK, HENRY CREEK, AND NICOLET CREEK AS WELL AS ANY OTHER PUBLIC OR NAVIGABLE WATER.
- THIS SURVEY IS SUBJECT TO A 50 FOOT CONTINUOUS PUBLIC ACCESS EASEMENT ALONG THE MEAN HIGH WATER LINE OF ECCLES LAGOON, THREE MILE BAY, AND ORCA INLET.
- THIS SURVEY IS SUBJECT TO ALL EXISTING EASEMENTS OF RECORD.
- THE LOCATION OF ECCLES CREEK, HENRY CREEK, AND NICOLET CREEK WAS OBTAINED FROM USGS QUAD CORDOVA, (C-5) ALASKA.
- THE NORTH EAST CORNER OF USS 898 WAS RE-ESTABLISHED ON AN EXTENDED LINE, WESTERLY ALONG THE SOUTH BOUNDARY OF TRACT 6, GROUP B, ASLS 73-35 AT A RECORD DISTANCE FROM THE SOUTH EAST CORNER OF SAID TRACT.
- THERE IS A 60' FLOATING PUBLIC ROAD EASEMENT FROM THE EXISTING PARKING LOT IN TRACT 1 OF ASLS NO. 88-51, WHICH IS LOCATED OPPOSITE OF THE INTERSECTION OF THE STREETS ASSOCIATED WITH WHISKEY RIDGE SUBDIVISION, TO TRACTS 3, 4, AND 5 OF ASLS NO. 73-35, GROUP B. THE FINAL 60' ROAD EASEMENT WILL BECOME PERMANENT, AT A MUTUALLY AGREED LOCATION PRIOR TO THE TIME OF CONSTRUCTION.

LEGEND

- ⊕ GLO-BLM MONUMENT RECOVERED
- ⊗ GLO-BLM MONUMENT OF RECORD
- ⊙ PRIMARY MONUMENT SET THIS SURVEY (SEE NOTE 8)
- ⊕ PRIMARY MONUMENT RECOVERED
- PRIMARY MONUMENT OF RECORD
- SECONDARY MONUMENT SET THIS SURVEY (SEE NOTE 9)
- ⊙ SECONDARY MONUMENT SET THIS SURVEY, CONCRETED IN DRILLED HOLE IN SOLID ROCK, 1 FOOT BELOW GROUND.
- SECONDARY MONUMENT RECOVERED
- UNSURVEYED
- SURVEYED
- E— EXISTING OVERHEAD ELECTRICAL TRANSMISSION LINE
- POWER POLE (PP)
- (R1) RECORD SOURCE BLM L1, USS 5103
- (R2) RECORD SOURCE ASLS 73-35
- (R3) RECORD SOURCE USS 3601
- (R4) RECORD SOURCE ASLS 81-28
- (R5) RECORD SOURCE ASLS 85-294
- (R6) RECORD SOURCE ASLS 83-145
- (R7) RECORD SOURCE ASLS 84-90
- (R8) RECORD SOURCE USS 2610
- (C) COMPUTED



INDEX SHEET

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF LAND AND WATER MANAGEMENT, AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS 88-51, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATED 4/6/90

James A. Pape
DIRECTOR
DIVISION OF LAND & WATER
MANAGEMENT

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 6TH DAY OF APRIL 1990.

FOR JEROME A. PAPE

Jerome A. Pape
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12-10-92

CLAIMANT'S CERTIFICATE

(I) WE, THE UNDERSIGNED, HEREBY CERTIFY THAT (I AM) WE ARE THE APPLICANT(S) AS SHOWN HEREON. (I) WE HEREBY APPROVE THIS SURVEY AND PLAT.

ADL NO. 223456-PARCEL 84

Jerome A. Pape
DIRECTOR OF THE UNIVERSITY OF ALASKA,
STATEWIDE OFFICE OF LAND MANAGEMENT

DATE 4/6/90

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF APRIL 1990.

FOR Martin Epstein

Martin Epstein
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 4-11-93

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 6/8/89 REGISTRATION NO. 3661-S

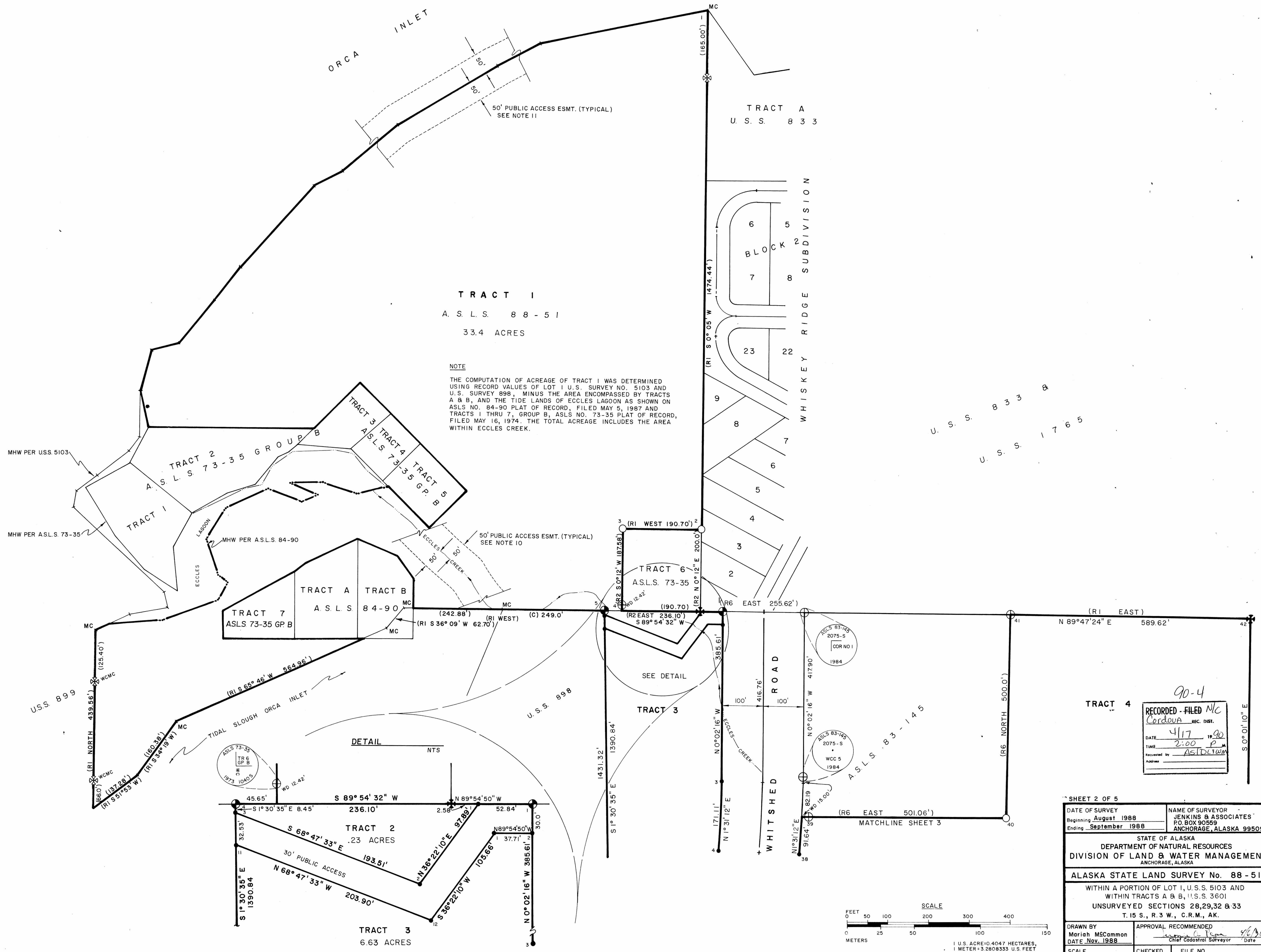
Kenneth S. Jenkins
REGISTERED LAND SURVEYOR



CORDOVA RECORDING DISTRICT
SELECTION INFORMATION
N.F.C.G. No. 4
Tentative Approval dated 7-25-72
Patent No. 50-76-0107 dated 2-6-76
(USS 3601)

90-4
RECORDED - FILED N/C
CORDOVA REC. DIST.
DATE 4/17/90
TIME 2:00 P.M.
Recorded by ASIA/WN
Address

SCALE 0 50 100 200 300 400 FEET 0 25 50 100 150 METERS	
SHEET 1 OF 5	
DATE OF SURVEY Beginning August 1988 Ending September 1988	NAME OF SURVEYOR JENKINS & ASSOCIATES P.O. BOX 90559 ANCHORAGE, ALASKA 99509
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND & WATER MANAGEMENT ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY No. 88-51	
WITHIN A PORTION OF LOT 1, U.S.S. 5103 AND WITHIN TRACTS A & B, U.S.S. 3601 UNSURVEYED SECTIONS 28, 29, 32 & 33 T. 15 S., R. 3 W., C. R. M., AK.	
DRAWN BY Mariah McCommon DATE Nov. 1988	APPROVAL RECOMMENDED <i>James A. Pape</i> Chief Cadastral Surveyor Date 4/6/90
SCALE 1" = 100'	CHECKED K.J.
FILE NO. ASLS 880051	



TRACT 1
A. S. L. S. 88-51
33.4 ACRES

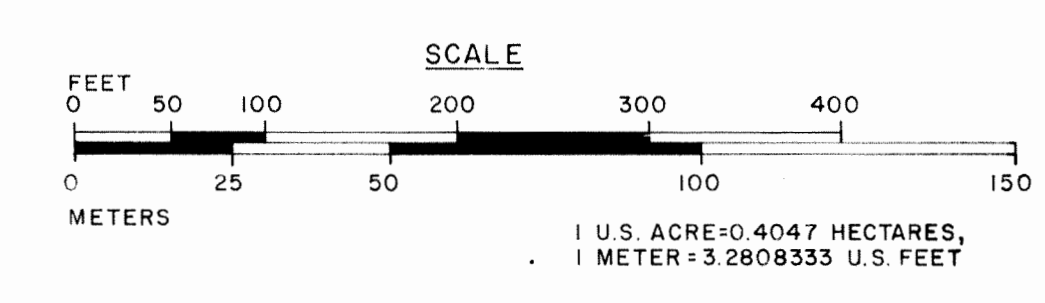
NOTE
THE COMPUTATION OF ACREAGE OF TRACT 1 WAS DETERMINED USING RECORD VALUES OF LOT 1 U.S. SURVEY NO. 5103 AND U.S. SURVEY 898, MINUS THE AREA ENCOMPASSED BY TRACTS A & B, AND THE TIDE LANDS OF ECCLES LAGOON AS SHOWN ON ASLS NO. 84-90 PLAT OF RECORD, FILED MAY 5, 1987 AND TRACTS 1 THRU 7, GROUP B, ASLS NO. 73-35 PLAT OF RECORD, FILED MAY 16, 1974. THE TOTAL ACREAGE INCLUDES THE AREA WITHIN ECCLES CREEK.

DETAIL
NTS

90-4
RECORDED - FILED
Cordova REC. DIST.
DATE 4/17/90
TIME 2:00 P.M.
RECORDED BY Astoria
ADDRESS

SHEET 2 OF 5

DATE OF SURVEY Beginning August 1988 Ending September 1988	NAME OF SURVEYOR JENKINS & ASSOCIATES P.O. BOX 90559 ANCHORAGE, ALASKA 99509
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND & WATER MANAGEMENT ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY No. 88-51	
WITHIN A PORTION OF LOT 1, U.S.S. 5103 AND WITHIN TRACTS A & B, U.S.S. 3601 UNSURVEYED SECTIONS 28, 29, 32 & 33 T. 15 S., R. 3 W., C. R. M., AK.	
DRAWN BY Marich McCommon DATE Nov. 1988	APPROVAL RECOMMENDED Chief Cadastral Surveyor Date
SCALE 1" = 100'	CHECKED K. J.
FILE NO. ASLS 880051	



Appendix 2: Deed No. 1199, Quitclaim Deed, 1992.

State of Alaska

Quitclaim Deed

No. 1199

The Grantor, State of Alaska, Department of Natural Resources, 3601 C Street, Suite 960, Anchorage, Alaska 99503, pursuant to the Settlement Agreement between the State of Alaska and the University of Alaska dated May 27, 1988, conveys and quitclaims to the Grantee, Board of Regents of the University of Alaska, as trustee for the University of Alaska, whose mailing address of record is 2221 E. Northern Lights Boulevard, Suite 213, Anchorage, Alaska 99508, the following described real property in the Cordova Recording District of the State of Alaska:

ALASKA STATE LAND SURVEY NO. 88-51

TRACTS 1, 2, 3, 4, 5, 6, 1A, 1B, 2A AND 2B.

Containing 282.11 acres, more or less.

According to the amended survey plat of Alaska State Land Survey No. 88-51, recorded in the Cordova Recording District on January 31, 1991 as Plat 91-2.

Subject to:

Platted easements and reservations.

A one hundred (100) foot building set back easement upland of and along the ordinary high water mark of Heney, Eccles and Nicolet Creeks.

Valid existing rights, if any.

Excluded therefrom, however, all land underlying any navigable waters, if any, which may be located within the above-described real property.

According To the official survey thereof, save and except those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title, and further, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns,

BOOK 64 PAGE 485

as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

Dated this 31st day of March, 1992

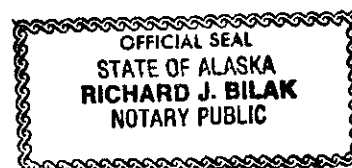
By: Carol L. Shobe
Carol L. Shobe
For Ronald W. Swanson, Director
Division of Land
Department of Natural Resources

State of Alaska)
) ss.
Third Judicial District)

This Is To Certify that on the 31st day of March, 1992, appeared before me CAROL L. SHOBE, who is known to me to be the person who has been lawfully delegated the authority of Ronald W. Swanson, the Director of the Division of Land, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Carol L. Shobe executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Witness my hand and official seal the day and year in this certificate first above written.

Richard P. Bilal
Notary Public in and for the State of Alaska
My Commission Expires: 2-8-93



Acceptance

Grantor hereby accepts title to the above-described property subject to the obligations set forth in this Deed.

Dated this 15 day of May, 1992

UNIVERSITY OF ALASKA

By: Martin Epstein
 Martin Epstein
 For the Board of Regents of the
 University of Alaska

State of Alaska)
Third Judicial District) ss.

This Is To Certify that on the 15th day of May, 1992, appeared before me MARTIN EPSTEIN, who is known to me to be the person who has been lawfully delegated the authority of the Board of Regents of the University of Alaska, a constitutional corporation organized and existing under the laws of the State of Alaska, to execute the foregoing document; that Martin Epstein executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Witness my hand and official seal the day and year in this certificate first above written.

Susan H. Jones
Notary Public in and for the State of Alaska
My Commission Expires: 05/15/94

After recording, please return to:

Statewide Office of Land Management
University of Alaska
2221 E. Northern Lights Blvd., Suite 213
Anchorage, AK 99508

RECORDED - FILED 21-
Cordova REC. DIST.
DATE 7-13 1992
TIME 3:25 P M
Requested by UNIVERSITY OF
Address ALASKA

QCD No. 1199
ADL No. 223456
Location Index:
T. 15 S., R. 3 W., C.R.M.
Sections 28, 29, 32 and 33

Appendix 3: Slaughter, Salli. "University Settlement Problems." Memorandum to Gary Gustafson, Department of Natural Resources.

11:44 AM 1/31/90
MEMORANDUM

Dutt
State of Alaska

Department of Natural Resources - Division of Land and Water Management

TO: Gary Gustafson
Director

DATE: June 6, 1989

FILE NO: ADL 223456

THRU:

TELEPHONE NO: 762-2692

SUBJECT: University Settlement
Problems

FROM: Salli Slaughter
University Settlement Coordinator

As you may know, there are several problems pending with the University that are related to the University Land Settlements. Because these problems are quite complex, and in some cases involve staff disagreement, I am asking for your involvement. The problems and recommended solutions are discussed below.

1. NRO/Uni I Windy Hills Lot. The first item is the Raymond Phillips parcel in Fairbanks (ADL 406037). In this case, the Northern Region mistakenly sold a parcel that the University acquired in University I. There were apparently four lots in the Windy Hills Subdivision (re)offered by NRO: two belonging to DNR and two which had been transferred to the University in the first University Land Settlement. Unfortunately, the only one sold was one belonging to the University. The value of the lot is \$5,000, but Mr. Phillips, who purchased the lot, received a 25% veteran's discount.

The down payment (\$200) was received in the fall of 1987, and the contract was executed in February of 1988. The error was discovered in March 1988 and, as a result, the contract was never recorded or entered onto Revenue and Billing System. No other payments have been received.

Mr. Phillips has yet to receive written notice of the problem. However, Phillips has been contacted verbally, and he apparently hasn't built on the lot yet.

Because Mr. Phillips received a veteran's discount, it is not possible to simply have the University (re)issue the contract. Therefore, an exchange with the University was contemplated. The state lots remaining at Windy Hills are very similar to the sold

RECEIVED

JUN 06 1989

lot (according to Wendy Coyle, the degree of access to the two lots may be slightly different), and the one that is closest to it has been pulled from the over-the-counter sales in expectation of a trade with the University.

Marty Epstein had originally indicated that he was amenable to exchanging lots within the Windy Hills Subdivision, and Dick LeFebvre and Wendy Coyle drafted a decision under AS 38.05.035(b) that accomplished the task. That draft was sent to Marty Epstein to review in December, 1988. In the meanwhile, Marty decided that he wanted to use the Phillips lot as bait for an exchange for the Jualin Mine (Berner's Bay USMS) subsurface. Marty has indicated that there is nothing wrong with the Windy Hills lot we had proposed for exchange, however, he is no longer interested in pursuing that exchange. He has said that he may be persuaded to reconsider his position if we find ourselves with no other option.

As you know, the Jualin Mine exchange is fraught with difficulties (involving evaluation, the transfer of mining claims, 6(i) legislation, etc.). These difficulties will take time to resolve (if they can be resolved at all). The Phillips problem has gone far too long without notice or resolution. Therefore, I recommend that we not allow these two problems to be tied together, as it will drag the out the possible resolution of the Phillips case even longer.

Proposed Solution: The personnel in the Northern Region responsible for the sale should contact Mr. Phillips, in writing, to advise him of the problem and options (the longer we wait to have a written record of this, the more our potential liability increases). NRO should advise him that we had been pursuing a resolution with the University, but with out luck.

Options that should be presented are outlined below (I suggest that we initially advise him of the first two options only):

- 1) See if Mr. Phillips is willing to take the lot that would have been traded to the University, rather than the one he originally purchased.
- 2) Ask Mr. Phillips if he is willing to wait through an attempt to exchange other land with the University (see Saddle Point, Number 3, below).
- 3) Offer Mr. Phillips his money back and a preference right a la Potlatch Ponds.

¹ We would need to do a preference right decision (the decision crafted by Dick and Wendy could easily be transformed) for either option one or three. This will ensure that Mr. Phillips' contract is issued at the same interest rate as his original Windy Hills

4) Offer the University the Phillips' sale (it would have to issue its own contract) and some other contract with approximately \$1,250 left on it to make up for the veteran's discount. We could then pursue a convoluted exchange of deeds and contracts.

Obviously, if our information is wrong, and Mr. Phillips has built on the lot, we will have to pursue option 3 or 4, or ask Marty if he is willing to reconsider his position.

If these options fail, Mr. Phillips may take us to court. The court could award monetary damages instead of, or in addition to, the solutions presented here.

#####

I agree _____/ I disagree _____. I have comments or stipulations as follows:

2. Jualin Mine/Berner's Bay Mineral Survey Exchange. As you are well aware, this exchange would be difficult or impossible to properly accomplish. I Have spoken with Marty about this exchange a couple of times. While he does not appear to agree with my perception of the difficulties we face with valuation (e.g. the need to do a mineral appraisal with an unknown effect of the encumbering mining claims or (6)(i) legislation), he does seem to grasp some of the other difficulties we face (e.g. we may have to ask the AG some difficult questions: whether a mining claim is transferrable; the effect of extra-lateral rights; whether AS 38.05.183 applies now that 6(i) has passed). I believe that if pressed, he may offer up some other University land, such as the Denali turn-out parcels recommended in the Susitna Area Plan.

Mr. McKinnon, the holder of the mining claims, has been checking to see what our mental health mineral evaluation process has been. He contends that the value is 3% of net because that's all the state can get under the (6)(i) legislation. Therefore, that is the only value. The fallacy of Mr. McKinnon's formula is that the "6(i)" formula could well be revised before the property is mined out. It also does not include the fairly minimal rental

contract (the interest rate has gone up twice since then). Obviously, any penalties or excess interest would also be waived.

requirement for some unknown period under that bill.

In any case, AS 38.50 requires an equal value exchange based on "appraised fair market value." A mineral appraiser may well determine that Mr. McKinnon's assumptions are right, however, it is more likely that a more reliable classic approach would be taken because of all the unknowns.² The point is well taken that an exchange would give us some return on the claims; and if the claims were closed or abandoned the University could get more - and theoretically have to get less from the general fund.

Proposed Solution: Reject the application as submitted. If we think it is worth an AG's time (we may want to consult with DOM first) cite all the reasons for rejection, but state that we might reconsider if the University offers something else, will pay for mineral and fee appraisals, and has a lot of time to wait while we get some legal questions answered.

#####

I agree _____ / I disagree _____. I have comments or stipulations as follows:

3. Cordova, Saddle Point Access/O'Leary & Ewers Appeals. This case involves some former USFS permit holders who have acquired, and reside on, lots on Saddle Point south of Cordova (immediately adjacent to University II parcel #70) under AS 38.05.068 in the early 1970's. One lot in the group is still in state ownership, an apparent oversight in the flurry of the University Project. Access to these parcels has traditionally been by boat and foot (the foot path is only protected in the final finding to the University II Settlement because part of it is within the 50' creek easement, and because it is a valid existing right). A portion of the footpath

²To get some idea of what a mineral appraisal might turn up, I looked into the mental health process myself. The comparables used in that process for full fee mining property sales have run a high of \$33,000 per acre (Kantishna) to a low of \$170 per acre (Nome) [average price \$1,200/acre in the Fairbanks area; \$500/acre in Nome].

This property is approximately 229 acres; the surface was valued at approximately \$300 per acre. Even assuming this property is on the low end of the mental health comparable averages, the difference in value between surface and full fee would amount to nearly \$46,000. We could be arguing a long time about values.

is within the 100-foot development setback set out in the University Land Settlement Final Finding. There are three lots across Eccles Creek that are not involved in the appeal, but that may also be affected by the outcome of this case.

Before the University Land Settlement negotiations began, two of the lot holders (O'Leary and Ewers) applied for a right-of-way permit to build a road across the Saddle Point parcel to their parcels and a temporary parking pad to be used during construction. A right-of-way permit to construct was granted (ADL 215332); as was a one-year permit for a temporary parking-pad at the head of the foot trail (SCR 87-001). The right-of-way construction permit allowed one year to build a road, however the applicants never did so, nor did they apply for an extension or renewal. The apparent reason that the road was not built was cost (one of the appellants estimates it to be \$300,000). They did construct the parking pad.

The right-of-way had not vested or matured into a valid existing right at the time the final finding was done, and was therefore not protected. Both that permit and the parking pad permit expired shortly after the finding was done, and under the terms of the underlying University Settlement MOU executed in 1986, and the 1988 Settlement Agreement, could not be reissued.

Once the right-of-way applicants discovered that the University had acquired the property, they contacted the regional office in dismay. They were directed to Marty Epstein of the University who informed them that he would not deny them access, and would gladly sell them an easement. They then appealed the closure of the right-of-way and related parking-pad cases. I believe that there is no way to resurrect these cases, and the appeals will have to be denied.

Larry Dutton wrote to the appellants stating that the appeals would be answered in turn, and noted that the surveyors had some concerns about access, particularly in relationship to our continued ownership of one of the parcels. He indicated that we are working with the University to resolve the problem, and stated that road access may be reserved in the final survey plat. He feels fairly strongly that a public easement (sans the construction requirement) should have been issued in this case, and does not want to finalize the appeals until we have some sort of deal for future access worked out with the University. He points out that the O'Learys and Ewers would not have had to pay for an easement from the state (but the University Settlement parcel value may have been affected).

The University has stated that it will need compensation in order to allow the road right-of-way (as trust officers they have little choice). University personnel have stated that they want the lot that we inadvertently retained (as do the appellants) in exchange for dedicating access. However, that is clearly not in the state's

best interest.

The University maintains that the easement would destroy the value of the 30-acre Saddle Point parcel (if it were granted on the route the applicants originally proposed, it might) and wants more contracts as compensation as set out in the Settlement Agreement. However, the University does not want to pay for an appraisal as is required by that agreement. The University appears to be aware that if the easement is placed elsewhere, it may not adversely affect the value of the parcel--at least not \$10,000 worth (the threshold for the Settlement Agreement stipulations to kick in). In fact, it will probably need a road for development of its parcels; therefore, the easement could enhance the value of the University land.

A fair amount of thought has gone in to some way to provide an additional easement for these parcels. Department personnel have some very real concerns about possibly "landlocking" the parcels. Cadastral is holding the plat to see what we can work out. They believe that AS 38.04.050 access requirements can be interpreted to mean road access. Our surveyors also believe that we may be able to use 11 AAC 53.310 to reserve a 60' easement along the existing trail (the regulation does not make a distinction between existing vehicular or pedestrian trails). I have already tried this logic on Marty and have gotten some movement toward a floating easement. However, I am not convinced that this is a good solution.

I believe that we have an obligation to preserve the existing access (20-foot trail under 11 AAC 53.310), but am not convinced that our obligations extend beyond that. Even though the trail is not specifically listed in the final finding, it should be protected as a "valid existing right."

The following are the reasons I believe that DNR discontinue attempts to resolve this access problem:

1. The land is now University Trust Land. For DNR to try to force the University into providing additional access to these parcels invites either the requirement to pay for loss of value to the parcel under the settlement agreement, or a lawsuit for meddling in the University's land management business again. (This reason was underscored in a recent conversation on the topic with Francis Neville of the Attorney General's Office).
2. Existing access is protected (Cadastral Survey will make sure that the footpaths are delineated on the plats).
3. The appellants were previously granted a permit to construct a right-of-way, but did not do so due to expense. I doubt that the previously cited economic conditions have

changed.

4. It is difficult to state that an easement for road access must be provided prior to conveyance to the University in light of access standards for our disposal program.

5. Obtaining an easement across the University property is only the beginning of a solution. Mr. O'Leary will likely require access across the remaining state lot which will greatly devalue it. An easement would necessarily cut through the parcel (only a little over one acre) and/or cut off water frontage for the parcel. In addition, the three lots across Eccles Creek have foot-trail access through the non-development easement and across a small wooden bridge. Must we also ensure possible upgraded access to these parcels?

6. The existing trail is largely within the 50-foot public access easement along Eccles Creek--and within the 100-foot non-development easement. The path is quite narrow right now, and could not be upgraded. Thus any additional access is likely to impact the University property.

Solution: Because there is staff disagreement on the solution to this you may wish to meet with those involved (Larry Dutton, Jerome Pape and me). I have spoken at length with Cadastral staff and with Larry Dutton. Basic disagreement is over the balance of our ability to affect the situation at this juncture without adversely affecting the state's interest, while assisting the lot holders in the acquisition of an easement (but not if the state would be obligated to pay for it).

I recommend that we acquire written acknowledgement from the University that the lot holders need access, that road access will not be denied, and that the University will work out a financially equitable situation regarding access at the time the right-of-way is actually constructed. The appeals should then be denied and the appellants directed to the University for further information.

In the meanwhile, we should attempt to exchange the remaining lot with the University or put it up for sale to private parties. The exchange would create a University interest in access while possibly resolving some other problems (See #1, above). A private sale would hopefully result in a purchase by O'Leary who may need the lot for future access. In either case, the state would be out of managing a fragment of state land--and out of the middle of this situation.

We should have the retained lot appraised³ with the intention of offering it to the University for the Phillips lot. An appraisal of the lot will cost either three days of a staff appraiser's time (if we can free one up) plus travel costs, probably \$1,500 rough guess; or a contractor at \$2,500 or less. Perhaps Jerry Brossia has money for this and it could be used to resolve the Phillips case.

#####

I agree _____/ I disagree _____. I have comments or stipulations as follows:

Please look over and respond to the problems outlined above. If you wish to meet on the last issue, please let me know, and I will arrange it.
Attachments

cc: Dick LeFebvre
Jerry Brossia
Carol Shobe
Jerome Pape
Larry Dutton

³ The entire Saddle Point parcel (70 acres in two discreet chunks) was valued at \$166,600, or \$2,380 per acre. The appraisal of the 30-acre chunk affected by the right-of-way problem was based on the probability of carving out 21 one-acre lots in the area with as average value of \$3,400 each (totaling \$71,400 for the thirty acres). The retained state lot, which borders on the University parcel, is surveyed, has a utility line to the lot, has water frontage on two sides (Orca Inlet and Eccles Creek) and contains 1.276 acres, so one can reasonably assume that its value would be higher than the average value of the fictitious lots. Dennis Lattery estimates that it could be as high as \$25,000 (a nearby 3.62 acre DNR lot with frontage on Orca Inlet sold for \$29,000 in 1982).

Appendix 4: Epstein, Martin (UA Statewide Office of Land Management). Correspondence with Gary Gustafson (DNR). January, 1991.

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF LAND AND WATER MANAGEMENT

#2053 11a
WALTER J. HICKEL, GOVERNOR

3801 C STREET
P.O. Box 107005
ANCHORAGE, ALASKA 99510-7005
PHONE: (907) 762-2682

RECEIVED

RECEIVED

JAN 1 1991

January 2, 1991

JAN 16 1991

Div. of Land & Water Mgt
Cadastral Survey

RECEIVED
OFFICE OF LAND MANAGEMENT

DIST.

JAN 8 1991

LOG #

Mr. Martin Epstein, Director
Statewide Office of Land Management
University of Alaska
Butrovich Building, Suite 211
Fairbanks, Alaska 99775

Dear Mr. Epstein:

Marty
This letter is to summarize recent discussions between the University and the department concerning an easement across University Settlement Parcel "70/103 Saddle Point" at Eccles Lagoon near Cordova.

In September 1989 you agreed to a floating easement across the University parcel to five existing parcels (ASLS 73-35, Tracts 1-5). The easement was requested in response to an appeal by two of the lot holders. It was to be made through a note in the survey plat for this conveyance. However, the plat note erroneously omitted access to Tracts 1 and 2.

After some discussion you agreed to correct the note and extend the floating easement to Tract 2, which is state-owned. Access to Tract 1 will be provided by an easement through Tract 2. This will complete the process of providing overland vehicular access to all the tracts in ASLS 73-35.

During our discussions you expressed concern that the 60-foot easement required by regulation (11 AAC 53.300) is excessive for the type of access required in this area. We agree that this width may be in excess of the easement needs, but find that we have no power to waive the width requirement. However, you may apply for a partial vacation of the width at the time that you set the route. We will not oppose a petition to vacate a portion of the easement, making it more narrow, provided that sufficient width is retained to provide vehicular access to the tracts in question.

Epstein, January 2, 1991
Page 2

I hope that this letter accurately reflects the discussions. If you agree, please sign below and return a copy of this letter.

Cordially ,



Gary Gustafson
Director

I agree with the summary above.



Martin Epstein, Director
Statewide Office of Land Management
University of Alaska

1/8/91
Date

cc: Jerome Pape
Salli Slaughter
ADL 223456

Appendix 5: Richard Lefebvre (DNR).
Correspondence with Mike O'Leary (Tract I),
February 20, 1991.

STATE OF ALASKA

WALTER J. HICKEL, GOVERNOR

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF LAND AND WATER MANAGEMENT

3601 C STREET
P.O. BOX 107005
ANCHORAGE, ALASKA 99510-7005
PHONE: (907) 561-2020

February 20, 1991

Mr. Mike O'Leary
Box 1052
Cordova, AK 99574

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Re: ADL 215332 Right of Way Appeal

Dear Mr. O'Leary:

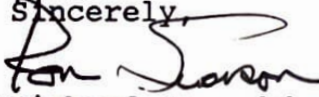
You have appealed, by letter dated October 18, 1988, the closing of right-of-way application ADL 215332. Your appeal is tied to that of Mr. and Mrs. Ewers on Tract 4.

Arrangements were made to preserve overland access to tracts 1 thru 5 of ASLS 73-35 during the platting of the University Lands selections. Unfortunately, because the survey section believed Tract 2 to be accessed primarily by water, access was not reserved to Tract 2, which is essential to accessing your land (Tract 1). We initiated a request to the University land manager that they allow us to correct this oversight and amend the survey plat to provide access to Tract 2. We have now received an affirmative response from the University land manager.

The plat has been amended to include a floating access to Tract 2, and the State will retain a floating access across Tract 2 to Tract 1. Completion of these activities will resolve the issue of your appeal and no further action is planned on our part at that point.

A person adversely affected by this decision may appeal this decision, in accordance with 11 AAC 02 to Harold Heinze, Commissioner, Department of Natural Resources, 400 Willoughby Avenue, Juneau, Alaska 99801. Any appeal must be received at the above address within 30 calendar days after the date of "delivery" of the decision, as defined in 11 AAC 02.040. A copy of 11 AAC 02 may be obtained from any Department of Natural Resources office. If no appeal is filed within the time specified, this decision becomes final.

Sincerely,


For Richard A. Lefebvre
Deputy Director

GARY GUSTAFSON

RE Decision
Feb 20

Jerome Pape

Judy Robinson 762-2680

Appendix 6: Deed No. 1218, Quitclaim Deed, 1993.

We are now accepting payments online for case agreements and mining claims bills! To make a payment by credit card or from your bank account, [click here](#).

[Online Public Notices](#)

Results - Case File Summary

Summary

File: QCD 1218

Customer: 000124431	DNR DMLW REALTY SERVICES SELECTION LANDS 550 W 7TH AVE ANCHORAGE AK 99501	DNR Unit: 100 TITLE ADMINISTRATION
Case Type: 920 UNIVERSITY SETTLEMENT		
File Location: LWMLTS LWM LAND TITLE SECT		
Case Status: 90 CONVEYED		Status Date: 11/16/1993
Total Acres: 1.276		Date Initiated: 11/16/1993
Office of Primary Responsibility: LTI LAND-TITLE		
Last Transaction Date: 12/18/1998	Case Subtype: UNI2 UNIVERSITY 2	
Last Transaction: CHNGTEXT CHANGE LEGAL TEXT		

Land Records

Meridian: C **Township:** 015S **Range:** 003W **Section:** 29 **Section Acres:** 1
1 LAND ESTATE CONVEYED

Legal Description

11-16-93 THE STATE OF ALASKA CONVEYS TO THE UNIVERSITY OF ALASKA THE LAND ESTATE AS FOLLOWS:
ALASKA STATE LAND SURVEY 73-35
TRACT 2, GROUP B.
CONTAINING 1.276 ACRES, MORE OR LESS.
ACCORDING TO THE SURVEY PLAT OF ALASKA STATE LAND SURVEY 73-35, CORDOVA SMALL TRACTS, FILED IN THE CORDOVA RECORDING DISTRICT ON MAY 16, 1974 AS PLAT 74-291.
SUBJECT TO:
PLATTED EASEMENTS AND RESERVATIONS.
A ONE HUNDRED (100) FOOT DEVELOPMENT SETBACK EASEMENT UPLND OF AN ALONG THE ORDINARY HIGH WATER MARK OF ECCLES CREEK.
A FIFTY (50) FOOT CONTINUOUS PUBLIC ACCESS EASEMENT ALONG EACH SIDE OF THE MEAN HIGH TIDE LINE OF ORCA INLET AND ECCLES LAGOON.
A CONTINUOUS PUBLIC ACCESS EASEMENT ON THE BED OF AND FIFTY (50) FEET UPLAND OF AND ALONG THE ORDINARY HIGH WAER MARK OF ECCLES CREEK.
VALID EXISTING RIGHTS, IF ANY.
A 30 FOOT FLOATING ACCESS EASEMENT ACROSS TRACT 2, GROUP B, TO TRACT 1, GROUP B, ASLS 73-35, WHICH IS CONTIGUOUS TO THE PUBLIC ROAD EASEMENT (DESCRIBED IN NOTE 15, ASLS 88-51) ACROSS TRACT 1 OF ASLS 88-51.

SAID 30 FOOT FLOATING ACCESS EASEMENT SHALL PROVIDE INGRESS/EGRESS TO THE OWNER OF TRACT 1, GROUP B. THE PERMANENT LOCATION OF THE SAME SHALL BE MUTUALLY DETERMINED BY THE UNIVERSITY OF ALASKA AND THE OWNER OF TRACT 1, GROUP B AT THE TIME OF DEVELOPMENT OF TRACT 2, GROUP B.

A FIFTY (50) FOOT EASEMENT EACH SIDE OF ALL SECTION LINES, WHICH IS DEDICATED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER AS 19.10.010.

THE GRANTEE, BY ACCEPTANCE OF THIS DEED AND IN ACCORDANCE WITH THE REQUIREMENT OF AS 38.05.127(A)(2), AS 38.05.127(F), COVENANTS TO GUARANTEE REASONABLE ACCESS TO THE PUBLIC ACROSS THE LAND CONVEYED BY THIS DEED TO ECCLES CREEK, ORCA INLET AND ECCLES LAGOON, AND FURTHER COVENANTS THAT, PRIOR TO ANY DEVELOPMENT OF THE LAND CONVEYED BY THIS DEED, THE GRANTEE OR ITS SUCCESSOR(S) IN INTEREST WILL IDENTIFY AND DEDICATE SPECIFIC EASEMENTS FOR PUBLIC USE ACROSS, AT INTERVALS OF APPROXIMATELY ONE MILE TO ECCLES CREEK, ORCA INLET AND ECCLES LAGOON.

EXCLUDING THEREFROM, HOWEVER, ALL LAND UNDERLYING ANY NAVIGABLE WATERS, IF ANY, WHICH MAY BE LOCATED WITHIN THE ABOVE DESCRIBED REAL PROPERTY.

ACCORDING TO THE OFFICIAL SURVEY THEREOF SAVE AND EXCEPT THOSE RESTRICTIONS APPEARING IN THE FEDERAL PATENT OR OTHER CONVEYANCE BY WHICH THE GRANTOR ACQUIRED TITLE AND FURTHER, THE STATE OF ALASKA, THE GRANTOR, HEREBY EXPRESSLY SAVES, EXCEPTS AND RESERVES OUT OF THE GRANT HEREBY MADE, UNTO ITSELF, ITS LESSEES, SUCCESSORS, AND ASSIGNS FOREVER, ALL OILS, GASES, COAL, ORES, MINERALS, FISSIONABLE MATERIALS, GEOTHERMAL RESOURCES, AND FOSSILS OF EVERY NAME, KIND OR DESCRIPTION, AND WHICH MAY BE IN OR UPON SAID LANDS ABOVE DESCRIBED, OR ANY PART THEREOF, AND THE RIGHT TO EXPLORE THE SAME FOR SUCH OILS, GASES, COAL, ORES, MINERALS, FISSIONABLE MATERIALS, GEOTHERMAL RESOURCES, AND FOSSILS, AND IT ALSO HEREBY EXPRESSLY SAVES AND RESERVES OUT OF THE GRANT HEREBY MADE, UNTO ITSELF, ITS LESSEES, SUCCESSORS, AND ASSIGNS FOREVER, THE RIGHT TO ENTER BY ITSELF, ITS OR THEIR AGENTS, ATTORNEYS, AND SERVANTS UPON SAID LANDS, OR ANY PART OR PARTS THEREOF, AT ANY AND ALL TIMES FOR THE PURPOSE OF OPENING, DEVELOPING, DRILLING AND WORKING MINES OR WELLS ON THESE OR OTHER LANDS AND TAKING OUT AND REMOVING THEREFROM ALL SUCH OILS, GASES, COAL, ORES, MINERALS, FISSIONABLE MATERIALS, GEOTHERMAL RESOURCES, AND FOSSILS, AND TO THAT END IT FURTHER EXPRESSLY RESERVES OUT OF THE GRANT HEREBY MADE, UNTO ITSELF, ITS LESSEES, SUCCESSORS, AND ASSIGNS FOREVER, THE RIGHT BY ITS OR THEIR AGENTS, SERVANTS AND ATTORNEYS AT ANY AND ALL TIMES TO ERRECT, CONSTRUCT, MAINTAIN, AND USE ALL SUCH BUILDINGS, MACHINERY, ROADS, PIPELINES, POWER LINES, AND RAILROADS, SINK SUCH SHAFTS, DRILL SUCH WELLS, REMOVE SUCH SOIL, AND TO REMAIN ON SAID LANDS OR ANY PART THEREOF FOR THE FOREGOING PURPOSES AND TO OCCUPY AS MUCH OF SAID LANDS AS MAY BE NECESSARY OR CONVENIENT FOR SUCH PURPOSES HEREBY EXPRESSLY RESERVING TO ITSELF, ITS LESSEES, SUCCESSORS, AND ASSIGNS, AS AFORESAID, GENERALLY ALL RIGHTS AND POWER IN, TO, AND OVER SAID LAND, WHETHER HEREIN EXPRESSED OR NOT, REASONABLY NECESSARY OR CONVENIENT TO RENDER BENEFICIAL AND EFFICIENT THE COMPLETE ENJOYMENT OF THE PROPERTY AND RIGHTS HEREBY EXPRESSLY RESERVED.

Appendix 7: Kean, Robert T. and Associates, and Phukan Consulting Engineers and Associates, Inc. "Preliminary Feasibility Report, Whiskey Ridge Estates, A Proposed Subdivision of Tract 1 ASLS 8851 and Tract 2 ASLS 73-35 Group B Near Cordova, Alaska." Prepared for the University of Alaska Statewide Office of Land Management, May 21, 1993.

PRELIMINARY FEASIBILITY REPORT

WHISKEY RIDGE ESTATES

A PROPOSED SUBDIVISION
OF

TRACT 1 ASLS 88-51 and TRACT 2 ASLS 73-35 GROUP B
NEAR CORDOVA, ALASKA

Prepared for:

UNIVERSITY OF ALASKA STATEWIDE OFFICE OF LAND MANAGEMENT

2221 E. Northern Lights Blvd., Suite 213
Anchorage, Alaska 99508
Tel (907) 272-5380 Fax (907) 272-5486

By:

Robert T. Kean and Associates
14510 Ahtena Circle
Anchorage, Alaska 99516
Tel (907) 345-2098
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Phukan Consulting Engineers and Associates, Inc.
203 W. 15th Avenue
Anchorage, Alaska 99503
Tel (907) 272-7111
Fax (907) 277-3177

May 21, 1993

into Lots 10 and 11. The Plat of ASLS 88-51 reflects a subdivision of Lot 1 when in fact it is now Lot 10. The State has received only Tentative Approval for USS 5103 Lot 10 and has conveyed Tract 1 by quit claim deed to the University.

Whiskey Ridge Estates encompasses 34.102 acres, slightly less than the sum of the acreages reported for Tract 1 and Tract 2 on the record plats, 34.676 acres. The difference in acreage is due to differences in the mean high tide meander lines used. Since the photography used for the mapping was taken at approximate mean high tide, the mapped shoreline was used to define the meander lines for this Master Plan. The mean high tide line defines building setbacks and public access easements.

The plat of ASLS 88-51 and the Quit Claim Deed to the University for Tract 1 contain easements which affect the way the tract can be developed. These easements are:

- A 50 foot pedestrian access easement along the ordinary high water of Eccles Creek.
- A 50 foot pedestrian access easement along the mean high water of Eccles Lagoon and Orca Inlet.
- A 100 foot building setback easement along the ordinary high water of Eccles Creek.
- A 60 foot floating access easement from the parking area adjacent to Whiskey Ridge Subdivision to Tracts 1-5 of ASLS 73-35. This easement is to be further delineated when the property is developed. It is assumed that the planned 60 foot wide roadways on the Master Plan suffice as "further delineation."

The University is in the process of acquiring Tract 2 ASLS 73-35. The deed to the University will contain the following easements:

- A 50 foot pedestrian access easement along the ordinary high water of Eccles Creek.
- A 50 foot pedestrian access easement along the mean high water of Eccles Lagoon and Orca Inlet.
- A 100 foot building setback easement along the ordinary high water of Eccles Creek.
- A 60 foot floating access easement that exists per application by DNR as stated in letter from R. LeFebvre Deputy Director, DLWM.

Additionally the plat of ASLS 73-35 provides for a:

- A 30 foot public access easement is provided from Whitshed Road to the unnamed slough between Tract 1 and USS 898.

Tracts 1, 3 and 4 of ASLS 73-35, belonging to private parties, may become party to the subdivision. 50 foot easements along Eccles Creek may be required on the land those tracts currently occupy. Whether a 100 foot building setback requirement is also required is a question to be addressed for it would surely impact the existing houses on Tracts 3 and 4 and perhaps also affect existing structures on Tract 1.

The patent documents conveying USS 898 to the University provides for:

- A 50 foot access easement along the mean high water line of an unnamed slough.
- A 100 foot building setback easement along the ordinary high water line of Eccles Creek.

- The wooded area adjacent to the creek is poorly drained and may constitute wetlands or present other development problems.
- The area receives little sunlight and is especially dark and cold in winter.

• It was felt that some of the lots were too small. The building sites depicted for Lots 21 and 22 Block 1 may be tidally affected during annual extreme tides. Coupled with a 100' building setback from mean high tide, there is little if any area left for development. One respondent considered 1/3 acre to be a minimum size for a lot. One acre was thought to be an appropriate size by a few respondents; and one respondent considered siting and aspect more important than lot size.

• It was suggested that Hawkins Court be shortened.

• There was concern that access to the Eccles Lagoon Tracts had not been adequately addressed. A wider right-of-way was suggested for the steep slope leading to Eccles Creek. The provision of more right-of-way for developing a parking area at the end of Park Court was also suggested. Floating easements across Tract 1 and Tract 2 must be honored or an acceptable alternative provided.

• Snow dumps had not been adequately addressed.

• It was suggested that sewer lift stations and pressure lines be avoided or minimized for cost and maintenance considerations.

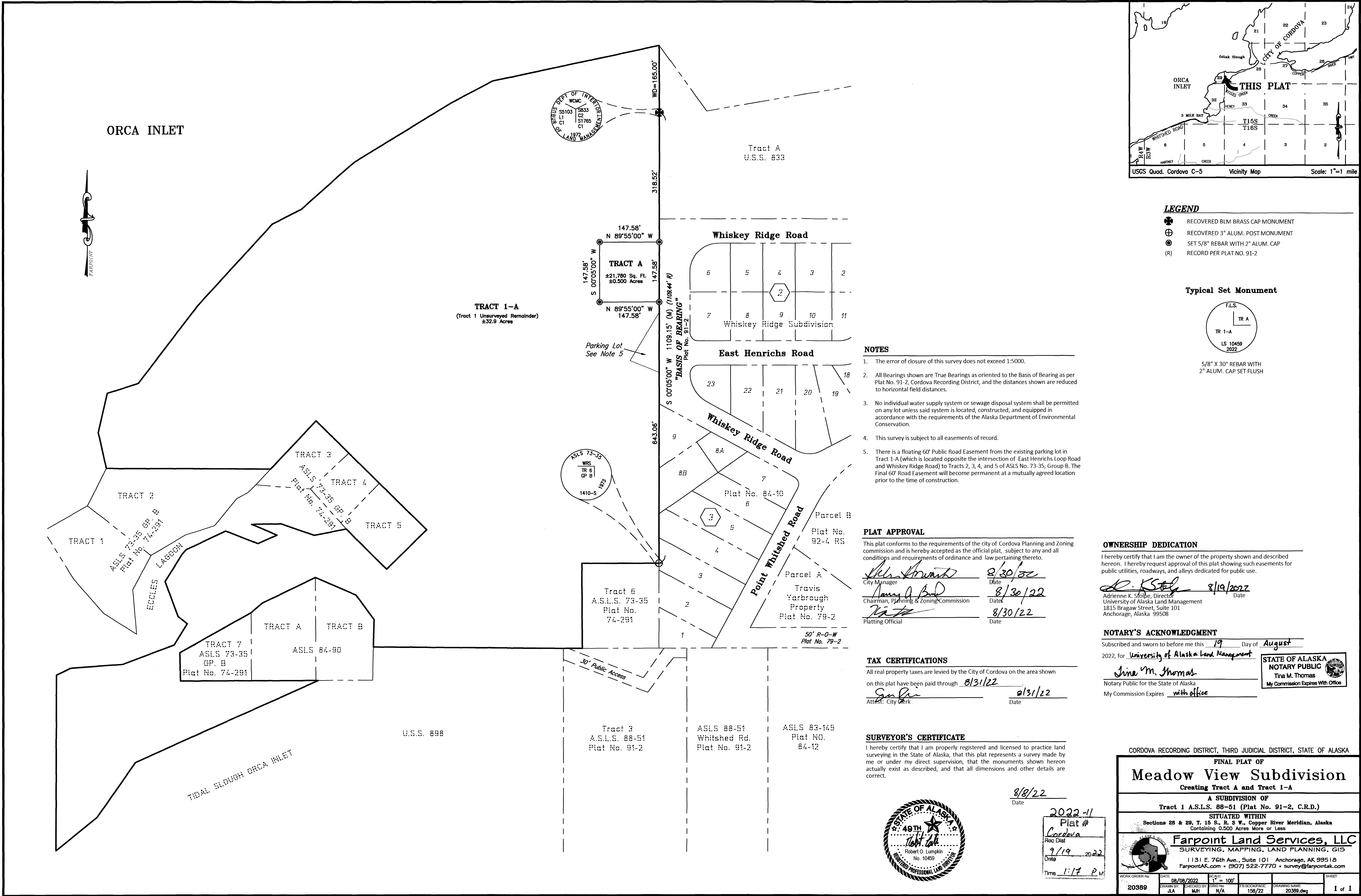
3.4 Permit Requirements

Development of this property would be subject to a Coastal Projects Consistency Review. A Coastal Projects Questionnaire would be completed to identify permits that are required. Agencies involved in the review process are: Division of Governmental Coordination, Alaska Departments of Environmental Conservation, Natural Resources, and Fish and Game, the U.S. Army Corps of Engineers, Environmental Protection Agency, U. S. Fish and Wildlife Service, the National Marine Fisheries and the City of Cordova.

It is anticipated that the following types of permits or agency submittals would be required for the proposed subdivision:

• National Pollutant Discharge Elimination System (NPDES) Permit. Issued by the Environmental Protection Agency (EPA), this permit is required when five or more acres are disturbed by construction activities. A Storm Water Pollution Prevention Plan must be prepared as a condition of the NPDES permit.

Appendix 8: Farpoint Land Services LLC. "Final Plat of Meadow View Subdivision, Creating Tract A and Tract I-A," 2022.



Appendix 9: Kean, Robert T. and Associates, and Phukan Consulting Engineers and Associates, Inc. "Preliminary Feasibility Report, Whiskey Ridge Estates, A Proposed Subdivision of Tract 1 ASLS 8851 and Tract 2 ASLS 73-35 Group B Near Cordova, Alaska." Prepared for the University of Alaska Statewide Office of Land Management, May 21, 1993.

PRELIMINARY FEASIBILITY REPORT

WHISKEY RIDGE ESTATES

A PROPOSED SUBDIVISION
OF

TRACT 1 ASLS 88-51 and TRACT 2 ASLS 73-35 GROUP B
NEAR CORDOVA, ALASKA

Prepared for:

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203 W. 15th Avenue
Anchorage, Alaska 99503
Tel (907) 272-7111
Fax (907) 277-3177

May 21, 1993

4. PRELIMINARY MASTER PLAN

4.1 Preliminary Design Adjustments

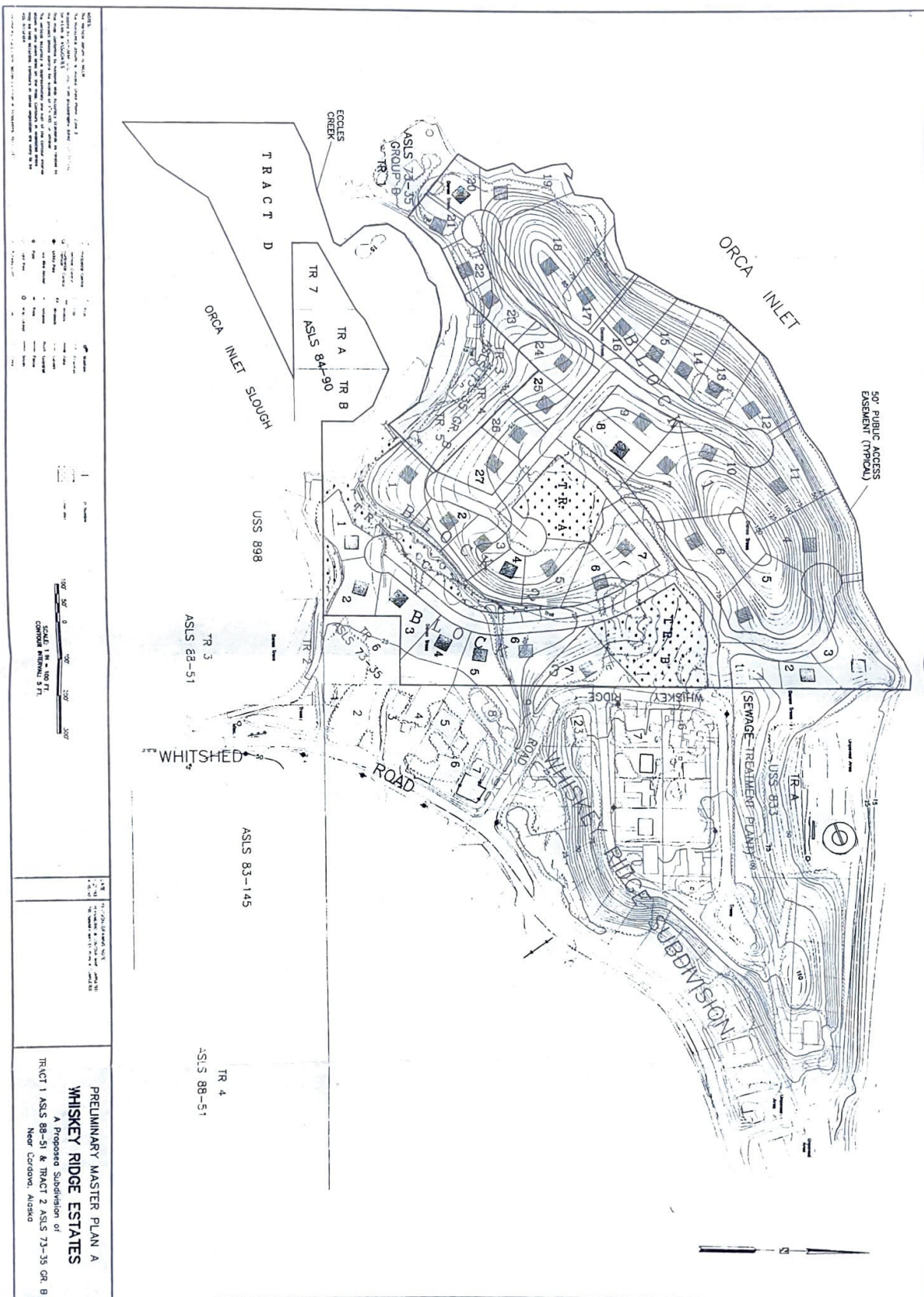
Preliminary Master Plan A represented a maximum density development scenario and provided a medium for comments. It contained 41 lots and 4 tracts. A bridge and possibly a sewer line would have crossed Whiskey Creek under this scenario, and the lands adjacent to Whiskey Creek would have been developed. The design focused on feasible road alignments, block and lot lay-outs, and sewer routing. The comments received focused attention on other issues important to sound development practice, namely environmental and aesthetic considerations.

The comments indicated that any development that would alter the pristine nature of Whiskey and Egg Box Creeks would be rigorously opposed by local residents. Development in these areas would probably not be permitted by the agencies anyway, since the proposed activity could easily be avoided; could adversely affect wildlife habitat and water quality; and would probably not be consistent with objectives established by the Cordova Coastal Management Plan.

It appears that Lots 1-3 Block 3 of the original plan and the cul-de-sac serving them would not be not feasible under any circumstances. Development of this area would completely obliterate what appeared to be an insignificant drainage on the contour map but is actually Egg Box Creek, an important salmon stream.

While it might have been possible to adequately address environmental concerns and develop the upland areas north of Egg Box Creek, only two, and possibly three, lots would be realized. Providing access and utilities to these lots as shown on Plan A would not be economically justified. An alternate design involving the purchase of right-of-way that would extend from Whitshed Road might be considered if the project progresses to Phase II. Due to uncertainties associated with this option, it was not considered further in the Preliminary Master Plan. Lot 1, Block 3 of Master Plan B is accessed directly from Whiskey Ridge Road.

For Preliminary Master Plan B, much of Block 3 was combined with two of the tracts in Plan A to create one large tract along Whiskey Creek. Recent conversations with the City of Cordova indicate they would be happy to accept this area as a park, which may serve to enhance property values in the area.



Alaska LRTP 2055: Notice of Kickoff and Invitation to Help Shape Alaska's Future

From Alaska LRTP 2055 <alaskalrtp2055@publicinput.com>

Date Mon 2025-08-25 3:25 PM

To Susan Bourgeois <cityclerk@cityofcordova.net>



Alaska's Statewide Long Range Transportation Plan 2055 Update

The Alaska Department of Transportation & Public Facilities (DOT&PF) is updating the Statewide Long-Range Transportation Plan (LRTP), which will guide Alaska's transportation policies and investments through 2055. This 30-year plan will set the course for how people and goods move by road, air, water, rail, bike, and foot, and will shape future priorities across the state. The LRTP will meet all federal and state planning requirements while establishing a long-term vision for an accessible, resilient, and well-connected Alaska.



This platform flips the script and focuses on you—the people who rely on Alaska's transportation systems every day. Your stories will help guide the future of Alaska's transportation network.

User Stories will set the stage for Alaska's 2055 LRTP. The LRTP, written with agency and public collaboration, develops Alaska's transportation priorities based on the common interests and needs of stakeholders statewide.

What is a user story? A user story represents the needs, goals, challenges, and motivations of different groups of people as they use transportation. These stories help us better understand the diverse ways in which we rely on transportation systems to connect us to work, family, healthcare, and more.

Why is this important? Your input matters! You're helping us design and improve Alaska's transportation infrastructure to better serve everyone. Whether you're a local resident, a business owner, a visitor, or someone with specific mobility needs, your perspective can drive meaningful change.

Explore existing user stories, add your own, and be a part of building a transportation system that works for all Alaskans. Every story counts.

[Share Your User Story](#)

To join the Public Review group and stay informed on plan development, [sign up for updates here!](#)

Sent on behalf of Alaska Department of Transportation and Public Facilities by PublicInput
PO Box 112500, Juneau Alaska 99811-22500
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This Article is in Response to Mayor Smith's Article, "Waterfront Planning in Cordova & the Public Process for a Precious Resource" in Last Week's Cordova Times. Article Failed to Mention Three Important Points.

The "Precious Resource" referred to in the article's title is Cordova's last remaining downtown waterfront lot located at the entrance of our harbor. The Harbor Entrance Lot was built 13 years ago with mostly public funds as a breakwater and channel marker for our harbor. It has been used as a public space ever since. It has a priceless unobstructed view of the ocean, the mountains, the harbor, and the fishing fleet. It has become a tradition for Cordovans to gather there and wave at their fishing families coming and going from the fishing grounds. Our harbor is paid for with our tax dollars and belongs to all Cordovans.

Currently, the City has solicited a request for proposals (RFP) to "sell", or "lease with option to buy" this popular public use area. City Council has voted to put our Harbor Entrance Lot up for sale to the private sector. Privatizing the lot is in essence taking away a public space from the people of Cordova. Privatization of our harbor entrance is a bad idea.

Mayor Smith's article was good **but failed to mention three very important points.**

1. The article failed to mention that submitting a proposal for the City's RFP requires a \$10,000 deposit. City Council says it wants to hear creative ideas from Cordova citizens, however, \$10,000 will preclude many citizens and citizens' groups from submitting proposals. This is a HUGE barrier to creative ideas!

2. The article also failed to mention that at the July 2nd City Council meeting, a **petition signed by almost 300 Cordovans requesting the Harbor Entrance Lot be declared a public space for the benefit and enjoyment of all Cordovans** was presented to City Council prior to its vote to issue the RFP. Public opposition to selling the Harbor Entrance Lot is widespread.

3. The article also failed to mention that the public survey the City conducted quite clearly expressed results in favor of keeping the Harbor Entrance Lot in the public domain. The Mayor and City Council are trying to ignore or put a spin on their own survey. These numbers below are from the July 2nd City Council packet. Any way you add the numbers, **the results indicate approximately 70% of Cordovans are against privatizing the Harbor Entrance Lot.**

- 1) 33.3% Covered Public Gathering / Recreation Space
- 2) 22.8% Generate City Revenue / Economic Development
- 3) 20.3% Maintain Open / Public Access & Views
- 4) 11.4% Mixed-Use: Public Space + Business / Revenue
- 5) 6.5% Tourism Development
- 6) 5.7% Infrastructure Improvements (Marine/Utility/Other)
- 7) 4.9% Leave As-Is / No Change
- 8) 3.3% Miscellaneous or Non-Specific (DMV requests, potholes, or just "money" with no context)

These are three important facts that are missing from Mayor Smith's article about Cordova's waterfront.

Cordova's downtown waterfront has 1.8 miles of solid industry stretching from behind the AC grocery store to the ferry terminal. There is no place except the breakwater trail and its adjoining micro-park to walk and enjoy our downtown waterfront. While this is a lovely little space, it is on the mud flats and too far from the water for families to gather to watch the fishing fleet come and go.

The people of Cordova deserve to continue to use the Harbor Entrance Lot as a public space to send off their fishing families and watch the boats as they come and go from the fishing grounds. The people of Cordova do not deserve to have their beautiful harbor entrance privatized, industrialized, or taken away from them.

Selling and privatizing our last remaining downtown waterfront lot and destroying the beauty of our harbor entrance is shortsighted and misguided. Ten years ago, the City of Cordova went through a similar exercise of issuing an RFP for the Harbor Entrance lot. Council then proceeded to pass an ordinance to sell the lot to a private business, despite public opposition. To refresh memories, the result was a Citizens' petition for a referendum that put the Ordinance on the ballot. The citizens voted resoundingly NO to the sale of the Harbor Entrance Lot.

Much has been written about the mental and physical health benefits of being near the ocean and in nature. Much has also been written about public green spaces adding immeasurably to quality of life. Public places, especially waterfront public use areas are beneficial as long-term economic drivers; places that both citizens and visitors highly value and look for when living in or visiting communities. Quality of life is why we choose to live in Cordova, isn't it? Not all Cordovans or visitors are fortunate enough to live with a view of the ocean, or own cars or boats to access the ocean. This lot is for everyone.

Let's preserve our priceless Harbor Entrance Lot and keep it beautiful for future generations of Cordovans and Cordova fishing families to continue the tradition of waving at the fleet!

*Please pay attention to this issue in your City Council agendas.
Thank you.*

😊 Paula Payne

FW: You're invited to PWSRCAC's Cordova Events

From Sam Greenwood <citymanager@cityofcordova.net>

Date Fri 8/29/2025 8:19 AM

To Susan Bourgeois <cityclerk@cityofcordova.net>; Colette Gilmour <cgilmour@cityofcordova.net>

From: Draper-Reich, Maia <Maia.Draper-Reich@pwsrcac.org>

Sent: Friday, August 29, 2025 8:14 AM

To: Sam Greenwood <citymanager@cityofcordova.net>

Subject: You're invited to PWSRCAC's Cordova Events

Hello Ms. Greenwood,

The [Prince William Sound Regional Citizens' Advisory Council](#) would like to invite you and other interested colleagues and/or staff to attend our upcoming Board meeting and Public Reception events in Cordova. Details are in the attached flier and I will also share here that all community members are welcome to attend the Council's Board meeting on Thursday, September 18 and Friday, September 19 at the Cordova Center. There will be time for public comments on the morning of the 18th at approximately 9:25am. The community is also invited to visit with us, learn more about the Council, and share ideas over food and drinks at the Public Reception at the Reluctant Fisherman Bar & Restaurant on Thursday, the 18th 5:30pm-7:30pm.

Additionally, Council staff is presenting a Tuesday Night Talk at the PWS Science Center on September 16th at 5:30pm and we are hosting an educational event for youth called "Become a Master of Disaster" on Wednesday, September 17th 4:00 – 6:00pm at Mt. Eccles Elementary. At Master of Disaster, all ages are invited to learn about the science of oil spill response, caring for wildlife in a spill, and other related ocean science through interactive stations to earn a prize and become a master of disaster! Please share with families and kids who may be interested! All events are free to attend and details are also found [here](#).

Feel free to share broadly with other community members! I am happy to answer any questions you or others have.

Thank you,

Maia Draper-Reich

Maia Draper-Reich (she/her)

Outreach Coordinator

Prince William Sound Regional Citizens' Advisory Council

Office: 907.273.6235

maia.draper-reich@pwsrcac.org

Sign up for our email newsletter: [The Observer](#)

On the Web: www.pwsrcac.org



2025 Cordova Board Meeting

Thursday, Sept. 18, 8:30 a.m. - 4:30 p.m.

Friday, Sept. 19, 8:30 a.m. - 12 p.m.

The Cordova Center

Tuesday Night Talk - Policy in Practice: How OPA 90 Shapes Science in the Sound

Tuesday, Sept. 16, 5:30 - 6:30 p.m. | Prince William Sound Science Center

Learn about the Council's latest research, long-term monitoring, and how the Oil Pollution Act of 1990 (OPA 90) continues to shape science in the Sound 35 years after it was signed into law.

Youth Education Event: Become a Master of Disaster!

Wednesday, Sept. 17, 4 - 6 p.m. | Mt. Eccles Elementary School

All ages are invited to learn about oil spill response, tankers, and related ocean science through interactive stations!

Public Reception, co-sponsored by *repsol*

Thursday, Sept. 18, 5:30 - 7:30 p.m. | The Reluctant Fisherman

Hors d'oeuvres provided—cash bar

Visit with us, learn more about the Council, and share ideas!

All events are FREE to attend
Full details at www.pwsrcac.org





AGENDA ITEM # 11
Regular Meeting Date: 9/3/25
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk

DATE: 8/27/25

ITEM: Ordinance 1234 changing code to add Council approval of CBA via resolution

NEXT STEP: Voice Vote approves the ordinance on first reading

☒ ORDINANCE
☐ MOTION

☐ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: Ordinance 1234

II. RECOMMENDED ACTION: Approval of the ordinance by voice vote on first reading.

III. BACKGROUND: Council placed an item on pending agenda in late 2023 asking for a code change to ensure future collective bargaining agreements are approved only by Council action. City Attorney Holly Wells was asked to look into the best location in City Code to place such a requirement. The attached ordinance accomplishes that by placing this approval under Cordova Municipal Code section 3.12.110 Contracts. The ordinance adds language requiring the approval of a CBA be enacted by Council resolution.

The City Attorney considered locating this provision within Title 7, specifically in chapter 7.10 – Purchases, but ultimately determined that Title 3 was a better location. She also added the “except as otherwise provided in this code” phrase because the contract provision in Title 3 is broader than Title 7 and this will address any potential conflicts within the Code that would result from that difference

IV. SUMMARY AND ALTERNATIVES: Council could approve the ordinance and move it to second reading, or they could direct the Clerk to re-write the ordinance in a different way.

**CITY OF CORDOVA, ALASKA
ORDINANCE 1234**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA AMENDING
CMC 3.12.110 “CONTRACTS” TO EXPRESSLY REQUIRE COLLECTIVE BARGAINING
AGREEMENTS BE APPROVED BY CITY COUNCIL VIA RESOLUTION**

WHEREAS, Cordova Municipal Code currently requires contracts to which the City of Cordova is a party to be approved by City Council via resolution or ordinance; and

WHEREAS, City Council wants to amend the Code to emphasize that this provision applies to any collective bargaining agreement executed by the City and to specify that approval must be by resolution; and

WHEREAS, City Council finds that the use of a resolution by Council to approve such a contract is sufficient to ensure proper notice of the contract and Council’s consideration of that contract.

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

Section 1. Amendment of Section. Cordova Municipal Code 3.12.110 “Contracts” is amended to read as follows:

3.12.110 - Contracts.

A. Except as otherwise provided in this code, the council shall make or authorize the making of all contracts to which the city may be a party, and no contract shall be entered into on behalf of or be binding on the city unless it is entered into by ordinance or resolution or is reduced to writing and approved by the council or expressly authorized by ordinance or resolution.

B. No collective bargain agreement may be executed by the city without approval by City Council via resolution.

Section 2. This ordinance shall be effective thirty (30) 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, within ten (10) days after its passage.

1st reading: September 3, 2025

2nd reading and public hearing: _____

PASSED AND APPROVED THIS _____ DAY _____ 2025.

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

~~Deleted Language is stricken through~~ and **added language is bold and underlined.**



AGENDA ITEM 12
City Council Meeting Date: 9/3/25
CITY COUNCIL COMMUNICATION FORM

FROM: Sheryl Glasen, Comptroller (Acting Finance Director)
DATE: 9/3/2025
ITEM: FY25 Financial Review with Budget Amendment

☐ ORDINANCE
☐ MOTION

☒ RESOLUTION
☐ INFORMATION

I. BACKGROUND INFORMATION: Resolution 09-25-24 addresses amendments to the FY25 budget. Attached are the preliminary Year-To-Date (YTD) financial reports for the period ending July 30, 2025. These reports help illustrate how the current budget amendments are impacting financial performance.

Please note that this is preliminary data—figures may change as reconciliations are finalized and monthly entries are completed. Expenses do include credit card transactions through July.

Below are some key points.

Revenues:

- Forest Receipts and School debt bond total deficit of \$954,299.
 - Forest Receipts came in at \$13,261, which is \$729,299 less than budgeted.
 - State Debt Service Reimbursement payment was reduced by 25% of the budgeted amount, resulting in a \$225,000 deficit.
- Property Tax Revenue (101-300-40001) increased by \$465,632.
- Enterprise Fund Revenues are tracking within expected revenue ranges.

Revenue Not Received:

- DOR Fish Business Shared Tax (101-302-40205):
 - Budgeted: \$1,000,000 – not yet received or known
- Sales Tax (101-300-40010):
 - Budgeted: \$4,765,000
 - Collected YTD \$2,652,768
 - 3rd quarter average of past 3 years ~ \$1.2M (would bring total to \$3,852,768)

Expenditures:

- These are tracking within expected ranges. Some percentages may appear high or low, but can be attributed to factors such as timing, personnel costs, or seasonal fluctuations. We can go over any questions that might arise from reviewing these.

Unexpected Expenses FY25:

- Swimming Pool – extent of repairs and cost is unknown currently.
- Refuse Dumpster Truck purchase – approximate cost \$300,000, insurance paid \$26,888.

II. RECOMMENDED ACTION / NEXT STEP: Council suggested motion: “I move to approve Resolution 09-25-24”

III. FISCAL IMPACTS: This resolution modifies the FY25 budget to reflect updated information on revenues. While the amendment accounts for current shortfalls and unreceived revenue, we continue to monitor ongoing budget impacts and will provide further updates to the Council as new information becomes available.

As part of this action, \$488,667 of the \$3 million transferred from the General Fund Reserve (Permanent Fund) via Ordinance 1231 is being used to help balance the FY25 budget. Continued budget planning will be required as additional data on revenues and repair costs is received.

**CITY OF CORDOVA, ALASKA
RESOLUTION 09-25-24**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING AMENDMENT TO THE FY25 BUDGET IN THE AMOUNT OF \$488,667**

WHEREAS, the City Council of the City of Cordova, Alaska has adopted the City Operating Budget and appropriated funds for FY25 for the period of January 1, 2025, to December 31, 2025; and

WHEREAS, the following amendments to the FY25 budget include an adjustment to Property Tax for \$465,632 to reflect the increase resulting from the mill rate being set at 11.44 via Resolution 05-25-14; and

WHEREAS, the following amendments to the FY25 budget include a reduction in Forest Receipts to reflect the decrease of \$729,299 that City of Cordova received; and

WHEREAS, the following amendments to the FY25 budget include a reduction in State Debt Service Reimbursement (School Bond Debt Reimbursement) to reflect the decrease of \$225,000 that City of Cordova anticipates following the state budget passing a reduction of these funds by 25%; and

WHEREAS, the changes in General Fund Revenues of -\$488,667 will be offset to sustain a balanced budget by funds transferred from the General Reserve Fund (Permanent Fund) in Ordinance 1231 passed on May 21, 2025; and

WHEREAS, the funds will be appropriated in following line items:

Account	Description	FY25 Budget	Proposed	Adjustment
101-300-40001	Property Tax	\$3,120,000	\$3,585,632	\$465,632
101-302-40220	Forest Receipts - Roads	\$51,233	\$0	\$ -51,233
101-302-40221	Forest Receipts - School	\$691,327	\$13,261	\$ -678,066
101-398-40200	State Debt Service Reimb	\$900,000	\$675,000	\$ -225,000
	Use of monies transferred via ordinance 1231			\$488,667
	Net Change in GF Revenues			\$0

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cordova, Alaska, that amendment to the FY25 Budget in the amount of \$488,667 as specified in the above chart, is hereby authorized and approved.

PASSED AND APPROVED THIS 3rd DAY OF SEPTEMBER 2025

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

Account Number	Title	2025 Budget	2025 YTD	percentage
General Fund				
Revenues				
Taxes				
101-300-40001	Property Tax	\$3,120,000	\$1,750,204	56%
101-300-40003	Property Tax-Penalties	\$14,000	\$135	1%
101-300-40005	Property Tax-Interest	\$2,000	\$2,040	102%
101-300-40006	Property Tax Exemption Fees	\$0	\$600 n/a	
101-300-40008	ARSSC - Sales Tax Fees Contra	-\$50,000	-\$29,798	60%
101-300-40009	ARSSC - Sales Tax	\$525,000	\$317,357	60%
101-300-40010	Sales & Use Taxes	\$4,765,000	\$2,652,768	56%
101-300-40011	Public Accommodations Surtax	\$230,000	\$157,067	68%
101-300-40012	Vehicle Rental Surtax	\$20,000	\$9,185	46%
101-300-40015	MAT Surtax	\$210,000	\$126,530	60%
101-300-40030	Penalties & Int. - Sales Tax	\$12,000	\$19,926	166%
101-300-40035	Penalty & Interest A/R	\$2,000	\$7,705	385%
101-300-40040	In Lieu Tax Payments	\$531,000	\$548,274	103%
101-300-40041	Payment in Lieu of Tax - Other	\$7,500	\$6,547	87%
Total Taxes:		\$9,388,500	\$5,568,540	
Licenses & Permits				
101-301-40100	General Business Licenses	\$20,000	\$4,480	22%
101-301-40120	Taxi - For Hire Operators	\$0	\$160 n/a	
Total Licenses & Permits:		\$20,000	\$4,640	
Other Governmental				
101-302-40205	DOR- FISH BUSINESS SHARED TAX	\$1,000,000	\$0	0%
101-302-40210	Liquor Licenses - Share Tax	\$10,000	\$11,750	118%
101-302-40215	Share Revenue - CAP SOA	\$105,659	\$105,659	100%
101-302-40220	Forest Receipts - Roads	\$51,233	\$0	0%
101-302-40221	Forest Receipts - School	\$691,327	\$13,261	2%
101-302-40225	Utility Cooperative Shared Tax	\$290,000	\$296,211	102%
101-302-40230	DCCED - Shared Fish Bus Tax	\$20,000	\$7,251	36%
101-302-40239	Pension State Relief	\$193,405	\$0	0%
Total Other Governmental:		\$2,361,624	\$434,132	
Leases & Rents				
101-303-40320	N. Harbor Fill Lease	\$229,972	\$114,402	50%
101-303-40330	S. Harbor Fill Lease	\$36,720	\$21,999	60%
101-303-40350	Other Land Leases	\$56,700	\$30,741	54%
101-303-40360	Other Building Leases	\$25,500	\$18,641	73%
101-303-40400	LT Leases - Interest Revenue	\$0	\$0 n/a	
101-303-51110	Lease Rev Pass-Thru Mt Eyak	\$72,549	\$38,141	53%
Total Leases & Rents:		\$421,441	\$223,924	

Account Number	Title	2025 Budget	2025 YTD	percentage
Law Enforcement				
101-304-40245	State Contract - Jail	\$228,743	\$171,557	75%
101-304-40250	Surcharge - SOA	\$200	\$250	125%
101-304-40265	State Dispatch Services	\$4,725	\$7,842	166%
101-304-40267	USFS Dispatch Services	\$6,750	\$0	0%
101-304-40370	Court Fines & Forfeitures	\$1,500	\$829	55%
101-304-40371	Citations	\$3,500	\$1,935	55%
101-304-40380	ATV Registration Fees	\$300	\$150	50%
101-304-40400	Dog Licenses	\$300	\$520	173%
101-304-40410	Dog Impounds	\$150	\$265	177%
101-304-40420	Dog Citations	\$100	\$515	515%
101-304-40440	Airline Security Service	\$75,000	\$44,483	59%
101-304-40450	Fingerprinting Services	\$3,000	\$3,220	107%
101-304-40545	Impound	\$6,000	\$3,928	65%
101-304-40700	Case File Fees	\$250	\$240	96%
101-304-49740	Miscellaneous Revenue P.D.	\$0	\$6,095	n/a
Total Law Enforcement:		\$330,518	\$241,829	
D. M. V.				
101-305-40255	MV, Boat, Snow Trans	\$31,000	\$7,493	24%
101-305-40260	Driver License & ID Fee	\$6,000	\$0	0%
101-305-40266	Vehicle Registration Tax	-\$15,000	\$0	0%
101-305-40268	Mtr Vehicle Reg Tax St of AK	\$40,000	\$8,197	20%
101-305-49740	Road Tests & Misc Revenue DMV	\$1,000	\$0	0%
Total D. M. V.:		\$63,000	\$15,690	
Planning				
101-323-40170	Planning Permit Fees	\$5,000	\$4,325	87%
101-323-48014	Other Revenue	\$250	\$272	109%
Total Planning:		\$5,250	\$4,597	
Recreation				
101-345-40505	Activity Fees	\$10,000	\$8,972	90%
101-345-40520	Skaters Cabin Rental	\$4,000	\$2,588	65%
101-345-40525	Bidarki Entrance Fees	\$90,000	\$90,514	101%
101-345-40535	Facility Rental	\$2,500	\$2,070	83%
101-345-42100	Fisherman's Memorial Park	\$1,000	\$2,237	224%
101-345-49740	Bidarki Misc.	\$0	\$49,395	n/a
101-345-49745	Merchandise Sales - P&R	\$1,500	\$1,308	87%
Total Recreation:		\$109,000	\$157,084	

Account Number	Title	2025 Budget	2025 YTD	percentage
Bob Korn Pool				
101-346-40600	Pool Entrance Fees	\$37,500	\$37,588	100%
101-346-40620	Program Fees	\$3,000	\$2,164	72%
101-346-40630	Rental Fees	\$1,000	\$1,096	110%
101-346-49740	Pool Misc.	\$0	\$140	n/a
Total Bob Korn Pool:		\$41,500	\$40,988	
Sale of Property				
101-347-40720	Sale of Cemetery Lots	\$2,000	\$1,500	75%
101-347-40730	Sale of Impound Lot	\$0	\$118,965	n/a
Total Sale of Property:		\$2,000	\$120,465	
Interfund Transfers In				
101-390-41000	Allocated Administrative Costs	\$647,463	\$431,642	67%
101-390-49999	Due to/from Other Funds	\$0	\$0	
Total Interfund Transfers In:		\$647,463	\$431,642	
Other Revenue				
101-397-40325	Investment Earnings	\$75,000	\$160,863	214%
101-397-49740	Misc. Revenue	\$50,000	\$38,663	77%
101-397-49770	Cordova Center Revenue	\$50,000	\$55,116	110%
101-397-49800	Donations	\$1,000	\$20,818	2082%
Total Other Revenue:		\$176,000	\$275,460	
State Debt Service Reimbursmen				
101-398-40200	State Debt Service Reimb	\$900,000	\$8,028	1%
Total State Debt Service Reimbursmen:		\$900,000	\$8,028	
Total General Fund Revenue		\$14,466,296	\$7,527,019	52%

Account Number	Title	2025 Budget	2025 YTD	percentage
Expenses				
City Council				
101-401-51020	Operating Supplies	\$3,000	\$498	17%
101-401-52090	Council Contingency	\$1,000	\$1,250	125%
101-401-52120	Travel	\$1,500	-\$842	-56%
101-401-52160	Professional Development	\$1,000	\$818	82%
101-401-52170	Dues & Subscriptions	\$4,000	\$3,193	80%
Total City Council:		\$10,500	\$4,917	
	Personnel Costs	\$317,705	\$185,507	58%
101-402-51020	Operating Supplies	\$1,000	\$0	0%
101-402-52120	Travel	\$2,500	\$957	38%
101-402-52160	Professional Development	\$1,000	\$1,459	146%
101-402-52170	Dues & Subscriptions	\$450	\$140	31%
101-402-52180	Professional Services	\$10,000	\$3,260	33%
101-402-52230	Assessor Fees	\$25,000	\$12,500	50%
101-402-52235	Assessing Software	\$13,023	\$20,023	154%
101-402-52240	Election Expense	\$2,000	\$2,691	135%
101-402-52310	Public Relations	\$500	\$500	100%
Total City Clerk:		\$373,178	\$227,037	
City Mayor				
101-403-51020	Operating Supplies	\$500	\$201	40%
101-403-52120	Travel	\$1,500	\$0	0%
101-403-52160	Professional Development	\$450	\$0	0%
101-403-52170	Dues & Subscriptions	\$50	\$0	0%
Total City Mayor:		\$2,500	\$201	
City Manager	Personnel Costs	\$457,791	\$282,680	62%
101-421-51020	Operating Supplies	\$500	\$146	29%
101-421-52000	Communications	\$0	\$270 n/a	
101-421-52080	Manager's Contingency	\$2,500	\$1,750	70%
101-421-52120	Travel	\$0	\$0 n/a	
101-421-52160	Professional Development	\$1,510	\$299	20%
101-421-52170	Dues & Subscriptions	\$2,000	\$1,214	61%
101-421-52180	Professional Services	\$2,500	\$1,500	60%
101-421-52270	Legal Printing/Advertising	\$1,000	\$480	48%
101-421-55050	Contractual Services	\$27,000	\$20,400	76%
Total City Manager:		\$494,801	\$308,739	

Account Number	Title	2025 Budget	2025 YTD	percentage
Finance	Personnel Costs	\$720,104	\$324,329	45%
101-422-51020	Operating Supplies	\$750	\$71	9%
101-422-52120	Travel	\$3,500	\$3,290	94%
101-422-52160	Professional Development	\$3,000	\$0	0%
101-422-52180	Professional Services	\$35,732	\$7,426	21%
101-422-55010	Equipment & Furnishings	\$1,000	\$0	0%
Total Finance:		\$764,086	\$335,116	
Planning	Personnel Costs	\$159,019	\$85,940	54%
101-423-51020	Operating Supplies	\$750	\$233	31%
101-423-52120	Travel	\$2,500	\$0	0%
101-423-52160	Professional Development	\$1,500	\$1,270	85%
101-423-52170	Dues & Subscriptions	\$2,500	\$1,025	41%
101-423-52182	Appraisal/Survey Fees	\$13,000	\$8,100	62%
101-423-52184	Other Professional Fees	\$1,000	\$53	5%
101-423-52270	Legal Printing	\$500	\$20	4%
Total Planning:		\$180,769	\$96,641	
Planning Commission				
101-424-51020	Operating Supplies	\$300	\$0	0%
101-424-52160	Professional Development	\$750	\$750	100%
Total Planning Commission:		\$1,050	\$750	
DMV	Personnel Costs	\$71,946	\$2,349	3%
101-440-51010	Uniforms/Safety Equip/Supplies	\$500	\$0	0%
101-440-51020	Operating Supp/Postage/Freight	\$950	\$57	6%
101-440-52000	Communications	\$2,000	\$1,151	58%
101-440-52120	Travel	\$2,000	\$1,882	94%
101-440-52170	Dues & Subscriptions	\$150	\$0	0%
101-440-55010	Equipment, Furnishings & Tools	\$500	\$0	0%
Total Department of Motor Vehicles:		\$78,046	\$7,691	

Account Number	Title	2025 Budget	2025 YTD	percentage
Law Enforcement	Personnel Costs	\$1,236,437	\$730,873	59%
101-441-51010	Uniforms/Safety Equip/Supplies	\$15,000	\$10,361	69%
101-441-51020	Operating Supp/Postage/Freight	\$3,000	\$1,715	57%
101-441-52000	Communications	\$27,000	\$9,360	35%
101-441-52120	Travel	\$15,000	\$5,276	35%
101-441-52160	Professional Development	\$20,000	\$95	0%
101-441-52165	Training Equipment & Supplies	\$7,500	\$0	0%
101-441-52170	Dues & Subscriptions	\$42,000	\$44,472	106%
101-441-52180	Professional Services	\$8,000	\$2,560	32%
101-441-52270	Legal Printing/Advertising	\$3,000	\$4,029	134%
101-441-52350	Recruitment and Moving	\$10,000	\$0	0%
101-441-54000	Fuel & Lube	\$14,000	\$7,992	57%
101-441-54010	Vehicle Parts & Repairs	\$5,000	\$2,108	42%
101-441-54020	Repair Maintenancc Other Equip	\$8,000	\$5,207	65%
101-441-55000	Other Equipment & Rentals	\$45,000	\$46,493	103%
101-441-55010	Equipment, Furnishings & Tools	\$12,000	\$8,144	68%
101-441-55020	Ammunition	\$5,000	\$0	0%
Total Law Enforcement:		\$1,475,937	\$878,685	
Jail Operations	Personnel Costs	\$407,715	\$223,438	55%
101-442-51010	Uniforms/Safety Equip/Supplies	\$2,000	\$46	2%
101-442-51020	Operating Supplies	\$1,500	\$617	41%
101-442-51030	Janitorial Supplies	\$2,500	\$713	29%
101-442-51070	Prisoner Board	\$5,000	\$1,223	24%
101-442-52120	Travel	\$5,000	\$3,778	76%
101-442-52160	Professional Development	\$2,000	\$423	21%
101-442-52180	Professional Services	\$5,000	\$0	0%
101-442-52185	Inmate Medical Expense	\$2,500	\$15,112	604%
101-442-52186	Inmate Medical Expense - Reimb	-\$500	-\$25	5%
101-442-54020	Repair & Maintenance	\$8,000	\$0	0%
101-442-55000	Other Equipment & Rentals	\$3,500	\$0	0%
101-442-55010	Equipment, Furnishings & Tools	\$4,000	\$0	0%
Total Jail Operations:		\$448,215	\$245,325	

Account Number	Title	2025 Budget	2025 YTD	percentage
Fire & EMS	Personnel Costs	\$400,960	\$186,691	47%
101-443-51010	Uniforms/Safety Clothing	\$11,500	\$8,459	74%
101-443-51020	Operating Supplies	\$30,000	\$21,015	70%
101-443-51030	Custodial Supplies	\$250	\$57	23%
101-443-51050	Small Tools	\$500	\$17	3%
101-443-52030	Electricity	\$1,100	\$571	52%
101-443-52040	Heating Oil	\$8,500	\$3,940	46%
101-443-52120	Travel	\$10,000	\$8,463	85%
101-443-52160	Professional Development	\$8,000	\$1,628	20%
101-443-52170	Dues & Subscriptions	\$2,000	\$1,647	82%
101-443-52180	Professional Services	\$13,000	\$2,878	22%
101-443-52310	Public Relations	\$1,000	-\$173	-17%
101-443-52320	Volunteer Fireman	\$110,000	\$57,045	52%
101-443-52330	Volunteer Incentives	\$1,680	\$990	59%
101-443-54000	Fuel & Lube	\$7,000	\$3,139	45%
101-443-54010	Vehicle Parts & Repairs	\$10,000	\$3,312	33%
101-443-54020	Repair - Other Equipment	\$3,750	\$2,541	68%
101-443-54030	Structure Maintenance	\$3,000	\$155	5%
101-443-55000	Other Equipment	\$2,000	\$4,818	241%
101-443-55005	Fire Fighting Equipment	\$3,000	\$1,157	39%
101-443-55010	Equipment & Furnishings	\$3,500	\$2,311	66%
Total Fire & EMS:		\$630,740	\$310,661	
Disaster Management				
101-445-59400	Supplies	\$3,000	\$605	20%
101-445-59405	Community Training	\$5,000	\$1,816	36%
Total Disaster Management:		\$8,000	\$2,421	
Library	Personnel Costs	\$415,595	\$202,914	49%
101-501-51020	Operating Supplies	\$2,000	\$1,279	64%
101-501-51060	Books & Periodicals	\$9,000	\$7,385	82%
101-501-52110	Library Internet Services	\$3,600	\$0	0%
101-501-52120	Travel	\$1,500	\$0	0%
101-501-52160	Professional Development	\$150	\$0	0%
101-501-52180	Professional Services	\$2,000	\$0	0%
101-501-52230	Software Licensing	\$6,000	\$3,602	60%
101-501-52250	IT Services Library	\$5,000	\$0	0%
101-501-54020	Repair & Maintenance	\$4,000	\$1,211	30%
101-501-54030	Computers & Peripherals	\$2,000	\$0	0%
101-501-55010	Equipment & Furnishings	\$2,000	\$437	22%
Total Library:		\$452,845	\$216,828	

Account Number	Title	2025 Budget	2025 YTD	percentage
CORDOVA CENTER				
	Personnel Costs	\$99,134	\$53,574	54%
101-502-51020	Operating Supplies	\$3,000	\$1,053	35%
101-502-52120	Travel	\$1,500	\$0	0%
101-502-52160	Professional Development	\$250	\$0	0%
101-502-52162	Safety & Training	\$500	\$0	0%
101-502-52170	Dues & Subscriptions	\$745	\$0	0%
101-502-52180	Professional Services	\$500	\$0	0%
101-502-52250	IT Services	\$750	\$0	0%
101-502-54020	Repairs & Maintenance	\$2,500	\$1,691	68%
101-502-54030	Computers & Peripherals	\$1,000	\$0	0%
101-502-55010	Equip & Furnishings - CDV Cntr	\$5,500	\$0	0%
Total CORDOVA CENTER:		\$115,379	\$56,318	
Museum				
	Personnel Costs	\$311,798	\$167,344	54%
101-503-51020	Operating Supplies	\$1,000	\$0	0%
101-503-52120	Travel	\$1,000	\$0	0%
101-503-52160	Professional Development	\$250	\$0	0%
101-503-52180	Professional Services	\$250	\$0	0%
101-503-52230	Software Licensing	\$500	\$0	0%
101-503-54020	Repairs & Maintenance	\$1,000	\$178	18%
101-503-54030	Computers & Peripherals	\$1,500	\$0	0%
101-503-55010	Equipment & Furnishings	\$500	\$211	42%
Total Museum:		\$317,798	\$167,733	
INFO TECH				
101-504-54030	Computer & Peripherals	\$15,000	\$5,878	39%
Total INFO TECH:		\$15,000	\$5,878	
Facility Utilities				
101-598-51025	Operating supplies	\$1,000	\$1,178	118%
101-598-52010	Water, Sewer & Refuse	\$0	\$996	
101-598-52013	Wtr, Swr, Refuse Public Safety	\$6,200	\$4,887	79%
101-598-52017	Wtr, Swr, Ref Cordova Center	\$12,000	\$8,581	72%
101-598-52033	Electricity Public Safety	\$20,000	\$15,178	76%
101-598-52037	Electricity Cordova Center	\$80,000	\$23,265	29%
101-598-52039	Electricity Street Lighting	\$65,000	\$43,843	67%
101-598-52045	Heating Oil Public Safety	\$45,000	\$21,163	47%
101-598-52048	Heating Oil CordovaCenter	\$85,000	\$54,108	64%
101-598-52049	Propane CordovaCenter	\$2,500	\$1,372	55%
Total Facility Utilities:		\$316,700	\$174,571	

Account Number	Title	2025 Budget	2025 YTD	percentage
PW Administration	Personnel Costs	\$174,083	\$102,620	59%
101-601-51020	Operating Supplies	\$850	\$1,151	135%
101-601-52120	Travel	\$1,250	\$0	0%
101-601-52160	Professional Development	\$1,500	\$0	0%
101-601-52162	Safety & Training	\$2,000	\$1,143	57%
101-601-52180	Professional Services	\$35,000	\$10,624	30%
Total Public Works Administration:		\$214,683	\$115,538	
Facility Maint	Personnel Costs	\$310,920	\$183,863	59%
101-602-51010	Uniforms/Safety Clothing PPE	\$1,000	\$837	84%
101-602-51020	Operating Supplies	\$3,500	\$1,827	52%
101-602-51039	Custodial Supplies	\$12,000	\$6,765	56%
101-602-51050	Small Tools	\$500	\$91	18%
101-602-52120	Travel	\$1,500	\$0	0%
101-602-52160	Professional Development	\$2,500	\$0	0%
101-602-52180	Professional Services	\$8,500	\$429	5%
101-602-54000	Fuel & Lube	\$2,000	\$844	42%
101-602-54010	Vehicle Parts & Repairs	\$500	\$113	23%
101-602-54028	Equipment Maint	\$16,000	\$10,074	63%
101-602-54032	Maint Public Safety	\$6,000	\$4,980	83%
101-602-54036	Structure Maint Chamber Commer	\$2,500	\$0	0%
101-602-54038	Structure Maint Cordova Ctr	\$5,000	\$1,279	26%
101-602-54039	Structure Maint	\$27,000	\$29,078	108%
101-602-54082	Boiler Maint Public Safety	\$7,000	\$3,180	45%
101-602-54086	Boiler Maint Chamber Comm	\$500	\$0	0%
101-602-54090	Boiler Maint Cordova Ctr	\$8,500	\$13,295	156%
101-602-55010	Fire Inspection and Repair	\$14,000	\$12,000	86%
101-602-55020	School Bldgs Maintenance	\$5,000	\$0	0%
101-602-55035	Maintenance--Fire Panels P&Rec	\$15,000	\$17,893	119%
Total Facility Maintenance:		\$449,420	\$286,548	

Account Number	Title	2025 Budget	2025 YTD	percentage
Street Maint	Personnel Costs	\$607,078	\$366,686	60%
101-603-51010	Uniforms/Safety Clothing	\$2,500	\$2,661	106%
101-603-51020	Operating Supplies	\$13,000	\$11,569	89%
101-603-51038	Custodial Supplies City Shop	\$800	\$203	25%
101-603-52010	Water, Sewer & Refuse	\$5,300	\$3,891	73%
101-603-52030	Electricity	\$17,000	\$8,558	50%
101-603-52040	Heating Oil City Shop	\$10,000	\$3,137	31%
101-603-52070	Leases/Rentals	\$3,000	\$0	0%
101-603-52120	Travel	\$2,500	\$2,411	96%
101-603-52160	Professional Development	\$2,000	\$0	0%
101-603-52162	Safety & Training	\$3,000	\$487	16%
101-603-52170	Dues & Subscriptions	\$3,000	\$4,117	137%
101-603-52180	Professional Services	\$1,000	\$0	0%
101-603-54010	Vehicle Parts & Repairs	\$5,000	\$6,505	130%
101-603-54020	Repair & Maintenance	\$20,000	\$7,631	38%
101-603-54028	Equipment Maint City Shop	\$5,000	\$4,609	92%
101-603-54098	Other Improvments City Shop	\$2,500	\$118	5%
101-603-55010	Equipment & Furnishings	\$1,000	\$166	17%
101-603-55025	Chip Sealing Maintenance	\$80,000	\$38,448	48%
Total Street Maintenance:		\$783,678	\$461,197	
Snow Removal	Personnel Costs	\$47,896	\$10,679	22%
101-604-51020	Operating Supplies	\$36,000	\$1,650	5%
Total Snow Removal:		\$83,896	\$12,329	
Equip Maint	Personnel Costs	\$219,535	\$154,164	70%
101-605-51010	Uniforms/Safety Clothing	\$1,500	-\$1,235	-82%
101-605-51020	Operating Supplies	\$10,000	\$4,314	43%
101-605-51050	Small Tools	\$2,000	\$217	11%
101-605-52120	Travel	\$1,250	\$350	28%
101-605-52180	Professional Services	\$2,500	\$0	0%
101-605-54000	Fuel & Lube	\$60,000	\$28,596	48%
101-605-54010	Vehicle Parts & Repairs	\$35,000	\$22,732	65%
Total Equipment Maintenance:		\$331,785	\$209,138	

Account Number	Title	2025 Budget	2025 YTD	percentage
Parks Maint	Personnel Costs	\$250,414	\$164,976	66%
101-606-51010	Uniform/Safety Clothing	\$500	\$141	28%
101-606-51020	Operating Supplies	\$20,000	\$15,569	78%
101-606-51030	Custodial Supplies	\$3,000	\$1,680	56%
101-606-51050	Small Tools	\$1,500	\$1,358	91%
101-606-52010	Water, Sewer & Refuse	\$7,000	\$5,611	80%
101-606-52030	Electricity	\$3,500	\$1,972	56%
101-606-52040	Heating Fuel	\$4,000	\$2,182	55%
101-606-52070	Rental/Lease	\$16,334	\$16,634	102%
101-606-52120	Travel	\$2,500	\$0	0%
101-606-52160	Professional Development	\$3,500	\$0	0%
101-606-52162	Safety & Training	\$500	\$433	87%
101-606-52180	Professional Services	\$5,000	\$668	13%
101-606-52340	Other Costs/outhouse tender	\$0	\$1,100	n/a
101-606-53015	Fisherman's Memorial	\$0	\$842	n/a
101-606-54000	Fuel & Lube	\$6,000	\$3,556	59%
101-606-54010	Vehicle Parts & Repairs	\$2,500	\$827	33%
101-606-54020	Repair - Other Equipment	\$3,000	\$586	20%
101-606-54030	Other repairs	\$9,000	\$6,375	71%
101-606-55010	Equipment & Furnishings	\$10,000	\$7,433	74%
101-606-55020	Other Improvements	\$0	\$194	n/a
Total Parks Maintenance:		\$348,248	\$232,137	
Cemetery Maint	Personnel Costs	\$11,162	\$6,826	61%
101-607-51020	Operating Supplies	\$1,500	\$1,019	68%
101-607-55000	Other Equipment	\$2,500	\$37	1%
101-607-55020	Other Improvements	\$1,500	\$1,372	91%
Total Cemetery Maintenance:		\$16,662	\$9,254	
P&R Admin	Personnel Costs	\$290,521	\$151,858	52%
101-608-51020	Operating Supplies	\$500	\$817	163%
101-608-52120	Travel	\$2,500	\$0	0%
101-608-52160	Professional Development	\$1,000	\$470	47%
101-608-52170	Dues and Subscriptions	\$500	\$660	132%
101-608-52180	Professional Services	\$500	\$2,614	523%
101-608-52230	Software & Licenses	\$7,500	\$7,265	97%
Total Parks & Rec Administration:		\$303,021	\$163,684	

Account Number	Title	2025 Budget	2025 YTD	percentage
Bidarki				
	Personnel Costs	\$38,326	\$51,152	133%
101-701-51010	Uniform/Safety Equipment	\$1,500	\$0	0%
101-701-51020	Operating Supplies	\$7,500	\$3,921	52%
101-701-51030	Custodial Supplies	\$5,500	\$3,417	62%
101-701-52010	Water, Sewer & Refuse	\$5,400	\$4,059	75%
101-701-52030	Electricity	\$10,000	\$6,591	66%
101-701-52040	Heating Oil	\$12,000	\$8,854	74%
101-701-52162	Safety & Training	\$500	\$230	46%
101-701-52180	Professional Services	\$3,750	\$10,482	280%
101-701-53010	Programs	\$7,500	\$3,384	45%
101-701-54020	Equipment Maintenance & Repair	\$5,000	\$2,411	48%
101-701-54030	Structure Maintenance	\$10,000	\$3,891	39%
101-701-54080	Boiler Maintenance	\$3,000	\$491	16%
101-701-55010	Equipment & Furnishings	\$7,000	\$5,581	80%
Total Recreation - Bidarki:		\$116,976	\$104,464	
Pool				
	Personnel Costs	\$213,370	\$73,048	34%
101-702-51010	Uniform/Safety Equipment	\$6,000	\$419	7%
101-702-51020	Operating Supplies	\$20,000	\$23,644	118%
101-702-51030	Custodial Supplies	\$3,000	\$1,158	39%
101-702-52010	Water, Sewer & Refuse	\$10,000	\$9,393	94%
101-702-52030	Electricity	\$39,000	\$19,105	49%
101-702-52040	Heating Oil	\$125,000	\$50,773	41%
101-702-52120	Travel	\$2,000	\$237	12%
101-702-52160	Professional Development	\$3,500	\$0	0%
101-702-52180	Professional Services	\$13,000	\$12,075	93%
101-702-54020	Repair & Maintenance	\$54,500	\$22,472	41%
101-702-55010	Equipment & Furnishings	\$3,000	\$0	0%
Total Recreation - Swimming Pool:		\$492,370	\$212,324	
Ski Hill				
101-704-51040	Repair & Maintenance	\$10,000	\$10,000	100%
101-704-51110	Lease Rev Pass Thru CTC	\$35,989	\$18,529	51%
101-704-51115	Lease Rev Pass Thru CVW	\$36,360	\$12,162	33%
101-704-52010	Water, Sewer & Refuse	\$1,600	\$1,335	83%
101-704-52030	Electricity	\$22,000	\$16,777	76%
101-704-52035	Electric reimburse contra	-\$14,000	\$0	0%
101-704-52040	Heating Oil	\$8,000	\$4,159	52%
101-704-52190	Insurance	\$15,000	\$15,000	100%
Total Ski Hill:		\$114,949	\$77,962	

Account Number	Title	2025 Budget	2025 YTD	percentage
Non-Departmental				
101-824-50164	Health Reimbursement Agreement	\$32,000	\$7,019	22%
101-824-51020	Operating Supplies	\$30,000	\$14,728	49%
101-824-52000	Communications	\$42,000	\$26,008	62%
101-824-52170	Dues & Subscriptions	\$1,500	\$0	0%
101-824-52179	Drug Testing	\$4,500	\$3,844	85%
101-824-52180	Professional Services	\$30,000	\$16,477	55%
101-824-52181	Accounting Software Licensing	\$35,650	\$22,591	63%
101-824-52182	Avalanche Mitigation Jan-April	\$28,600	\$22,880	80%
101-824-52184	State Reimb - Avalanche Contra	-\$10,000	\$0	0%
101-824-52185	Bank Fees & Bank Reconciliatio	\$20,000	-\$1,223	-6%
101-824-52190	Attorney Fees	\$100,000	\$66,054	66%
101-824-52210	Audit Fees	\$165,000	\$114,306	69%
101-824-52230	Software Licensing	\$17,000	\$10,673	63%
101-824-52250	IT Services	\$173,000	\$177,517	103%
101-824-52255	Computers & Peripherals	\$2,270	\$0	0%
101-824-55010	Equipment & Furnishings	\$500	\$0	0%
101-824-56000	Insurance	\$616,177	\$399,814	65%
101-824-57000	In-kind Services Allocation	-\$181,600	-\$121,067	67%
Total Non-Departmental:		\$1,106,597	\$759,621	
Long Term Debt Service				
101-895-58063	2015 GO Bond One A- Principal	\$90,000	\$0	0%
101-895-58064	2015 GO Bond One A-Interest	\$48,825	\$24,413	50%
101-895-58067	2015 GO Bond One C-Principal	\$1,130,000	\$0	0%
101-895-58068	2015 GO Bond One C-Interest	\$241,500	\$120,750	50%
101-895-58069	2015 GO Bond Two A-Principal	\$130,000	\$130,000	100%
101-895-58070	2015 GO Bond Two A-Interest	\$79,250	\$41,250	52%
Total Long Term Debt Service:		\$1,719,575	\$316,413	
Interfund Transfers Out				
101-901-57340	Transfer to Cap Proj Fund #401	\$34,250	\$0	0%
Total Interfund Transfers Out:		\$34,250	\$0	

Account Number	Title	2025 Budget	2025 YTD	percentage
Transfers to Other Entities				
101-902-57000	School Transfer (Jan-June)	\$1,407,000	\$1,407,000	100%
101-902-57001	School Transfer (July-Dec)	\$776,000	\$258,667	33%
101-902-57005	School In-Kind Jan-June	\$75,500	\$50,333	67%
101-902-57006	School In-Kind Jul-Dec	\$75,500	\$50,333	67%
101-902-57017	CCMC Budget Appropriation	\$200,000	\$200,000	100%
101-902-57020	Cordova Family Resource Ctr	\$20,000	\$20,000	100%
101-902-57181	Cordova Chamber of Commerce	\$70,000	\$35,000	50%
101-902-57182	Cordova Chamber in-kind	\$4,800	\$4,360	91%
101-902-57183	Cordova Chamber in-kind lease	\$25,800	\$17,200	67%
Total Transfers to Other Entities:		\$2,654,600	\$2,042,893	
205-401-50130	Compensation Ins.	\$275	\$59	
	Personnel Costs	\$9,999	\$6,406	64%
Total Vehicle Impound Expense:		\$9,999	\$6,406	
Total General Fund Expenses		\$14,466,253	\$8,049,421	

Account Number	Title	2025 Budget	2025 YTD	percentage
Harbor				
Revenue - Harbor				
502-300-44010	Wharfage	\$45,000	\$41,651	93%
502-300-44015	Fuel Oil Wharfage	\$154,000	\$0	0%
502-300-44020	Dockage	\$65,000	\$40,434	62%
502-300-44030	Impounds & Fines	\$7,500	\$12,028	160%
502-300-44040	Dry Land Storage Fees	\$55,000	\$68,915	125%
502-300-44041	Shipyards Storage	\$46,200	\$30,509	66%
502-300-44050	Sale Of Labor	\$12,000	\$7,602	63%
502-300-44060	Permanent Slip Fees	\$1,179,000	\$868,463	74%
502-300-44070	Monthly Slip Fees	\$23,214	\$87,648	378%
502-300-44080	Daily Slip Fees	\$75,000	\$43,968	59%
502-300-44090	Grid Use Fees	\$6,500	\$11,114	171%
502-300-44100	Seaplane Moorage	\$550	\$0	0%
502-300-44110	Utility Sales	\$20,000	\$12,609	63%
502-300-44120	Sale of Seivces	\$2,500	\$2,709	108%
502-300-44130	Other Harbor Revenue	\$4,500	\$14,757	328%
502-300-44135	Penalty & Interest - Harbor	\$15,000	\$20,158	134%
502-300-44140	Travel Lift Fees	\$65,000	\$37,187	57%
502-300-44150	Launch Ramp Fees	\$2,500	\$11,909	476%
502-300-44160	Parking Permits	\$2,000	\$1,050	53%
502-300-44170	Maintenance Area Use	\$2,000	\$953	48%
502-300-44190	Registration - .5% Fish Tax	\$0	\$135	n/a
502-300-44200	Com Passenger Vessel Tax Share	\$0	\$2,025	n/a
Total Revenue - Operations:		\$1,782,464	\$1,315,824	
Other Revenue				
502-398-40239	Pension State Relief	\$20,946	\$0	0%
Total Other Revenue:		\$20,946	\$0	
Harbor Reserve Fund				
702-397-40205	.05% Raw Fish Tax Revenue	\$175,000	\$90,759	52%
702-397-40210	Fuel Oil Wharfage \$.06 per gal	\$240,000	\$100,361	42%
Total Harbor Reserve Fund Revenue		\$415,000	\$191,120	
Total Harbor Revenues		\$2,218,410	\$1,506,944	

Account Number	Title	2025 Budget	2025 YTD	percentage
	Personnel Costs	\$745,587	\$434,234	58%
502-400-51010	Uniforms/Safety Clothing	\$2,500	\$520	21%
502-400-51020	Operating Supplies	\$9,500	\$3,358	35%
502-400-51030	Custodial Supplies	\$3,500	\$2,528	72%
502-400-52000	Communications	\$7,000	\$9,239	132%
502-400-52010	Water, Sewer & Refuse	\$120,000	\$89,394	74%
502-400-52020	Street Lighting	\$2,500	\$0	0%
502-400-52030	Electricity	\$80,000	\$100,853	126%
502-400-52040	Heating Oil	\$12,000	\$5,372	45%
502-400-52120	Travel	\$6,000	\$0	0%
502-400-52160	Professional Development	\$3,000	\$0	0%
502-400-52170	Dues & Subscriptions	\$2,000	\$1,053	53%
502-400-52179	Drug Testing	\$300	\$0	0%
502-400-52180	Professional Services	\$15,000	\$3,496	23%
502-400-52185	Bank Fees	\$18,000	\$0	0%
502-400-54000	Fuel & Lube	\$8,000	\$4,519	56%
502-400-54010	Vehicle Parts & Repairs	\$2,500	\$1,647	66%
502-400-54020	Repair - Other Equipment	\$20,000	\$22,342	112%
502-400-54030	R & M Buildings	\$2,000	\$621	31%
502-400-54050	R & M Travel Lift	\$55,000	\$42,392	77%
502-400-54080	Boiler Maintenance	\$1,000	\$0	0%
502-400-55000	Other Equipment	\$10,000	\$3,919	39%
502-400-55010	Equipment & Furnishings	\$2,000	\$2,701	135%
502-400-55020	Other Improvements	\$40,000	\$14,911	37%
502-400-55030	Used Oil	\$40,000	\$31,133	78%
502-400-56000	Insurance	\$210,520	\$104,793	50%
Total Expenditures-Harbor Operations:		\$1,417,907	\$879,025	
Transfer to Reserve & CIP				
502-896-57500	Transfer to Dep'n Reserve	\$240,000	\$0	
Total Transfer to Reserve & CIP:		\$240,000	\$0	
Depreciation & Amortization				
502-899-59090	Depreciation	\$0	\$0	
Total Depreciation & Amortization:		\$0	\$0	
Interfund Transfers Out				
502-901-59997	Transfer to Perm Fund Trvl Lft	\$18,000	\$0	0%
502-901-59999	Transfer to General Fund-Admin	\$199,691	\$133,127	67%
Total Interfund Transfers Out:		\$217,691	\$133,127	
Total Harbor Expenses		\$1,875,598	\$1,012,153	

Account Number	Title	2025 Budget	2025 YTD	percentage
Sewer				
Sewer Operations Revenue				
503-301-45000	Sewer Revenue	\$1,025,333	\$702,736	69%
503-301-45001	Sewer Administrative Fee	\$356	\$290	81%
503-301-45012	Sewer Tap Fees	\$2,459	\$0	0%
503-301-45015	Other Sewer Operating Revenue	\$8,432	\$4,310	51%
503-301-46020	In-Kind Revenue	\$14,384	\$9,589	67%
Total Sewer Operations Revenue:		\$1,050,964	\$716,925	
Other Revenue SWR				
503-397-40239	Pension State Relief	\$9,324	\$0	0%
503-397-45050	Penalties Paid From Utilities	\$10,000	\$4,595	46%
Total Other Revenue SWR:		\$19,324	\$4,595	
Total Sewer Revenues				
		\$1,070,288	\$721,520	
Personnel Costs				
503-401-51010	Uniforms/Safety Clothing	\$2,500	\$697	28%
503-401-51020	Operating Supplies	\$50,000	\$48,246	96%
503-401-51050	Small Tools	\$1,500	\$606	40%
503-401-52000	Communications	\$3,000	\$2,137	71%
503-401-52010	Water, Sewer & Refuse	\$2,200	\$5,954	271%
503-401-52030	Electricity	\$108,591	\$64,845	60%
503-401-52040	Heating Oil WWTP	\$8,800	\$48	1%
503-401-52070	Leases/Rentals	\$1,100	\$2,450	223%
503-401-52120	Travel	\$8,000	\$4,427	55%
503-401-52160	Professional Development	\$17,000	\$1,793	11%
503-401-52170	Dues & Subscriptions	\$550	\$585	106%
503-401-52179	Drug Testing	\$330	\$0	0%
503-401-52180	Professional Services	\$55,000	\$42,871	78%
503-401-52200	Permit Expense	\$9,000	\$8,484	94%
503-401-54000	Fuel & Lube	\$8,600	\$3,922	46%
503-401-54010	Repairs - Vehicle & Parts	\$6,000	\$1,382	23%
503-401-54020	Repair - Other Equipment	\$25,000	\$27,862	111%
503-401-54032	Structure Maint WWTP	\$1,000	\$3,980	398%
503-401-54034	Structure Maint Ferry T Pump S	\$1,000	\$0	0%
503-401-54082	Heating Sys Maint WWTP	\$1,500	\$0	0%
503-401-55010	Equipment & Furnishings	\$47,000	\$12,285	26%
503-401-55020	Other Improvements	\$38,123	\$7,042	18%
503-401-56000	Insurance	\$25,847	\$26,092	101%
Total Expenditures-Sewer Operations:		\$791,949	\$523,384	
Debt Service SWR				
503-895-58043	WWTP Upgrade Phsell 261071 Prn	\$55,000	\$0	0%
503-895-58044	WWTP Upgrade Phsell 261071 Int	\$10,724	\$10,725	100%
Total Debt Service SWR:		\$65,724	\$10,725	

Account Number	Title	2025 Budget	2025 YTD	percentage
Transfer to Dep'n Reserve/CIP				
503-896-57500	Transfer to Reserve - #703	\$40,800	\$0	
Total Transfer to Dep'n Reserve/CIP:		\$40,800	\$0	
Interfund Transfers Out				
503-901-599999	Transfer to General Fund-Admin	\$157,431	\$104,954	67%
Total Interfund Transfers Out:		\$157,431	\$104,954	67%
In-Kind Services SWR				
503-905-58400	School - High School	\$7,851	\$5,234	67%
503-905-58410	School - Elementary	\$5,496	\$3,664	67%
503-905-58440	Chamber of Commerce	\$1,036	\$691	67%
Total In-Kind Services SWR:		\$14,383	\$9,589	
Depreciation & Amortization				
503-899-59090	Depreciation - Sewer	\$0	\$0	
Total Depreciation & Amortization:		\$0	\$0	
Total Sewer Expenses		\$1,070,287	\$648,651	

Account Number	Title	2025 Budget	2025 YTD	percentage
Water				
Water Operations Revenue				
504-302-45010	Water Revenue	\$1,020,323	\$516,130	51%
504-302-45011	Water Administrative Fee	\$352	\$270	77%
504-302-45012	Water Tap Fees	\$602	\$0	0%
504-302-45015	Other Water Operating Revenue	\$701	\$944	135%
504-302-46020	In-Kind Revenue	\$8,067	\$5,378	67%
Total Water Operations Revenue:		\$1,030,045	\$522,722	
Other Revenue WTR				
504-398-40239	Pension State Relief	\$9,324	\$0	0%
Total Other Revenue WTR:		\$9,324	\$0	
Total Water Revenues		\$1,039,369	\$522,722	
	Personnel Costs	\$362,567	\$257,558	71%
504-402-51010	Uniforms/Safety Clothing	\$2,500	\$697	28%
504-402-51020	Operating Supplies	\$50,000	\$38,538	77%
504-402-51050	Small Tools	\$2,000	\$621	31%
504-402-52000	Communications	\$4,000	\$2,629	66%
504-402-52010	Water, Sewer & Refuse	\$2,200	\$1,568	71%
504-402-52030	Electricity	\$64,700	\$37,845	58%
504-402-52040	Heating Oil	\$38,000	\$23,797	63%
504-402-52070	Leases/Rentals	\$1,500	\$2,450	163%
504-402-52120	Travel	\$4,500	\$4,427	98%
504-402-52160	Professional Development	\$5,000	\$1,593	32%
504-402-52170	Dues & Subscriptions	\$660	\$585	89%
504-402-52179	Drug Testing	\$685	\$0	0%
504-402-52180	Professional Services	\$40,000	\$36,514	91%
504-402-52200	Permit Expense	\$2,200	\$564	26%
504-402-54000	Fuel & Lube	\$7,500	\$4,721	63%
504-402-54005	Repairs - Watershed	\$10,000	\$2,424	24%
504-402-54010	Repairs - Vehicles & Parts	\$2,500	\$1,422	57%
504-402-54020	Repairs - Other Equipment	\$30,000	\$25,819	86%
504-402-54032	Structure Maint Eyak Wtr Plant	\$5,000	\$0	0%
504-402-54082	Heating Sys Maint Eyak Plant	\$1,500	\$0	0%
504-402-55010	Equipment & Furnishings	\$40,000	\$12,285	31%
504-402-55020	Other Improvements	\$15,000	\$5,895	39%
504-402-56000	Insurance	\$57,950	\$35,700	62%
504-402-58000	OIL SPILL RESPONSE	\$0	\$709	n/a
Total Expenditures-Water Operations:		\$749,962	\$498,361	
Debt Service WTR				
504-895-58046	ADEC Drinking Wtr 261141-Int	\$0	\$28,839	n/a
Total Debt Service WTR:		\$0	\$28,839	

Account Number	Title	2025 Budget	2025 YTD	percentage
Transfer to Dep'n Reserve/CIP				
504-896-57500	Transfer to Reserve - #704	\$24,857	\$0	0%
Total Transfer to Dep'n Reserve/CIP:		\$24,857	\$0	
Depreciation & Amortization				
504-899-59091	Depreciation - Water	\$0	\$0	
Total Depreciation & Amortization:		\$0	\$0	
Interfund Transfers Out				
504-901-59999	Transfer to General Fund-Admin	\$133,811	\$89,207	67%
Total Interfund Transfers Out:		\$133,811	\$89,207	
IN-KIND SERVICES WATER				
504-905-58400	School - High School	\$4,745	\$3,163	67%
504-905-58410	School - Elementary	\$3,322	\$2,215	67%
504-905-58440	Chamber of Commerce	\$475	\$317	67%
Total IN-KIND SERVICES WATER:		\$8,542	\$5,695	
Total Water Expenses		\$917,172	\$622,102	

Account Number	Title	2025 Budget	2025 YTD	percentage
Refuse				
Refuse Operations Revenue				
505-301-46000	Refuse Service Charges	\$1,351,533	\$752,741	56%
505-301-46001	Refuse Administrative Fee	\$373	\$280	75%
505-301-46020	In-Kind Revenue	\$29,402	\$19,601	67%
505-301-46030	Other Refuse Revenue	\$1,000	\$28,599	2860%
Total Refuse Operations Revenue:		\$1,382,308	\$801,221	
Other Revenue Refuse				
505-398-40239	Pension State Relief	\$17,843	\$0	0%
Total Other Revenue Refuse:		\$17,843	\$0	
Total Refuse Revenues		\$1,400,151	\$801,221	
	Personnel Costs	\$670,526	\$395,632	59%
505-400-51010	Uniforms/Safety Clothing	\$2,500	\$1,162	46%
505-400-51020	Operating Supplies	\$12,000	\$10,673	89%
505-400-51050	Small Tools	\$1,000	\$592	59%
505-400-52000	Communications	\$5,500	\$3,690	67%
505-400-52010	Water, Sewer & Refuse	\$2,000	\$1,413	71%
505-400-52030	Electricity	\$6,500	\$4,867	75%
505-400-52040	Heating Oil	\$4,000	\$1,516	38%
505-400-52070	Leases/Rentals	\$500	\$0	0%
505-400-52120	Travel	\$2,000	\$1,190	60%
505-400-52160	Professional Development	\$2,500	\$0	0%
505-400-52170	Dues & Subscriptions	\$300	\$0	0%
505-400-52179	Drug Testing	\$1,000	\$336	34%
505-400-52180	Professional Services	\$125,000	\$41,867	33%
505-400-52200	License & Fees	\$4,000	\$4,000	100%
505-400-54000	Fuel & Lube	\$45,000	\$26,668	59%
505-400-54010	Vehicle Parts & Repairs	\$25,000	\$22,409	90%
505-400-54020	Repair - Other Equipment	\$15,000	\$4,476	30%
505-400-54030	R & M Buildings	\$15,000	\$8,051	54%
505-400-54080	Boiler Maintenance	\$1,500	\$450	30%
505-400-55000	Other Equipment	\$25,000	\$24,550	98%
505-400-55030	Landfill Maintenance	\$5,500	\$900	16%
505-400-56000	Insurance	\$27,082	\$25,966	96%
505-400-57090	Interest Exp-ACWFL#261171-S	\$8,370	\$8,370	100%
Total Expenditures-Refuse Operations:		\$1,006,778	\$984,410	
Debt Service-Refuse				
505-895-58042	Interest on Interfund Loan	\$2,652	\$1,768	67%
Total Debt Service-Refuse:		\$2,652	\$0	

Account Number	Title	2025 Budget	2025 YTD	percentage
Transfer to Refuse Reserve/CIP				
505-896-55030	Landfill Closure Cost Reserved	\$50,000	\$0	0%
505-896-57500	Transfer to Dep'n Reserve	\$37,618	\$0	0%
Total Transfer to Refuse Reserve/CIP:		\$87,618	\$0	
Depreciation & Amortization				
505-899-59090	Depreciation	\$0	\$0	
Total Depreciation & Amortization:		\$0	\$0	
Interfund Transfers Out				
505-901-59996	Perm Fund Replacement	\$44,456	\$0	0%
505-901-59999	Transfer to General Fund-Admin	\$156,530	\$104,353	67%
Total Interfund Transfers Out:		\$200,986	\$0	
In-Kind Services Refuse				
505-905-58400	School - High School	\$24,153	\$16,102	67%
505-905-58410	School - Elementary	\$4,415	\$2,943	67%
505-905-58440	Chamber of Commerce	\$833	\$555	67%
Total In-Kind Services Refuse:		\$29,401	\$0	
Total Refuse Expenses				
		\$1,327,435	\$984,410	

Account Number	Title	2025 Budget	2025 YTD	percentage
Odiak Camper Park				
Odiak Camper Park Revenue				
506-301-40460	Odiak Camper Park Space Fees	\$30,500	\$23,246	76%
506-301-40465	Odiak CP-tenant utilities	\$500	\$0	0%
Total Revenue:		\$31,000	\$23,246	
Total Odiak CP Revenues		\$31,000	\$23,246	
Odiak Park Expenditures				
506-400-51020	Operating Supplies	\$1,000	\$349	35%
506-400-51030	Custodial Supplies	\$500	\$0	0%
506-400-52010	Water, Sewer & Refuse	\$6,000	\$7,142	119%
506-400-52030	Electricity	\$6,000	\$2,636	44%
506-400-52040	Heating Oil	\$1,500	\$3,690	246%
506-400-54020	Repair & Maintenance	\$5,000	\$2,595	52%
506-400-54080	Boiler Maintenance	\$11,000	\$13,787	125%
506-400-56000	Insurance	\$0	\$199	n/a
Total Odiak Park Expenditures:		\$31,000	\$30,398	
Total Odiak CP Expenses		\$31,000	\$30,398	



City Council of the City of Cordova, Alaska

Pending Agenda

September 3, 2025 Regular Council Meeting

A.	Future agenda items - topics put on PA with no specific date for inclusion on an agenda		initially put on or revisited
	1) Facility condition assessments part 2 work session (did P&R on 4-19-23) - Oct '23		9/6/2023
	2) City Code re: procurement, Manager spending limit trigger in a code provision		4/19/2023
	3) Discuss/create a policy for established timeframes for review of City ongoing contracts		9/6/2023
	4) Strategic planning work sessions (goal setting), 2/19/25, 3/19/25, next tbd		3/5/2025
	5) Bonding for City streets - explore for when asphalt plants will be in town during other projects		4/3/2024
	6) Enterprise funds accounting procedures		11/6/2024
	7) Revisit Economic Development Property Tax Exemptions, Ordinances 1217 & 1223		12/4/2024
	8) Strategic review of City investments with Blake Phillips, ACPM (Blue Umbrella)		2/4/2025
	9) Fill projects - for shipyard, for businesses, potential locations		3/19/2025
	10) Per ordinance 1231 - Council to revisit \$3M in AMLIP to determine pay back scenarios to PF before 12/31/25		5/21/2025
	11) Council to consider changes to conditional use permits for marijuana establishments as in 18.60.080		6/4/2025
	12) Annexation of whitshed/other surrounding areas and/or research/ borough formation		8/6/2025
B.	Resolutions, Ordinances, other items that have been referred to staff or may need to be revisited		date referred
	1) Res 12-18-36 re E-911, will be back when a plan has been made		12/19/2018
	2) Tiny Wings dba Anchor Bar & Liquor Store - revisit liquor license w-ABC Board if it doesn't sell in 2025		6/4/2025
	3) Res 05-25-13 determining local school funding, subject to modification before approval of City FY26 budget		6/4/2025
C.	Upcoming Meetings, agenda items and/or events: with specific dates		
	1) Capital Priorities List, <u>Resolution 12-24-39</u> , is in each packet - if 2 council members want to revisit the resolution they should mention that at Pending Agenda and it can be included in the next packet for action		
	2) Staff quarterly reports will be in the following packets:		
	10/15/2025	1/21/2026	4/15/2026
	7/15/2026		
	3) Joint City Council and School Board Meetings - twice per year, May & October		
	before Council mtg in May 6pm @ CHS before Sch Bd mtg Oct. or Nov.		
	4) Clerk's evaluation - each year in Sept (prior to budget) - next Sept 2026		
	5) Manager's evaluation - each year in Sept (prior to budget) - next Sept 2026		
D.	Council adds items to Pending Agenda in this way:		
	item for action	tasking which staff: Manager/Clerk?	proposed date
	1) ...		
	2) ...		
	3) ...		

photo by Wendy Ranney



Mayor Smith or the City Manager can either agree to such an item and that will automatically place it on an agenda, or a second Council member can concur with the sponsoring Council member.



City Council of the City of Cordova, Alaska
Pending Agenda
September 3, 2025 Regular Council Meeting

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

- 1) Cordova Fisheries Committee:**
- | | | | |
|--|------------------|-----------------|------------------|
| auth res 10-24-32 approved Oct 2, 2024 | 1- Kory Blake | 4- Trae Lohse | 7- John Williams |
| committee appointed 3/5/25 | 2- Rod Jensen | 5- Tyler Dillon | |
| | 3- Kelsey Hayden | 6- Jerry McCune | |
| previous meetings: | 3/13/25, 5/8/25 | | |
| next meeting date: | 10/16/2025 | | |

- 2) Cordova Trails Committee:**
- | | | |
|----------------------------------|--------------------|-----------------|
| re-auth res 11-18-29 app 11/7/18 | 1-Elizabeth Senear | 2-Toni Godes |
| auth res 11-09-65 app 12/2/09 | 3-Dave Zastrow | 4-Ryan Schuetze |
| | 5-Stormy Haught | 6-Michelle Hahn |

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

- 1) Prince William Sound Regional Citizens Advisory Council**
- | | | |
|--------------------|----------------------|----------------------------|
| David Janka | appointed March 2024 | 2 year term until May 2026 |
|--------------------|----------------------|----------------------------|
- 2) Prince William Sound Aquaculture Corporation Board of Directors**
- | | | |
|-----------------------|---------------------|----------------------------|
| Tommy Sheridan | appointed June 2024 | 3 year term until Oct 2027 |
|-----------------------|---------------------|----------------------------|
- 3) Alaska Mariculture Alliance**
- | | | |
|----------------------|----------------------|------------------|
| Sean Den Adel | appointed March 2024 | no specific term |
|----------------------|----------------------|------------------|

**CITY OF CORDOVA, ALASKA
RESOLUTION 12-24-39**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
DESIGNATING CAPITAL IMPROVEMENT PROJECTS**

WHEREAS, the Cordova City Council has identified several Capital Improvement projects that will benefit the citizens of Cordova, and in several cases the entirety of Prince William Sound; and

WHEREAS, the Council of the City of Cordova has identified the following Capital Improvement projects as being critical to the future well-being and economy of Cordova and the surrounding area:

Port and Harbor

North Harbor Efficiency and Safety

Stabilize Breakwater Ave through sheet piling to create usable uplands for industrial commercial, walking corridor and parking

Improve pedestrian safety by creating a sidewalk and boardwalk system to navigate between the north and south harbors.

Provide additional cranes, laydown areas, and in-harbor fuel services

Waste Oil Equipment /Maintenance Building

Shipyard Expansion

Three-Stage Dock

Public Works

Water Infrastructure

Booster station at Murchison tank to improve water delivery during peak flow

Permanent siphon at Crater Lake to improve water delivery during peak flow

Upgrade pump stations and equipment

Feasibility study for water service and fire protection (hydrants) to outlying areas

Replacement and relocation of Morpac tank

Water Equipment

Vac truck

Backhoe

Sewer Infrastructure

Replacement/upgrade of wastewater plant and SCADA

Replacement/upgrade of all lift stations

Replacement of force main in Odiak Slough

Upgrade pipe infrastructure

Sewer Equipment

Dump truck

Backhoe

Streets Infrastructure

Storm drain systems upgrades - Council Ave. and Third St. aka "jailhouse door system"

Lake Ave. hillside

Evaluation of existing storm drain systems

Sixth St. and Seventh St. drainage, sidewalks, and street surface upgrades

Chase Ave. upgrades including sidewalks, drainage, and new surfacing

- Replace/upgrade pedestrian walkways (Fourth St. and Adams Ave.) (Council St.), and (Second St. to First St.)
- Streets equipment storage building
- Streets Equipment
 - Wheeled loader
 - Road grader
 - Backhoe
- Refuse Infrastructure
 - Landfill bear fence
 - Electricity to landfill
 - Equipment storage building
- Refuse Equipment
 - Dumpster truck
 - Residential truck
 - Skid steer

Public Safety

- E-911 Implementation
 - Acquire and integrate new hardware and software for E-911
 - Update dispatch console
- Replace Radio Structure on Ski Hill
- Mile 5 Substation Code and ADA Compliance
- Engineering and Preliminary Design of Public Safety Building Prep Site

Parks and Recreation

- Pool Infrastructure Code and ADA Compliance
 - Door and siding replacements and CMU joint repairs
 - Replace pool cover
 - Replace pool roof
 - Replace/upgrade HVAC and ventilation system
 - Replace electrical distribution system
 - ADA compliance and parking area re-grade
- Bidarki Recreation Center
 - Renovate and add ADA access
 - Structural repair
 - Code and ADA compliance
 - Facility improvements
- Eyak Lake Skater's Cabin
 - Demolish and replace
- Parks
 - Playground renovations
 - Replacement of playground equipment at Noel Pallas Children's Memorial Playground
- Upgrade Restrooms/Buildings/Structures
 - Ballfield/Cordova Municipal Park Restroom/Concession Stand – code and ADA compliance
 - Fleming Spit restroom replacement
 - Odiak Pond boardwalk and gazebo – code and ADA compliance
 - Odiak Camper Park restrooms/facility improvements – code and ADA compliance.

Parks maintenance shop facility improvements – code compliance
Ski Hill Improvements

Land Development

Housing
Improve existing unimproved ROW's
Cold storage
Harbor basin expansion

and;

WHEREAS, some or all of these projects will be submitted to State or Federal legislators and/or agencies as Capital Improvement projects for the City of Cordova, Alaska.

NOW, THEREFORE, BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby designates and prioritizes the above listed projects as Capital Improvement projects.

PASSED AND APPROVED THIS 18th DAY OF DECEMBER 2024



A handwritten signature in blue ink, appearing to read 'David Allison', written over a horizontal line.

David Allison, Mayor


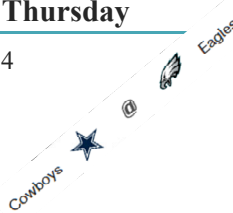




ATTEST:

A handwritten signature in blue ink, appearing to read 'Susan Bourgeois', written over a horizontal line.

Susan Bourgeois, CMC, City Clerk



September 2025

CALENDAR MONTH	SEPTEMBER
CALENDAR YEAR	2025
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31 	1 Sept 1 Labor Day Holiday City Hall Offices Closed CSD Labor Day Holiday Sept 1	2	3 6:00 Council Wk Session 7:00 Council reg mtg CCAB	4 	5	6
7 	8	9	10 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	11	12	13
14	15	16 6:30 P&Z CCAB	17 7:00 Council reg mtg CCAB	18	19 	20
21 	22	23 5:30 CTC Board Mtg CCER	24 6:00 CEC Board Mtg CCER	25 12:00 Hosp Svc Bd HCR	26 Copper River Rally VBall 9/25-27 	27
28	29	30 6:00 P&R CCM	1	2	3	4
5	6	Notes Legend: CCAB-Community Rms A&B HSL-High School Library CCA-Community Rm A CCB-Community Rm B CCM-Mayor's Conf Rm CCER-Education Room LN-Library Fireplace Nook CRG-Copper River Gallery HCR-CCMC Conference Room Cncl - 1st & 3rd Wed P&Z - 2nd Tues SchBd, Hrb Cms - 2nd Wed CTC - 3rd Tues P&R - last Tues CEC - 4th Wed Hosp Svcs Bd - last Thurs				

October 2025

CALENDAR MONTH	OCTOBER
CALENDAR YEAR	2025
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2	3	4
			7:00 Council reg mtg CCAB			
5	6	7	8	9	10	11
			6:00 Harbor Cms CCAB 7:00 Sch Bd HSL			
12	13	14	15	16	17	18
	 CSD Holiday	6:30 P&Z CCAB	7:00 Council reg mtg CCAB	1:00 Cdv Fish Cmt MCR	Alaska Day Holiday City Hall Offices Closed	
19	20	21	22	23	24	25
		5:30 CTC Board Mtg CCER	6:00 CEC Board Mtg CCER			
26	27	28	29	30	31	1
		6:00 P&R CCM		12:00 Hosp Svc Bd HCR		
2	3	Notes				

Legend:
 CCAB-Community Rms A&B
 HSL-High School Library
 CCA-Community Rm A

CCB-Community Rm B
 CCM-Mayor's Conf Rm
 CCER-Education Room

LN-Library Fireplace Nook
 CRG-Copper River Gallery
 HCR-CCMC Conference Room

Cncl - 1st & 3rd Wed
 P&Z - 2nd Tues
 SchBd, Hrb Cms - 2nd Wed
 CTC - 3rd Tues

P&R - last Tues
 CEC - 4th Wed
 Hosp Svcs Bd - last Thurs

City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

Mayor and City Council - Elected

seat/length of term	email	Date Elected	Term Expires
Mayor: 3 years	Kristin Smith Mayor@cityofcordova.net	March 4, 2025	March-28
Council members:			
3 years	Debra Adams CouncilSeatA@cityofcordova.net	March 4, 2025	March-28
3 years	Cathy Sherman CouncilSeatB@cityofcordova.net	March 7, 2023 March 3, 2020	March-26
3 years	Kasey Kinsman, Vice Mayor CouncilSeatC@cityofcordova.net	March 7, 2023	March-26
3 years	Wendy Ranney CouncilSeatD@cityofcordova.net	March 5, 2024 July 5, 2023	March-27
		elected by cncl	
3 years	David Zastrow CouncilSeatE@cityofcordova.net	March 5, 2024	March-27
3 years	Aaron Hansen CouncilSeatF@cityofcordova.net	March 4, 2025	March-28
3 years	Mike Mickelson CouncilSeatG@cityofcordova.net	March 4, 2025	March-28

Cordova School District School Board of Education - Elected

length of term		Date Elected	Term Expires
3 years	David Glasen, president dglasen@cordovasd.org	March 7, 2023	March-26
3 years	Kate Trudeau ktrudeau@cordovasd.org	March 4, 2025	March-28
3 years	Henk Kruithof hkruithof@cordovasd.org	March 5, 2024 March 2, 2021	March-27
3 years	Emma Merritt emerritt@cordovasd.org	March 4, 2025	March-28
3 years	Peter Hoepfner phoepfner@cordovasd.org	Mar 5, 2024, Mar 2, 2021, Mar 6, 2018, Mar 3, 2015, Mar 6, 2012, Mar 3, 2009, Mar 7, 2006	March-27

seat up for re-election in Mar '26

vacant

board/commission chair/vice

seat up for re-appt in Nov '25

City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

Hospital Services - Board of Directors - Elected

length of term		Date Elected		Term Expires
3 years	Kelsey Appleton Hayden CCMCBoardSeatE@cdvcmc.com	March 7, 2023 March 3, 2020		March-26
3 years	Diane Ujioka CCMCBoardSeatC@cdvcmc.com	March 5, 2024 December 19, 2023	elected by board	March-27
3 years	Ann Linville, Chair CCMCBoardSeatA@cdvcmc.com	March 4, 2025 March 1, 2022		March-28
3 years	Shelly Kocan CCMCBoardSeatB@cdvcmc.com	March 5, 2024 July 25, 2024	elected by board	March-28
3 years	Liz Senear CCMCBoardSeatD@cdvcmc.com	March 5, 2024 March 2, 2021		March-27

Library Board - Appointed

length of term		Date Appointed		Term Expires
3 years	Mary Anne Bishop, Chair	Nov '06, '10, '13, '16, '19, Dec '22		November-25
3 years	Debra Adams	Dec '21, Dec '24		November-27
3 years	Sherman Powell	June '18, Feb '20, Jan '23		November-25
3 years	Kate Williams	May '25		November-26
3 years	Krysta Williams	Feb '18, Dec '20, Dec '23		November-26

Planning Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	Kris Ranney	Dec '22		November-25
3 years	Mark Hall, Vice Chair	Nov '19, Dec '22		November-25
3 years	Sarah Trumblee	Dec '20, Dec '23		November-26
3 years	Tania Harrison, Chair	Mar '22, Dec '24		November-27
3 years	Gail Foode	Dec '23		November-26
3 years	Chris Bolin	Sep '17, Nov '18 Dec '21, Dec '24		November-27
3 years	Sean Den Adel	Dec '23		November-26

seat up for re-election in Mar '26

vacant

board/commission chair

seat up for re-appt in Nov '25

(updated 7-3-25)

City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

Harbor Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Ryan Schuetze	Dec '23	November-26
3 years	Andy Craig, Chair	Nov '16, '19 & Dec '22	November-25
3 years	Garrett Collins	Dec '23	November-26
3 years	Ken Jones	Feb '13, Nov '16, Nov '19, Dec '22	November-25
3 years	Hein Kruithof	Dec '23	November-26

Parks and Recreation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Kelsey Hayden	Dec '24	November-27
3 years	Henk Kruithof	Nov '19, Dec '22	November-25
3 years	Danny Carpenter	Jul '25	November-27
3 years	Kara Rodrigues	Dec '23	November-26
3 years	Gabrielle Brown	Jan '25	November-25
3 years	Jim Fritsch	June '25	November-28
3 years	Erin Cole	May '24	November-26

Historic Preservation Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	Kris Ranney, PC member	Mar '23	appt'd by PC	November-25
3 years	Heather Hall, professional member	Aug '16, Feb '20, Mar '23		November-25
3 years	Sylvia Lange, NVE member	Nov '22, Nov '19	appt'd by NVE	November-25
3 years	Christy Mog, professional member	Dec '23		November-26
3 years	vacant, historical society member			November-27
3 years	Jamie Foode, professional member	Jan '25		November-27
3 years	Jim Casement, public member	Dec '23		November-26

seat up for re-election in Mar '26

vacant

board/commission chair

seat up for re-appt in Nov '25

(updated 7-3-25)