

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
December 3, 2025 @ 7:00pm
Cordova Center Comm Rooms
Agenda**

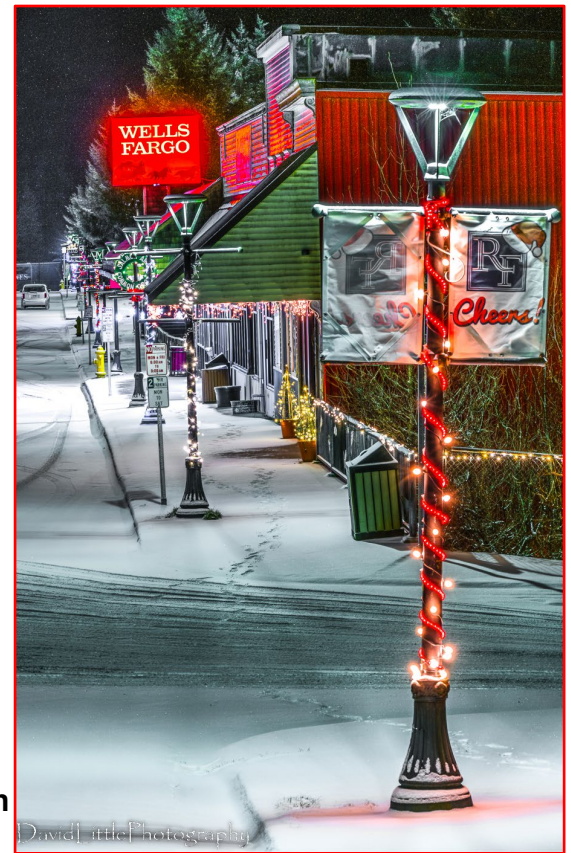
A. Call to order

B. 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 & 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 Speaker - none
2. Audience comments regarding agenda items..... (3 minutes per speaker)
3. Chairpersons and Representatives of Boards and Commissions.....(Hospital Board, School Board, etal)

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

4. Ordinance 1237..... (page 1)
An ordinance of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a purchase and sale agreement with Diana Riedel & Kiley Burton for Lot 4A, Block 3, USS 3345
– 2nd reading
5. Minutes:
 - a. Minutes of the Council Regular Meeting of October 15, 2025..... (page 25)
 - b. Minutes of the Council Public Hearing of November 19, 2025..... (page 29)

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

6. Mayor's Report
7. City Manager's Report
 - a. Public Works Director **K. Johnson** memo clarifying land disposal "methods of disposal"..... (page 30)
8. City Clerk's Report

K. Correspondence

9. City Council correspondence primer: correspondence policies & procedures..... (page 32)
 - a. 11-12-25 C. Renfeldt email regarding the Cordova Chamber..... (page 33)
 - b. 11-13-25 C. Renfeldt email regarding the Cordova Chamber..... (page 39)
 - c. 11-17-25 Sourdough Dru postcard to Mayor Smith regarding majority of Americans support..... (page 42)

L. Ordinances and Resolutions

10. Resolution 12-25-28..... (roll call vote)(page 43)
A resolution of the Council of the City of Cordova, Alaska adopting city service fees, rates and charges for the 2026 calendar budget
11. Resolution 12-25-29..... (roll call vote)(page 61)
A resolution of the Council of the City of Cordova, Alaska adopting an operating budget for fiscal year 2026 and appropriating the amount of \$18,675,184 as summarized pursuant to the following table

M. Unfinished Business - none

N. New & Miscellaneous Business

12. Council concurrence of Mayor Smith's appointments to fill various vacancies on..... (voice vote)(page 96)
multiple city boards and commissions
13. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 108)

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.

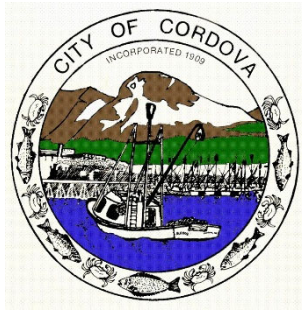
R. Adjournment

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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AGENDA ITEM # 4
City Council Meeting Date: 12/3/25
CITY COUNCIL COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Wednesday December 3, 2025

ITEM: Ordinance 1237 – Purchase & Sale Agreement Lot 4A, Block 3, USS 3345
Second Reading

NEXT STEP: Decision on Adoption of Ordinance 1237

☒ ORDINANCE
☐ RESOLUTION

☐ INFORMATION
☐ MOTION

I. REQUEST OR ISSUE: Requested Actions: Decision on Adoption of Ordinance 1237
Legal Description: Lot 4A, Block 3, USS 3345
Area: Approximately 4,382.42 Sq. Ft.
Zoning: Low Density Residential

II. RECOMMENDED ACTION / NEXT STEP: Staff suggest the following motion: “I move to adopt Ordinance 1237.”

III. FISCAL IMPACTS: The property could become part of the City’s sale revenue and be added to the tax rolls. Property tax could then start being collected.

IV. BACKGROUND INFORMATION: On March 19, 2024, Diana Riedel submitted a Letter of Interest to purchase a remnant lot of USS 3345 located along LeFevre Street, for the purpose of constructing an 800 – 1300 square foot single-family home for her daughter. They plan to have a home completed within 5 years.

Sanitary Sewer Main

Staffs only concern was related to the location of a sanitary sewer main that runs through the property. Its exact location in relation to the property lines was determined during a survey of the lot. After the location of the line was identified Staff had no more concerns. No structure can be built within the sewer easement, the space can be used for parking and other non-permanent uses.

Based on the proposed site plan provided by the applicant, it appears that they can place the footprint of a home outside of the sewer line easement, property line setbacks, lake setback, and provide onsite parking. This will be reconfirmed during the review of the building permit application.

Planning Commission Meeting

April 09, 2024, the Planning Commission reviewed the letter of interest at their regular meeting. At that meeting they passed a motion recommending that the City Council disposal of the lot by directing staff to publish a 30-day Request for Proposals (RFP).

City Council Meeting

May 15, 2024, the City Council received the Planning Commission's recommendation at their regular meeting and decided to direct Staff to publish a 30-day Request for Proposals (RFP).

Request for Proposals

January 06, 2025, this Request for Proposals (RFP) was published. It closed on February 06, 2025. There were questions from multiple individuals but only one proposal received by the initial interested party Diana Riedel who submitted the letter of interest.

Planning Commission Meeting

April 08, 2025, the Planning Commission reviewed the only received proposal and recommended that the City Council negotiate with Diana Riedel.

City Council Meetings

April 16, 2025, the City Council made a decision to negotiate on the disposal of this lot with Diana Riedel.

April 30, 2025, the City Council directed Staff to negotiate specific terms into the agreement. The terms set were to use a Purchase and Sale style agreement. With a purchase and sale agreement the applicant would purchase the property and have the deed transferred into her name with the following requirements recorded on the deed. The right of reentry would include a substantial completion requirement of the structure applicant proposed to be finished on or before five (5) years from the date the agreement was signed, or reentry by the City to the property could occur. The right of first refusal on the deed.

May 21, 2025, the City Council heard the applicant's terms from her letter and direct Staff on how to proceed with negotiations and the terms they will accept within an agreement.

Planning Commission Meeting

August 12, 2025, the Planning Commission heard the applicants request for a variance. They approved that variance request with three conditions. The applicant filed an appeal to the Board of Adjustment requesting that one of the conditions be removed.

Board of Adjustment Meeting

October 22, 2025, the Board of Adjustment heard the applicant's appeal and approved the appeal with two conditions. Condition 1. Structure including eaves can be built up to the lot line but shall not cross into adjacent private property, public right-of-way, or utility easements. Condition 2. No permanent structures shall be constructed within any utility easement.

City Council Meeting

At the November 19, 2025, Regular Meeting, City Council is to review the attached Purchase and Sale Agreement and Exhibits and to make a decision to direct the City Manager to either enter into the Agreement, change the Agreement, or not accept the Agreement.

V. LEGAL ISSUES: The Purchase and Sale Agreement and Exhibits have been reviewed by the City's legal counsel and has been updated to the current version that is attached.

VI. SUMMARY AND ALTERNATIVES: City Council could choose to not approve the Purchase and Sale Agreement as presented, direct staff to amend the Agreement, or choose not to lease or sell the property.

VII. ATTACHMENTS:

- A. Ordinance 1237
- B. Purchase and Sale Agreement and Exhibits

**CITY OF CORDOVA, ALASKA
ORDINANCE 1237**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE & SALE
AGREEMENT WITH DIANA RIEDEL & KILEY BURTON FOR LOT 4A, BLOCK 3, USS 3345**

WHEREAS, it is in the City of Cordova's interest to enter into a Purchase and Sale Agreement ("Agreement") of Lot 4A Block 3 USS 3345 ("Property") to Diana Riedel and Kiley Burton (Purchaser), for the uses specified in the Agreement; between the City of Cordova, Alaska ("City") and Diana Riedel and Kiley Burton attached to this ordinance as Attachment A ("Agreement"); and

WHEREAS, Diana Riedel submitted a Letter of Interest to purchase Lot 4A, Block 3, USS 3345 ("Property") from the City of Cordova ("City"); and

WHEREAS, disposal of this property would benefit the City of Cordova financially through the proceeds received from the sale, as well as the property tax generated from the land being in private hands; and

WHEREAS, disposal of this property would lead towards the development of a new dwelling unit which is in the best interest of the community and is consistent with the Comprehensive Plan; and

WHEREAS, The City Council Authorized the City Manager to negotiate a Purchase and Sale Agreement with Diana Riedel; and

WHEREAS, A Purchase and Sale Agreement was negotiated by both parties in good faith and is now before the City Council for consideration; and

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

Section 1. The City Manager is authorized and directed to enter an Agreement with Diana Riedel and Kiley Burton, in accordance with the terms in the Purchase and Sale Agreement as attached as Attachment A to this ordinance. The form and content of the Purchase and Sale Agreement now before this meeting is in all respects authorized, approved and confirmed by this ordinance, and the City Manager hereby is authorized, empowered and directed to execute and deliver the Agreement reflecting the terms in the Purchase and Sale Agreement on behalf of the City, in substantially the form and content now before this meeting but with such changes, modifications, additions and deletions therein as he shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said documents now before this meeting, and from and after the execution and delivery of said documents, the City Manager hereby is authorized, empowered and directed to do all acts and things and to execute all documents as may be necessary to carry out and comply with the provisions of the Purchase and Sale Agreement as executed.

Section 2. The disposal of the property interest authorized by this ordinance is subject to the requirements of City Charter Section 5-17. Therefore, if one or more referendum petitions with signatures are properly filed within one month after the passage and publication of this ordinance, this ordinance shall

not go into effect until the petition or petitions are finally found to be illegal and/or insufficient, or, if any such petition is found legal and sufficient, until the ordinance is approved at an election by a majority of the qualified voters voting on the question. If no referendum petition with signatures is filed, this ordinance shall go into effect one month after its passage and publication.

Section 3. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, and published within ten (10) days after its passage.

1st reading: November 19, 2025

2nd reading and public hearing: December 3, 2025

PASSED AND APPROVED THIS ____ DAY OF ____ 2025.

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

DRAFT

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this “Agreement”) is entered into as of November ____, 2025 (the “Effective Date”), by and between the CITY OF CORDOVA, an Alaska municipal corporation (“Seller” or the “City”), whose address is P.O. Box 1210, Cordova, Alaska 99574, and DIANA RIEDEL and KILEY BURTON (“Purchaser”), whose address is P.O. Box 6, Cordova, Alaska 99574.

WHEREAS, Seller is the owner of certain real property located in the City of Cordova, Alaska, and legally described as Lot 4A, Block 3, USS 3345, Records of the Cordova Recording District, Third Judicial District, State of Alaska, and also known by Assessor’s Parcel No. 02-072-624; and

WHEREAS, Purchaser has funds to pay the cost of acquiring the Property; and

WHEREAS, Purchaser desires to buy from Seller, and Seller desires to sell to Purchaser, the Property, subject to and in accordance with the terms and provisions hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing Recitals (which are incorporated herein by this reference), the mutual covenants and conditions hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Purchase and Sale. Seller hereby agrees to sell, assign and convey to Purchaser, and Purchaser hereby agrees to purchase from Seller, all of Seller’s right, title and interest in and to that certain real Property located in the Cordova Recording District, Third Judicial District, State of Alaska, more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, and legally described as follows:

Lot 4A, Block 3, USS 3345, Records of the Cordova Recording District, Third Judicial District, State of Alaska.

together with any and all improvements thereon, and all rights, privileges, easements and appurtenances thereto (the “Property”).

2. Initial Deposit; The Purchase Price.

(a) Initial Deposit. A Two Thousand Five Hundred and 00/100 Dollars (\$2,500) initial deposit was received by Seller on February 18, 2025 (the “Deposit”), which is intended to cover ongoing expenses incurred by the City in connection with the transaction, including without limitation staff time, appraisal costs, attorney’s fees and costs, surveying and platting fees and costs, closing costs and escrow fees as provided in Cordova Municipal Code Section 7.40.100. The Purchase specifically agrees to pay the City in full at or before the Closing all fees and costs the City incurs to third parties in connection with the transaction, and any unexpended portion of the Deposit shall be applied to this reimbursement obligation. If the transaction is terminated by either party, the City shall retain the Deposit to cover expenses incurred by the City in connection with the transaction. The unexpended portion of the Deposit is refundable only as provided in Cordova Municipal Code Section 7.40.100.

(b) The Purchase Price. The purchase price for the Property is Fifty-Three Thousand Dollars and 00/100 Cents (\$53,000.00) (the “Purchase Price”) and shall be paid to Seller by Purchaser at Closing in readily available United States currency, together with all costs incurred by the City in connection with the sale of the Property, including, without limitation, any Closing Costs and other amounts payable under Cordova Municipal Code Section 7.40.100.

3. Title.

(a) Within ten (10) days following the Effective Date, Seller shall order from Fidelity Title Agency of Alaska, LLC (“Title Company”), a preliminary title report pertaining to the Property (the “Commitment”),

together with legible (to the extent available) copies of all documents relating to the title exceptions referred to in such Commitment.

(b) Within fifteen (15) days after the delivery of the Commitment by Seller or the Title Company, Purchaser shall notify Seller in writing of any title exceptions identified in the Commitment of which Purchaser disapproves. Any exception not disapproved in writing within said fifteen (15)-day period shall be deemed approved by Purchaser, and shall constitute a "Permitted Exception" hereunder. Purchaser and Seller hereby agree that all non-delinquent property taxes and assessments, and any Internal Revenue Service liens shall constitute "Permitted Exceptions." Within ten (10) days after receipt of Purchaser's written notice of disapproved title exceptions, if any, Seller shall notify Purchaser in writing of any disapproved title exceptions which Seller is unable or unwilling to cause to be removed prior to or at Closing. Seller's failure to give such notice shall be deemed an election not to remove any disapproved title exceptions. With respect to such exceptions, Purchaser then shall elect, by giving written notice to Seller and Title Company within ten (10) days thereafter, (x) to terminate this Agreement, or (y) to waive their disapproval of such exceptions, in which case such exceptions shall then be deemed to be Permitted Exceptions. Purchaser's failure to give such notice shall be deemed an election to waive the disapproval of any such exception.

4. No Warranties. Purchaser shall purchase the Property based on Purchaser's own prior investigation and examination of the Property (or Purchaser's election not to do so). Purchaser agrees, represents, and warrants that except as expressly contained in this Agreement, no representations or warranties by or on behalf of Seller, express or implied, statutory or otherwise, are or have been made to the Purchaser as to the condition of the Property or improvements situated thereon, the contents thereof, any restrictions related to the development or use thereof, the applicability of any governmental requirements pertaining thereto, including but not limited to environmental requirements, the presence or absence of Hazardous Substances, presence of groundwater, the suitability or fitness thereof for any use or purpose, the Property's compliance with federal, state and/or municipal laws, or any other matter or thing affecting or related to the Property in any way, and the Purchaser accepts the same IN AN "AS IS" PHYSICAL CONDITION AND IN AN "AS IS" STATE OF REPAIR, WITH ALL FAULTS. Seller has agreed to sell the Property on the terms specified herein in reliance upon the foregoing limitations of Seller's liabilities, which are material to Seller, and Seller would not have entered into this Agreement without such limitations.

5. Representations, Warranties and Covenants of Purchaser. In addition to any other representations, warranties, and covenants contained herein, Purchaser represents and warrants to Seller that the following matters are true and correct as of the execution of this Agreement and also will be true and correct as of the Closing:

(a) This Agreement is, and all the documents executed by Purchaser which are to be delivered to Seller at the Closing will be, duly authorized, executed, and delivered by Purchaser, and is and will be legal, valid, and binding obligations of Purchaser enforceable against Purchaser in accordance with their respective terms and do not and will not violate any provisions of any agreement to which either Purchaser is a party or to which they are subject.

6. Conditions Precedent to Closing.

(a) The following shall be conditions precedent to Seller's obligation to consummate the purchase and sale transaction contemplated herein (the "Seller's Conditions Precedent"):

(1) Purchaser shall not have terminated this Agreement in accordance with Section 3, Section 12 or Section 13 of this Agreement within the time periods described in said Sections.

(2) Purchaser shall have delivered to Title Company, prior to or at the Closing, for disbursement as directed hereunder, all cash or other immediately available funds due from Purchaser in accordance with this Agreement.

(3) There shall be no uncured breach of any of Purchaser's representations or warranties set forth in Section 6, or any other breach of this Agreement, as of the date of Closing.

- (4) Purchaser shall have delivered to Title Company the items described in Section 8.
- (5) The timely performance by Purchaser of each and every obligation imposed upon Purchaser hereunder.
- (6) The timely performance by Purchaser of each and every obligation imposed upon Purchaser hereunder.

The conditions set forth in this Section 6(a) are solely for the benefit of Seller and may be waived only by Seller and only in writing. Seller shall, at all times have the right to waive any of these conditions.

(b) The following shall be conditions precedent to Purchaser's obligation to consummate the purchase and sale transaction contemplated herein (the "Purchaser's Conditions Precedent"):

- (1) Purchaser shall not have terminated this Agreement in accordance with Section 3, Section 12 or Section 13 of this Agreement within the time periods described in said Sections.
- (2) Title Company shall be committed to issue, at the Closing, an owner's policy of title insurance (the "Title Policy"), insuring Purchaser's interest in the Property, dated the day of the Closing, with liability in the amount of the Purchase Price, dated the day of Closing, subject only to the Permitted Exceptions.
- (3) Seller shall have delivered the items described in Section 7.
- (4) The timely performance by Seller of each and every obligation imposed upon Seller hereunder.

The conditions set forth in this Section 6(b) are solely for the benefit of Purchaser and may be waived only by Purchaser and only in writing. Purchaser shall, at all times have the right to waive any of these conditions.

7. Seller's Closing Deliveries. At or prior to the Closing, Seller shall deliver to Title Company the following:

- (a) A Quitclaim Deed with Right of Reentry and Right of First Refusal in the form attached hereto as **Exhibit B**, but which may be modified as requested by the Title Company, executed by Seller conveying the Property to Purchaser (the "Deed").
- (b) A duly executed copy of the Easement Agreement.
- (c) A closing statement prepared by the Title Company itemizing and approving all receipts and disbursements made in connection with Closing.
- (d) Any other documents, instruments or agreements reasonably necessary to effectuate the transaction contemplated by this Agreement.

8. Purchaser's Closing Deliveries. At or prior to the Closing, Purchaser shall deliver to Title Company the following:

- (a) The Purchase Price, payable as provided in Section 2, together with such other sums as Title Company or Seller shall require to pay, Closing costs, prorations, reimbursements and adjustments as set forth in Section 9 and Section 11, in immediately available funds.
- (b) A duly executed copy of the Easement Agreement.
- (c) A closing statement prepared by the Title Company itemizing and approving all receipts and disbursements made in connection with Closing.
- (d) Any other documents, instruments or agreements reasonably necessary to effectuate the transaction contemplated by this Agreement and/or as may be required by the Title Company.

9. Prorations and Adjustments. The following shall be prorated and adjusted between Seller and Purchaser as of the day of the Closing, except as otherwise specified:

- (a) General real estate, personal property and ad valorem taxes and assessments, and any improvement or other bonds encumbering the Property, for the current tax year for the Property, if any. Purchaser is not responsible for delinquent real estate taxes, personal property taxes, ad valorem taxes, or assessments arising prior to Closing.

(b) Utility charges, if any. Purchaser acknowledges and agrees that Seller shall be entitled to all refunds of utility deposits with respect to the Property and that such amounts are not to be assigned to Purchaser in connection with the sale of the Property. However, Purchaser will be responsible for any additional assessments effective prior to Closing, of which notice is received after Closing.

For purposes of calculating prorations, Purchaser shall be deemed to be in title to the Property, and, therefore entitled to the income therefrom and responsible for the expenses thereof for the entire day upon which the Closing occurs. All such prorations shall be made on the basis of the actual number of days of the month which shall have elapsed as of the day of the Closing and based upon the actual number of days in the month and a three hundred sixty-five (365)-day year. In no event will there be any proration of insurance premiums under Seller's existing policies of insurance relating to the Property, and Purchaser acknowledges and agrees that none of Seller's insurance policies (or any proceeds payable thereunder) will be assigned to Purchaser at the Closing, and Purchaser shall be solely obligated to obtain any and all insurance that they deem necessary or desirable. The provisions of this Section 9 shall survive the Closing.

10. Closing. The purchase and sale contemplated herein shall close on or before one hundred twenty (120) days after the Effective Date (the "Closing") or on such other specific date and time mutually agreed to by the parties. As used herein, the term "Closing" means the date and time that the Deed is recorded in the Cordova Recording District, Third Judicial District, State of Alaska. The Closing shall occur at the offices of the Title Company as set forth in Section 19(m), or such other place as may be agreed by the parties.

11. Closing Costs. Purchaser shall pay the fee for recording the Deed, the premium for the Title Policy, and for all fees and costs Seller incurred to third parties in any way relating to the purchase and sale transaction involving the Property, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees, and any other fees or costs required by the Cordova Municipal Code Section 7.40.100 (collectively, the "Closing Costs"). Purchaser shall bear the expense of Purchaser's own counsel. Unless otherwise specified herein, if the sale of the Property contemplated hereunder does not occur because of a default on the part of Purchaser, all escrow cancellation and title fees shall be paid by Purchaser; if the sale of the Property does not occur because of a default on the part of Seller, all escrow cancellation and title fees shall be paid by Seller.

12. Risk of Loss. If prior to the Closing, any portion of the Property is subject to a taking, or eminent domain proceedings are commenced, by public authority (other than Seller) against all or any portion of the Property, Purchaser shall have the right, exercisable by giving notice to Seller within ten (10) business days after receiving written notice of such taking (but in any event prior to the Closing), either (i) to terminate this Agreement, in which case neither party shall have any further rights or obligations hereunder (except as may be expressly provided to the contrary elsewhere in this Agreement), and any money (including, without limitation, the Initial Deposit but without any interest accrued thereon) or documents in escrow shall be returned to the party depositing the same, and Purchaser and Seller each shall be responsible for one-half of any title or escrow cancellation fee, or (ii) to accept the Property in its then condition, without any abatement or reduction in the Purchase Price, and receive an assignment of all of Seller's rights to any condemnation award payable by reason of such taking. Purchaser's failure to elect timely shall be deemed an election of (ii). If Purchaser elects to proceed under clause (ii) above, Seller shall not compromise, settle or adjust any claims to such award without Purchaser's prior written consent. As used in this Section 12, "taking" shall mean any transfer of the Property or any portion thereof to a governmental entity (other than Seller) or other party with appropriate authority, by exercise of the power of eminent domain.

13. Default.

(a) No party shall be deemed to be in default hereunder unless such party fails to cure an alleged default within ten (10) days after receipt from the other party of written notice thereof; provided, however, that (i) if such alleged default is not susceptible of being cured within said ten (10)-day period, such party shall not

be deemed in default hereunder so long as such party commences to cure the alleged default within said ten (10)-day period and diligently prosecutes the same to completion within thirty (30) days; and (ii) no notice shall be required or cure period permitted in the event the alleged default is a failure to close the transaction contemplated hereby at the Closing.

(b) In the event of a default by Seller hereunder, Purchaser's remedies shall be limited to (i) terminating this Agreement by written notice to Seller, in which event the Initial Deposit shall be returned to Purchaser and neither party shall have any further rights, obligations, or liabilities hereunder, or (ii) enforcing Seller's obligations hereunder by a suit for specific performance, in which event Purchaser shall be entitled to such injunctive relief as may be necessary to prevent Seller's disposition of the Property pending final judgment in such suit. Purchaser hereby waives all claims to recover damages as a result of any alleged breach by Seller.

(c) In the event of a default by Purchaser hereunder, Seller shall be entitled, to terminate this Agreement by written notice to Purchaser, in which event, the Deposit shall be retained by Seller to pay the costs and expense incurred by the City in connection with the transactions contemplated by this Agreement in accordance with Cordova Municipal Code Section 7.40.100; thereafter, neither party shall have any further rights, obligations, or liabilities hereunder.

14. Escrow.

(a) Instructions. Within five (5) business days after execution of this Agreement, Seller shall deposit a copy of this Agreement executed by both Purchaser and Seller with Title Company. This Agreement, together with such further instructions, if any, as the parties shall provide to Title Company by written agreement, shall constitute the escrow instructions. If any requirements relating to the duties or obligations of Title Company hereunder are not acceptable to Title Company, or if Title Company requires additional instructions, the parties hereto agree to make such deletions, substitutions and additions hereto as Seller and Purchaser shall mutually approve, which additional instructions shall not substantially alter the terms of this Agreement unless otherwise expressly agreed to by Seller and Purchaser.

(b) Deposits into Escrow. Seller shall make its deliveries into escrow in accordance with Section 7. Purchaser shall make their deliveries into escrow in accordance with Section 8. Title Company is hereby authorized to close the escrow only if and when: (i) Title Company has received all items to be delivered by Seller and Purchaser pursuant to Sections 7 and 8; and (ii) Title Company can and will issue the Title Policy concurrently with the Closing.

(c) Close of Escrow. Provided that Title Company shall not have received written notice in a timely manner from Purchaser or Seller of the failure of any condition to the Closing or of the termination of the escrow, and if and when Seller and Purchaser have deposited into escrow the matters required by this Agreement and Title Company can and will issue the Title Policy concurrently with the Closing, Title Company shall:

(1) Deliver to Seller the Purchase Price, including all Closing Costs, after satisfying the prorations and adjustments to be paid by Seller pursuant to Section 9, if any.

(2) Deliver to Purchaser the Deed by causing it to be recorded in the Official Records of the Cordova Recording District, Third Judicial District, State of Alaska and immediately upon recording delivering to Purchaser and Seller a conformed copy of the Deed.

(3) Deliver to Purchaser any funds deposited by Purchaser, and any interest earned thereon, in excess of the amount required to be paid by Purchaser hereunder, if any.

(4) Deliver the Title Policy issued by Title Company to Purchaser.

15. Indemnification.

(a) General Indemnification. Purchaser shall defend, indemnify, and hold the Seller and its authorized representatives, agents, officers, and employees harmless from and against any and all actions, suits, claims, demands, penalties, fines, judgments, liabilities, settlements, damages, or other costs or expenses (including, without limitation, attorneys' fees, court costs, litigation expenses, and consultant and expert fees)

resulting from, arising out of, or related in any way to the Property, the sale of the Property, or the contents of the Property, including claims relating to any personal property. The obligations in this Section shall survive closing.

(b) Environmental Release and Indemnification. The Seller makes no representation or warranty whatsoever, whether express, implied, or statutory, regarding the presence or absence of any Hazardous Material (as hereafter defined) on the Property. Purchaser releases the Seller and its authorized representatives, agents, officers, and employees from any and all actions, suits, claims, demands, penalties, fines, judgments, liabilities, settlements, damages, or other costs or expenses (including, without limitation, attorneys' fees, court costs, litigation expenses, and consultant and expert fees) that result from the presence, use, keeping, storage, or disposal of Hazardous Material in, on, or about the Property, or that arise out of or result from Purchaser's occupancy or use of the Property or the use or occupancy of the Property by Purchaser's employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees (other than the City), or authorized representatives. This release includes, without limitation, any and all costs incurred due to any investigation of the Property or any cleanup, removal, or restoration mandated by a federal, state, or local agency or political subdivision, or by law or regulation. Purchaser agrees that it shall be fully liable for all costs and expenses related to the use, storage, and disposal of Hazardous Material generated, kept, or brought on the Property, whether by Purchaser, his, her or its employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees, or authorized representatives, or any other party.

Purchaser shall defend, indemnify, and hold the Seller and its authorized representatives, agents, officers, and employees harmless from and against any and all claims, demands, penalties, fines, judgments, liabilities, settlements, damages, costs, or expenses (including, without limitation, attorneys' fees, court costs, litigation expenses, and consultant and expert fees) of whatever kind or nature, known or unknown, contingent or otherwise, arising in whole or in part from or in any way related to: (i) the presence, disposal, release, or threatened release of any such Hazardous Material on or from the Property, soil, water, ground water, vegetation, buildings, personal property, persons, animals, or otherwise; (ii) any personal injury or property damage arising out of or related to such Hazardous Material; (iii) any lawsuit brought or threatened, settlement reached, or government order relating to such Hazardous Material; and (iv) any violation of any laws applicable to such Hazardous Material.

As used in this Agreement, "Hazardous Material" means any substance which is toxic, ignitable, reactive, or corrosive or which is regulated by any federal, state, or local law or regulation, as now in force or as may be amended from time to time, relating to the protection of human health or the environment, as well as any judgments, orders, injunctions, awards, decrees, covenants, conditions, or other restrictions or standards relating to the same. "Hazardous Material" includes any and all material or substances that are defined as "hazardous waste," "extremely hazardous waste," or a "hazardous substance" under any law or regulation.

The obligations in this Section shall survive closing.

16. Development Plan and Right of Reentry.

(a) Site Development Plan; Reentry. In connection with its proposal to acquire the Property, Purchaser proposed and has agreed to limit use of the Premises solely to constructing and maintaining the project detailed in the site development plan (the "Site Development Plan"), which is attached hereto and incorporated herein as **Exhibit C**. The attached Site Development Plan has been approved by the Cordova City Council, and any proposed material change to the attached Site Development Plan by Purchaser requires written consent of both parties. This Agreement does not confer any approval from the Cordova Planning Commission regarding the Site Development Plan or substitute for any approval process required in Cordova Municipal Code. Rather it is Purchaser's responsibility to ensure the Site Development Plan complies with all City Code requirements and procedures and must still submit a plan for approval by the Planning Commission as required by Cordova Municipal Code 18.33.130, and any other applications required for the project (including, without limitation, variance applications, at Purchaser's sole cost and expense.

(b) Right of Reentry. Purchaser agrees that it must substantially complete construction of the project set forth in the Site Development Plan attached as **Exhibit C** by a date that is five (5) years after the Effective Date of this Agreement. As used in this Agreement, the term “substantially complete” shall mean the stage of construction when (i) the building(s), whose footprint is outlined in the Site Development Plan, including its structure, façade, windows, roof, heating, and lighting, are sufficiently complete so that Purchaser can occupy and use the building and install or cause the installation of all equipment required for the contemplated use thereof, and (ii) Purchaser has provided to the City certificates of inspection from certified inspectors showing that the following inspections have been performed and that construction meets the codes adopted by the City in Cordova Municipal Code Title 16. The following inspections are the minimum required: any and all inspections that are required for financing construction of the improvements provided for in the site development plan. These inspections shall be provided to the City within five (5) days of providing them to the entity financing the build. Certificates of inspections and the listed or required corrections in the case of a failed inspection, shall be provided to the City within five (5) days of receiving each inspection certificate or correction list. If Purchaser fails to substantially complete the construction of the project set forth in the Site Development Plan by **November 1, 2030**, Seller shall have the right, at its sole option and discretion, to reenter and regain ownership, title and possession of the Property (the “Right of Reentry”), without any obligation to pay therefore or for any improvements made thereto (the “Reentry Date”), and provided further that Seller complies with the requirements applicable to it as set forth in Section 16(c).

(c) Exercise of Right of Reentry. To exercise its Right of Reentry, Seller shall deliver to Purchaser (or its permitted successor, assigns, or transferees) a written notice providing Purchaser thirty (30) additional days (the “Reentry Notice Period”) to substantially complete construction of the project (the “Reentry Notice”), which notice shall be delivered to Purchaser no later than one hundred twenty (120) days after the Reentry Date. If Purchaser fails to comply with Seller’s Reentry Notice and substantially complete construction of the project within the Reentry Notice Period, then title to the Property shall revert to the Seller and Purchaser agrees to execute and deliver to Seller, within ten (10) days after the expiration of the Reentry Notice Period, a quitclaim deed and any other documents reasonably requested by Seller to convey record title to the Property to Seller. Purchaser agrees to take all reasonable steps to ensure Seller acquires marketable title to the Property, including, without limitation, satisfying any lien, mortgage or similar debt obligation which encumbers the Property at Purchaser’s sole cost and expense. Seller shall have the right to enforce its Right of Reentry in this Agreement by instituting a legal action for specific performance and/or to quiet title in Seller, and Seller shall be entitled to recover from Purchaser (or its permitted successor, assigns, or transferees) actual reasonable attorney’s fees and court costs (including expert fees) incurred in connection with such action.

(d) Termination of Right of Reentry. Seller’s Right of Reentry shall terminate and be no further force or effect the in the event that (i) Purchaser (or its permitted successor, assigns, or transferees) substantially completes the redevelopment of the Property as provided herein; or (ii) Seller fails to serve a Reentry Notice within one hundred twenty (120) days after the Reentry Date. In the event Seller’s Right of Reentry terminates as provided in the immediately preceding sentence, Seller agrees to execute and deliver any documents, in recordable form, reasonably requested by Purchaser to evidence the termination of Seller’s Right of Reentry, which may be recorded by Purchaser at its sole cost and expense.

(e) Purchaser Acknowledgement. Purchaser acknowledges and agrees that the Right of Reentry granted by this Section of the Agreement is a reasonable restriction on alienation of the Property, which is given as security for performance of post-closing obligations required by this Agreement, is material consideration for the Agreement, and that the obligations in Section 16 of the Agreement shall survive Closing and shall not merge into the Deed or other instruments delivered at Closing.

17. Right of First Refusal. Purchaser covenants and agrees to acquire the Property subject to Seller’s right of first refusal, as provided in this Section. Purchaser further covenants and agrees that Purchaser shall not sell, transfer, convey, or dispose, or attempt to sell, transfer, convey, or dispose, of the Property in

violation of Seller's right of first refusal, and that any sale, transfer, conveyance, or other disposal of property which violates Seller's right of first refusal shall be void. The Deed to be delivered by Seller pursuant to the terms of this Agreement shall provide notice of Seller's right of first refusal, in substantially the form annexed hereto as **Exhibit B**. Purchaser covenants and agreements provided in this Section shall survive Closing. The terms of Seller's right of first refusal are as follows:

(a) Right of First Refusal. Seller shall have a right of first refusal subject to the same conditions provided in this Agreement. Any sale, conveyance, transfer, or other disposition made in violation of Seller's right of first refusal shall be void and unenforceable.

(b) Exercise of Right of First Refusal.

(i) Purchaser may accept an offer for the sale, conveyance, transfer, or other disposition of the Property only if the offer is made subject to the Seller's right of first refusal herein. Immediately upon acceptance of an offer for the sale, transfer, conveyance, or other disposition from a third party (the "Purchase Offer"), Purchaser shall present a copy of the Purchase Offer and acceptance to Seller by written notice, by certified mail or overnight delivery, to the address set forth above, or at such other address designated by Seller in writing. Seller will then have sixty (60) days from receipt of the Purchase Offer (the "ROFR Period") to either agree to purchase the Property on the same terms and conditions set forth in the Purchase Offer, or decline to exercise its right of first refusal to Purchaser at the address set forth above no later than sixty (60) days after being presented with a copy of the Purchase Offer. If Seller agrees to accept the Purchase Offer within the ROFR Period, the property shall be conveyed to the Seller in accordance with the terms of the Purchase Offer.

(ii) If after execution of the Purchase Offer, the Purchaser and third-party amend the Purchase Offer, the Purchaser shall present a copy of the Purchase Offer as amended ("Amended Purchase Offer") to Seller in accordance with Section 17(b)(i) above, and Seller will then have ten (10) days from receipt of the Amended Purchase Offer ("Amendment Period") to either agree to purchase the Property on the same terms and conditions set forth in the Amended Purchase Offer, or decline to exercise its right of first refusal no later than ten (10) days after being presented with a copy of the Amended Purchase Offer. If Seller agrees to accept the Amended Purchase Offer, within the Amendment Period, the Property shall be conveyed to the Seller in accordance with the terms of the Amended Purchase Offer.

(c) Sale or Disposal by Grantees. If Seller does not timely exercise its right of first refusal or declines to exercise its right of first refusal, Purchaser may then sell or otherwise dispose of the Property to the third party on the same terms and conditions set forth in the Purchase Offer.

If the sale or other disposition is completed on the same terms and conditions set forth in the Purchase Offer or Amended Purchase Offer, if applicable, then any interest of the Seller in and to the Property shall cease and be of no further force and effect. If the sale or other disposition is not completed on the terms and conditions in the Purchase Offer or Amended Purchase Offer, if applicable, then Seller will continue to have its exclusive right of first refusal under the procedures outlined above, before Purchaser may convey or transfer its interest in the property to a third party.

(d) Waiver. If Seller does not timely exercise its right of first refusal, or if Seller declines to exercise its rights in response to a particular Purchase Offer or Amended Purchase Offer, if applicable, and provides Purchaser with written notice of its decision to decline, then Seller's City Manager shall, upon written request from Purchaser, and within ten (10) days of receiving the written request, deliver to Purchaser a document, in recordable form, attesting to Seller's waiver and relinquishment of its right of first refusal and right to purchase regarding the specific Purchase Offer or Amended Purchase Offer, if applicable, (the "Waiver Document"). The Waiver Document shall identify the date the Purchase Offer or Amended Purchase Offer, if applicable, was made, and shall be held by Purchaser in escrow, and not recorded, until after the closing on the Purchase Offer or Amended Purchase Offer, if applicable. If the sale or other disposition is not completed on the same terms and conditions set forth in the Purchase Offer or Amended Purchase Offer, if applicable, then Purchaser shall return the Waiver Document to the Seller. Purchaser agrees to pay all costs and expenses, including reasonable attorney's fees, incurred by Seller in preparing and recording the Waiver Document. Seller's

relinquishment or forfeiture of its right to first refusal and right of purchase regarding one Purchase Offer or Amended Purchase Offer, if applicable, in no way waives or terminates its right to first refusal and right of first purchase regarding any subsequent Purchase Offer.

18. Additional Agreements Regarding Sewer Improvements. The City requires a twenty (20) foot wide easement over and along the Property (the “Sewer Easement Area”), as certain City owned sewer and/or utility improvements are situated on the Property (the “Sewer Improvement”). The approximate location of the Sewer Easement Area is shown on Exhibit C, and the Survey attached as Exhibit D. Purchaser shall enter into a sanitary sewer easement agreement in the form prescribe by the City (the “Easement Agreement”) at Closing, which will be recorded in connection with Closing. The costs of preparing and recording the Easement Agreement shall be paid by Purchaser.

19. General Provisions.

(a) Each individual executing this Agreement hereby represents and warrants that he or she has the capacity set forth on the signature pages hereof with full power and authority to bind the party on whose behalf he or she is executing this Agreement to the terms hereof.

(b) Time is of the essence in the performance of and compliance with each of the provisions and conditions of this Agreement. In the computation of any period of time provided for in this Agreement or by law, the day of the act or event from which such period of time runs shall be excluded, and the last day of such period shall be included, unless it is a Saturday, Sunday or legal holiday, in which case the period shall be deemed to run until the end of the next business day.

(c) Seller represents and warrants to Purchaser, and Purchaser represents and warrants to Seller, that there is no broker, finder, or other intermediary of any kind with whom such party has dealt in connection with the transaction contemplated hereby, and each party agrees to indemnify, defend, and hold harmless the other from any claim made by any broker or agent alleging entitlement to any fee or commission as a result of having dealt with the indemnifying party.

(d) This Agreement, including all exhibits attached hereto, constitutes the entire agreement and understanding of the parties with respect to the subject matter hereof, and there are no other prior or contemporaneous written or oral agreements, undertakings, promises, warranties, or covenants with respect thereto not contained herein.

(e) This Agreement may be amended or modified only by a written instrument executed by all of the parties hereto.

(f) No waiver of any condition or provision of this Agreement by any party shall be valid unless in writing signed by such party. No such waiver shall be deemed or construed as a waiver of any other or similar provision or of any future event, act, or default.

(g) If any provision of this Agreement is deemed unenforceable in whole or part, such provision shall be limited to the extent necessary to render the same valid or shall be deemed excised from this Agreement and replaced by a valid provision as close in meaning and intent as the excised provision, as circumstances require, and this Agreement shall be construed as if said provision had been incorporated herein as so limited or as so replaced, as the case may be.

(h) Headings of articles and sections herein are for convenience of reference only and shall not be construed as part of this Agreement.

(i) This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and permitted assigns.

(j) This Agreement shall be governed by and construed in accordance with the laws of the State of Alaska.

(k) This Agreement may be executed in multiple counterparts, each of which shall be deemed an original but all of which, taken together, shall constitute a single instrument.

(l) In no event shall this Agreement be construed more strongly against any one person solely because such person or its representative acted as draftsman hereof, it being acknowledged by the parties hereto

that both have been represented by competent legal counsel, that this Agreement has been subject to substantial negotiation, and that all parties have contributed substantially to the preparation of this Agreement.

(m) Any notice, request, demand, instruction or other document to be given or served hereunder or under any document or instrument executed pursuant hereto shall be in writing and shall be sent by United States registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

Seller: City of Cordova
Attn: City Manager
P. O. Box 1210
Cordova, Alaska 99574

With copy to: Michael Schwarz, Esq. and Haley Wehrheim, Esq.
Birch Horton Bittner & Cherot
510 L Street, Suite 700
Anchorage, Alaska 99501

Purchaser: Diana Riedel and Kiley Burton
P.O. Box 6
Cordova, Alaska 99574

Title Company: Fidelity Title Agency of Alaska, LLC
3150 C Street, Suite 220
Anchorage, Alaska 99503

Any party may change its address for notice by written notice given to the other in the manner provided in this Section. Any such communication, notice or demand shall be deemed to have been duly given or served on the date three (3) days after being placed in the U.S. Mail.

(n) The parties agree to execute such instructions to Title Company and such other instruments and to do such further acts as may be reasonably necessary to carry out the provisions of this Agreement on terms mutually acceptable to Purchaser and Seller.

(o) Notwithstanding anything to the contrary contained herein, this Agreement shall not be deemed or construed to make the parties hereto partners or joint ventures, or to render either party liable for any of the debts or obligations of the other, it being the intention of the parties to merely create the relationship of Seller and Purchaser with respect to the Property to be conveyed as contemplated hereby.

[Signatures on following pages.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

SELLER: CITY OF CORDOVA

By: _____
Samantha Greenwood, City Manager

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Samantha Greenwood, City Manager of the CITY OF CORDOVA, an Alaska municipal corporation, on behalf of the City.

Notary Public in and for Alaska
My commission expires: _____

PURCHASERS:

By: _____
Diana Riedel

By: _____
Kiley Burton

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____ 2025, by Diana Riedel.

Notary Public in and for Alaska
My commission expires: _____

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____ 2025, by Kiley Burton.

Notary Public in and for Alaska
My commission expires: _____

Description of the Property

Legal Description:

Plat Image



Location Map

LOCATION MAP



EXHIBIT B

Quitclaim Deed with Right of Reentry and Right of First Refusal

THIRD JUDICIAL DISTRICT CORDOVA RECORDING DISTRICT

Recording requested by and
after recording, return to:

Diana Riedel and Kiley Burton
P.O. Box 6
Cordova, Alaska 99574

QUITCLAIM DEED

The CITY OF CORDOVA, an Alaska municipal corporation, whose address is P. O. Box 1210, Cordova, Alaska 99574 (“Grantor”), for good and valuable consideration in hand paid, the adequacy and sufficiency of which is hereby acknowledged, conveys and quitclaims to Diana Riedel and Kiley Burton (“Grantee”), whose address is P.O. Box 6, Cordova, Alaska 99574, all interest which Grantor has, if any, in the following described real property (the “Property”):

That remaining portion of Tract A, EYAK ADDITION TO THE TOWNSITE OF CORDOVA, ALASKA, being within U.S. Survey No. 3345 A & B, according to the Plat Book 1 at Page 16, in the record of the Cordova Recording District, Third Judicial District, State of Alaska; EXCEPTING THEREFROM All of Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10; also appears of record as Lot 4A, Block 3, U.S. Survey 3345 A & B, Cordova-Eyak Addition Townsite.

Subject to reservations, exceptions, easements, covenants, conditions, and restrictions of record, if any.

This grant is further made subject to the following:

1. **Right of Reentry**

(a) **Site Development Plan; Reentry.** In connection with its proposal to acquire the Property, Grantee proposed and has agreed to limit use of the Premises solely to constructing and maintaining the project detailed in the site development plan (the “Site Development Plan”), which is attached hereto and incorporated and attached to a certain purchase and sale agreement between Grantor and Grantee, dated **November __, 2025** (the “Purchase Agreement”). Grantee agrees that it must substantially complete construction of the project set forth in the Site Development Plan by a date that is **five (5) years** after **November __, 2025**. As used in this Deed, the term “substantially complete” shall mean the stage of construction when (1) the building(s), whose footprint is outlined in the Site Development Plan, including its structure, façade, windows, roof, heating, and lighting, are sufficiently complete so that Grantee can occupy and use the building and install or cause the installation of all equipment required for the contemplated use thereof, and (2) the Grantee has provided to the City certificates of inspection from certified inspectors showing that the following inspections have been performed and that construction meets the codes adopted by the City in Cordova Municipal Code Title 16, including, without limitation, any and all inspections that are required for financing construction of the improvements provided for in the site development plan. Such inspections shall be provided to the City within five (5) days of providing them to any entity financing the construction. Certificates of inspections and the

listed or required corrections in the case of a failed inspection, shall be provided to City within five (5) days of receiving each inspection certificate or correction list. If Grantee fails to substantially complete the construction of the project set forth in the Site Development Plan by **November , 2030** (the "Reentry Date"), Grantor shall have the right, at its sole option and discretion, to reenter and regain ownership, title and possession of the Property (the "Right of Reentry"), without any obligation to pay therefore or for any improvements made thereto, and provided further that Grantor complies with the requirements applicable to it as set forth in Section 1(b).

(b) **Exercise of Right of Reentry.** To exercise its Right of Reentry, Grantor shall deliver to Grantee (or its permitted successor, assigns, or transferees) a written notice providing Grantee thirty (30) additional days (the "Reentry Notice Period") to substantially complete construction of the project (the "Reentry Notice"), which notice shall be delivered to Grantee no later than one hundred twenty (120) days after the Reentry Date. If Grantee fails to comply with Grantor's Reentry Notice and substantially complete construction of the project within the Reentry Notice Period, then title to the Property shall revert to the Grantor and Grantee agrees to execute and deliver to Grantor, within ten (10) days after the expiration of the Reentry Notice Period, a quitclaim deed and any other documents reasonably requested by Grantor to convey record title to the Property to Grantor. Grantee agrees to take all reasonable steps to ensure Grantor acquires marketable title to the Property, including, without limitation, satisfying any lien, mortgage or similar debt obligation which encumbers the Property, at Grantee's sole cost and expense. Grantor shall have the right to enforce its Right of Reentry in this Deed by instituting a legal action for specific performance and/or to quiet title, and Grantor shall be entitled to recover from Grantee (or its permitted successor, assigns, or transferees) actual reasonable attorney's fees and court costs (including expert fees) incurred in connection with such action.

(c) **Termination of Right of Reentry.** Grantor's Right of Reentry shall terminate and be of no further force or effect in the event that (i) Grantee (or its permitted successor, assigns, or transferees) substantially completes the redevelopment of the Property as provided herein; or (ii) Grantor fails to serve a Reentry Notice within one hundred twenty (120) days after the Reentry Date. In the event Grantor's Right of Reentry terminates as provided in the immediately preceding sentence, Grantor agrees to execute and deliver any documents, in recordable form, reasonably requested by Grantee to evidence the termination of Grantor's Right of Reentry, which may be recorded by Grantee at its sole cost and expense.

(d) **Grantee Acknowledgement.** By signing below, Grantee acknowledges and agrees that the Right of Reentry granted by Section 1 of this Deed is a reasonable restriction on alienation of the Property, which is given as security for performance of post-closing obligations of Grantee under the Purchase Agreement.

2. **Right of First Refusal.** Grantor shall have a right of first refusal and right to purchase the Property, subject to the same conditions provided herein. Any sale, conveyance, transfer, or other disposition made in violation of Grantor's right of first refusal shall be void and unenforceable.

(a) **Exercise of Right of First Refusal.**

i. Grantee may accept an offer for the sale, conveyance, transfer, or other disposition of the Property only if the offer is made subject to the Grantor's right of first refusal herein. Immediately upon acceptance of an offer for the sale, transfer, conveyance, or other disposition from a third party (the "Purchase Offer"), Grantee shall present a copy of the Purchase Offer and acceptance to Grantor by written notice, by certified mail or overnight delivery, to the address set forth above, or at such other address designated by Grantor in writing. Grantor will then have sixty (60) days from receipt of the Purchase Offer (the "ROFR Period") to either agree to purchase the Property on the same terms and conditions set forth in the Purchase Offer, or decline to exercise its right of first refusal to Grantee at the address set forth above no later than sixty (60) days after being presented with a copy of the Purchase Offer. If Grantor agrees to accept the Purchase Offer within the ROFR Period, the Property shall be conveyed to the Grantor in accordance with the terms of the Purchase Offer.

ii. If after execution of the Purchase Offer, the Grantee and third-party amend the Purchase Offer, the Grantee shall present a copy of the Purchase Offer as amended ("Amended Purchase Offer") to Grantor in accordance with Section 2(a)(i) above, and Grantor will then have ten (10) days from receipt of the Amended Purchase Offer ("Amendment Period") to either agree to purchase the Property on the same terms and conditions set forth in the Amended Purchase Offer, or decline to exercise its right of first refusal no later than ten (10) days after being presented with a copy of the Amended Purchase Offer. If Grantor agrees to accept the Amended Purchase Offer, within the Amendment Period, the Property shall be conveyed to the Grantor in accordance with the terms of the Amended Purchase Offer.

(b) **Sale or Disposal by Grantees.** If Grantor does not timely exercise its right of first refusal or declines to exercise its right of first refusal, Grantee may then sell or otherwise dispose of the Property to the third party on the same terms and conditions set forth in the Purchase Offer. If the sale or other disposition is completed on the same terms and conditions set forth in the Purchase Offer or Amended Purchase Offer, if applicable, then any interest of the Grantor in and to the Property shall cease and be of no further force and effect. If the sale or other disposition is not completed on the terms and conditions in the Purchase Offer, or Amended Purchase Offer, if applicable, then Grantor will continue to have its exclusive right of first refusal under the procedures outlined above, before Grantee may convey or transfer its interest in the Property to a third party.

(c) **Waiver.** If Grantor does not timely exercise its right of first refusal, or if Grantor declines to exercise its rights in response to a particular Purchase Offer or Amended Purchase Offer, if applicable, and provides Grantee with written notice of its decision to decline, then Grantor's City Manager shall, upon written request from Grantee, and within ten (10) days of receiving the written request, deliver to Grantee a document, in recordable form, attesting to Grantor's waiver and relinquishment of its right of first refusal regarding the specific Purchase Offer or Amended Purchase Offer, if applicable, (the "Waiver Document"). The Waiver Document shall identify the date the Purchase Offer or Amended Purchase Offer, if applicable, was made, and shall be held by Grantee in escrow, and not recorded, until after the closing on the Purchase Offer or Amended Purchase Offer, if applicable. If the sale or other disposition is not completed on the same terms and conditions set forth in the Purchase Offer or Amended Purchase Offer, if applicable, then Grantee shall return the Waiver Document to the Grantor. Grantee agrees to pay all costs and expenses, including reasonable attorney's fees, incurred by Grantor in preparing and recording the Waiver Document. Grantor's relinquishment or forfeiture of its right of first refusal regarding one Purchase Offer or Amended Purchase Offer, if applicable, in no way waives or terminates its right to first refusal regarding any subsequent Purchase Offer.

DATED this ___ day of _____, 2025.

GRANTOR:

CITY OF CORDOVA

Samantha Greenwood, City Manager

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ___ day of _____, 2025, by Samantha Greenwood, City Manager of the City of Cordova, an Alaska municipal corporation, on behalf of the City.

Notary Public in and for Alaska

My commission expires:_____

GRANTEE:

Diana Riedel

Kiley Burton

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025,
by Diana Riedel, known to me to be the individuals who executed the instrument for the uses and purposes set
forth therein.

Notary Public in and for Alaska
My commission expires:_____

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025,
by Kiley Burton, known to me to be the individuals who executed the instrument for the uses and purposes set
forth therein.

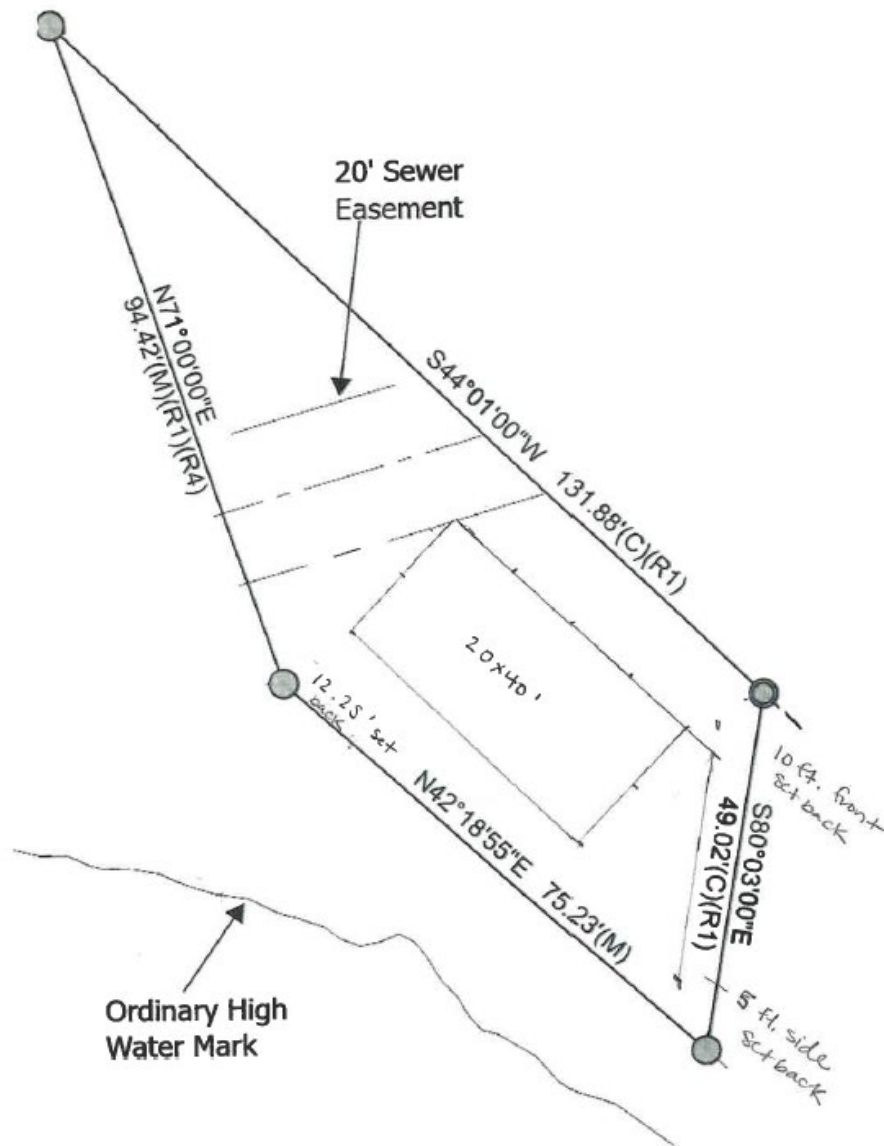
Notary Public in and for Alaska
My commission expires:_____

EXHIBIT C

Site Development Plan

Additional minimal required information:

1. Proposed development is to clear, stub in utilities, and fill this lot.
2. Ideally a 24x40 building would be built on this lot, but AS IS unless granted a back variance of an additional 4 feet a 20x40 structure is about the most that can fit with the setbacks. A two-story building would give you 1600 sq feet.
3. I provided my initial set of plans to the city with the application to open this property, but I am proposing a cash sale for a title transfer.
4. Clear the property and prep it for a single-family house that is much needed in this community.
5. Value of proposed improvement: \$40,000 in the first year to get it up to foundation standards.
6. One year to clear, stub in utilities and fill this lot.



Survey

2025-2



**Regular City Council Meeting
October 15, 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 October 15, 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**, **Aaron Hansen**, **Wendy Ranney**, and **Dave Zastrow**. Council members **Kasey Kinsman** and **Mike Mickelson** were present via zoom videoconference. Council member **Cathy Sherman** was 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

Robert Masolini of Hartney Bay spoke in support of the Chamber of commerce.

Ryan Schuetze of 200 First St. spoke against selling or leasing the T-Dock, he said it is vital for bigger boats with deeper drafts.

Chris Golatto of Railroad Row spoke representing Trident Seafoods. He said they have a great working relationship with Camtu's, but Trident and others are heavily dependent on the T-Dock, and he spoke against the City selling it.

Tania Harrison of 2203 Power Creek Rd. spoke against the City selling the T-Dock.

Clay Koplín of 100 Jensen Dr. spoke against cutting funding to the Chamber.

Collin Bronson of 110 Cabin Ridge Rd. spoke representing NVE in favor of approval of agenda item 14.

Stephen Phillips of 100 Gandil Dr. spoke representing the CVFD. He corrected his written report to say currently all four generators are online. He appreciated the difficult decisions Council had before them.

Tommy Sheridan of 610 Spruce spoke in support of funding the Chamber.

3. Chairpersons and Representatives of Boards and Commissions - none

G. Approval of Consent Calendar

4. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absences of Council members Hansen and Adams from the October 1, 2025, Regular Meeting.

5. Minutes: a. Minutes of the Council Regular Meeting of September 17, 2025

Vote on the Consent Calendar: 5 yeas, 0 nays, 2 absent. Ranney-yes; Mickelson-absent (arrived late at 7:30pm); Hansen-yes; Kinsman-yes; Sherman-absent; Adams-yes; and Zastrow-yes. Consent Calendar was approved.

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

6. Mayor's Report – **Mayor Smith** reported: 1) she will meet with the Fisheries Committee tomorrow, hopes to address shoulder seasons and maybe a meeting later this winter with processors aiming at finding out what we can do to encourage plants opening earlier, staying open later.

7. City Manager's Report - **Greenwood** reported: 1) clarified the motions that staff needs for land sales – the usual motion is putting out a request for “lease” or “purchase” – she wants Council to clarify each time if they are interested in seeing proposals for one or the other or for either; 2) **Samantha Hagerthy-Schneider** gave an update on the pool liner project.

8. City Clerk's Report - **Bourgeois** reported: 1) we are looking for applications for boards and commissions – those appointments will be made in December; 2) she asked Council to look at AML website, draft agenda for the conference in December – let her know if any are interested in attending.

9. Staff Quarterly reports: 3Q 2025: **a.** Human Resources Department, Director **Kayleen Johnson**; **b.** Cordova Police Department, Acting Chief, Sergeant **Cameron Hayden**; **c.** Cordova Harbor & Port, Harbormaster **Tony Schinella**; **d.** Cordova Chamber of Commerce, Executive Director **Cathy Renfeldt**; **e.** Cordova Volunteer Fire Department, Chief **Stephen Phillips**; **f.** Finance Department, Comptroller **Sheryl Glasen**; **g.** Parks & Recreation Department, Director **Samantha Hagerthy-Schneider**

K. Correspondence

10. City Council correspondence primer: **a.** 10-01-25 ADEC Notice of open comment period for administrative regulations; **b.** 10-01-25 Letter from State Assessor with Cordova's 2025 Full Value Determination; **c.** 10-02-25 Vice Mayor Kinsman letter to Board of Fish opposing ACRs; **d.** 10-09-25 ABC Board Notice of open comment period for administrative regulations; **e.** 10-09-25 Marijuana Control Board Notice of open comment period for administrative regs

L. Ordinances and Resolutions

11. Ordinance 1235 An ordinance of the Council of the City of Cordova, Alaska authorizing the transfer of \$385,501.60 from the General Reserve Fund (Permanent Fund) to the Refuse Enterprise Fund for the purchase of a 2026 Peterbilt 520 Dumpster Truck -1st reading

M/Ranney S/Zastrow to adopt Ordinance 1235 An ordinance of the Council of the City of Cordova, Alaska authorizing the transfer of \$385,501.60 from the General Reserve Fund (Permanent Fund) to the Refuse Enterprise Fund for the purchase of a 2026 Peterbilt 520 Dumpster Truck

Ranney said we need to get this started; the community needs this dumpster truck. **Zastrow** said we are grateful to our neighbors in Valdez as they sent over a truck for us to borrow for a few weeks, but we now need to take care of ourselves, and he supports a permanent fund loan and payback. Other Council members agreed, also they thanked Valdez, they supported the ordinance.

Vote on the motion: 6 yeas, 0 nays, 1 absent (Sherman). Motion was approved.

12. Resolution 10-25-26 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with BSI Equipment LLC, to purchase 2026 Peterbilt 520 Dumpster Truck

M/Ranney S/Adams to approve Resolution 10-25-26 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with BSI Equipment LLC, to purchase 2026 Peterbilt 520 Dumpster Truck

Ranney and **Adams** both spoke in support. Other Council members agreed.

Vote on the motion: 6 yeas, 0 nays, 1 absent. Sherman-absent; Kinsman-yes; Adams-yes; Zastrow-yes; Mickelson-yes; Hansen-yes; and Ranney-yes. Motion was approved.

M. Unfinished Business - none

N. New & Miscellaneous Business

13. Council action on disposal and method of disposal City T-Dock, located on a portion of ATS 220, a portion of Block 8, TDP, & a portion of Lot 1, Block 7A, TDP

M/Adams S/Zastrow to dispose of a portion of ATS 220, a portion of Block 8, Tidewater Development Park, & a portion of Lot 1, Block 7A, Tidewater Development Park approximately 17,352 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by: negotiating an agreement with the party who submitted the letter of interest to lease or purchase the property.

Adams said she made the motion to put the item on the table; she wants more discussion. **Zastrow** said he appreciates staff's memo, that Harbor Commission and Planning Commission have weighed in on this, super helpful. Staff has answered all the questions Council asked at the last meeting. He is inclined to act the same way he discussed last time; he is not prepared to sell this City public asset into private ownership. He appreciates Camtu's, he wants to help them expand operations, he thinks this is not the right place as there are too many conflicts with other users here. **Hansen** agreed with that, the City is not in a place to lose more land within the harbor – this is too much of a community asset. He wished the roadblocks that were put in place for them to expand in other locations could be torn down. **Adams** is also in favor of removing barriers for Camtu's or any other business that wants to grow and develop. **Kinsman** said this company has been trying for 3 years to expand, he wonders if the community really supports them or not because it seems like we keep standing in the way of their expansion. City Manager **Greenwood** clarified that the Breakwater Fill Lot is still in process – is out for proposals. **Ranney** said she agrees with **Kinsman** she'd be in favor of putting this out for proposals for a lease only – we are on the third try for them to expand – they have made it clear that they'd work with other entities on use of the space.

M/Ranney S/Kinsman to amend the motion by changing the method of disposal to request sealed proposals to lease the property.

Vote on the motion to amend: 6 yeas, 0 nays, 1 absent. Zastrow-yes; Adams-yes; Kinsman-yes; Ranney-yes; Sherman-absent; Hansen-yes; and Mickelson-yes. Amendment was approved.

Zastrow and **Ranney** asked questions about other users of the T-Dock – Harbormaster **Schinella** answered that the Harbor has a dock use agreement that goes from May 1 to Oct 1 – it is per foot of dock space being used, with 60 Degrees North Seafoods. Each time they use the dock they are charged. **Zastrow** struggles with this because we should know what we are prepared to accept and not accept, instead of making proposers go through a process of preparing their proposals.

Vote on the main motion as amended: 6 yeas, 0 nays, 1 absent. Hansen-yes; Adams-yes; Zastrow-yes; Mickelson-yes; Kinsman-yes; Ranney-yes; and Sherman-absent. Motion was approved.

14. Council action on disposal and method of disposal for a portion of ASLS 79-263

M/Zastrow S/Ranney that ASLS 79-263 be redesignated on the land disposal maps from “Unavailable” to “Available Requires Subdivision” and to dispose of a portion of approximately two (2) acres of ASLS 79-263 as outlined in Cordova Municipal Code 7.40.060 B by negotiating an agreement with the party who submitted a letter of interest to lease or purchase the property.

Zastrow said we have discussed this already – it is needed by the NVE in their construction of the Shepard Point Road – this will give them the ability to connect the road to the rest of the City road system. **Ranney** agreed and said she'd like to see this done. **Adams** asked what the pricing would be – staff replied – it would be sold at fair market value. **Kinsman** said he supports this – it is a very specific piece of property that warrants the direct negotiation method.

Vote on the motion: 6 yeas, 0 nays, 1 absent. Ranney-yes; Hansen-yes; Kinsman-yes; Adams-yes; Sherman-absent; Mickelson-yes, and Zastrow-yes. Motion was approved.

15. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – Kinsman asked to add an item to PA – work on an MOU with Chamber of Commerce regarding funding them in the future as a percentage of the public accommodations tax.

O. Audience Participation

Ryan Schuetze of 200 First St. said we all appreciate what Camtu's does, a great asset to the city, everyone wants to see them succeed. He thinks Council might want to revisit the first 2 attempts they made because the T-Dock is crucial for the larger boats, and we don't want to see those boats leave Cordova.

Robert Bernard of 930 Lake Avenue said the budget cut to Ski Hill will make it, so the youth of the community suffer. As far as the T-Dock – he does not think there is room there for all users.

Jasmine Becker of 509 Fifth Street spoke as a member of the CVFD and said there are equipment maintenance challenges with the budget shortfalls. A lot of the equipment and apparatuses are beyond the NFPA service life which makes it unsafe for the volunteers.

P. Council Comments

Adams thanked staff for the quarterly reports.

Ranney said she appreciates the debate over the T-Dock issue – glad to get public input on that as well.

Kinsman thanked the Police Department and the Fire Department and EMS Team – appreciates keeping the community safe.

Hansen thanked staff for the reports tonight. He appreciates the community input.

Mickelson said he is in Kodiak at UFA meetings – good news today, Commissioner sounds like it is less likely that there will be more restrictions for the gillnet fleet based on king escapement data. He thanked staff for all the material in the packet – it is nice to see concerned citizens out to give input tonight. As far as Camtu's – they have brought a lot to this community – he thinks there is a way to support them and also ensure the fleet gets what they need – he thinks there is a way to do both.

Zastrow echoes all the thanks to staff. He said he is hopeful they can find a solution for Camtu's – maybe a previous plan is still viable, and they can explore that again.

Q. Executive Session - none

R. Adjournment

Hearing no objection **Vice Mayor Kinsman** adjourned the meeting at 8:34 pm.

Approved: December 3, 2025

Attest: _____
Susan Bourgeois, City Clerk

**City Council Public Hearing
November 19, 2025 @ 6:45 pm
Cordova Center Community Rooms
Minutes**

A. Call to order

Mayor Kristin Smith called the Council public hearing to order at 6:52 pm on November 19, 2025, in the Cordova Center Community Rooms.

B. Roll call

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

C. Public hearing

1. Ordinance 1236 An ordinance of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a purchase and sale agreement with Cordova Electric Cooperative Inc., for an approximately 2.14-acre portion of ATS 220

Mayor Smith opened the hearing for public testimony on Ordinance 1236 at 6:52pm.

The public hearing was recessed at 6:53pm until there was someone who wanted to give public testimony present. Council came back into the Public Hearing at 7:00pm and there was no one interested in giving public testimony present.

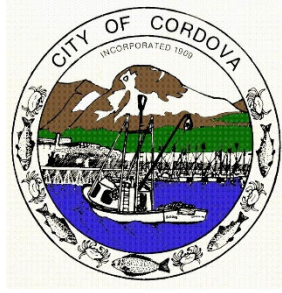
D. Adjournment

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

Approved: December 3, 2025

Attest: _____

Susan Bourgeois, CMC, City Clerk



AGENDA ITEM # 7a
City Council Regular Meeting Date: 12/03/2025
CITY COUNCIL COMMUNICATION FORM

FROM: Kevin Johnson, Public Works Director
DATE: Wednesday December 03, 2025
ITEM: Land Disposal – Method of Disposal Clarification
NEXT STEP: Provide Needed Clarification to Staff for Land Disposals

☒ INFORMATION	☐ RESOLUTION
☐ MOTION	☐ ORDINANCE

I. REQUEST OR ISSUE: Staff requests that the City Council provide clarification on the method of disposal they are willing to consider as part of the current set of Request for Proposals that staff is drafting.

II. RECOMMENDED ACTION / NEXT STEP: Review the memo, discuss during City Managers report, and provide direction to staff.

III. FISCAL IMPACTS: Depending on the method of disposal that is chosen, the city would receive rent payments in the form of a “lease”. With a “purchase and sale agreement” the City receives the full purchase price at the closing. With a “lease with option to purchase” the City receives monthly rent payments until the tenant exercises their option to purchase. At that time, they pay the purchase price minus rent payments received.

IV. BACKGROUND INFORMATION: The land disposal process requires the City Council to determine if they will dispose of a piece of property through “lease” or “purchase”. However additional clarification is needed as these options have different implications regarding how the City can ensure that development occurs and the different ways we are able to take the property back if development does not occur.

By “leasing” the property, the City enters into a landlord / tenant style relationship. A standard lease is drafted, with a fixed term that the tenant can stay in the space. This sometimes does or does not include renewal terms once the initial term of the lease ends. At the end of the lease, the tenant vacates the property, and the city leases it to the next interested party. In this scenario the city retains legal ownership of the property.

By directing the disposal to be a “purchase”, Council is determining that the land should be sold and the deed to the land be transferred to the interested party. This method of disposal has typically taken the form of either a “purchase and sale agreement” or a “lease with option to purchase”.

A “lease with option to purchase” functions like a typical lease in the sense that it is a landlord / tenant style relationship. It differs from a typical lease as the intention of the tenant is to eventually exercise their “option to purchase” and buy the land outright. To do this, we include a “substantial completion” clause within the lease. This requires the tenant to substantially complete the development project that they proposed (building a house, a warehouse, etc.) within a certain timeline (typically 5 years) before they are allowed to buy the property and have the deed transferred to them. Lease payments are credited towards the purchase price. In this scenario, the City retains legal ownership of the property until after the development project is completed.

A “purchase and sale agreement” is selling the land and transferring the deed prior to any work being completed. The City includes a “substantial completion” clause within the deed that allows for us to take ownership of the property back if the development is not completed within the “substantial completion” timeframe. In this scenario, the City relinquishes legal ownership of the property prior to the development project being completed.

Each of these “purchase” options have pros and cons, some of them are as follows:

“lease with option to purchase”

Pros:

- City retains ownership of property until development is completed
- Landlord / tenant style relationship allows greater oversight of the property and early intervention
- Legal processes to take property back can be avoided in case of failure to complete development

Cons:

- Additional administrative work tracking and monitoring leases
- Payments coming in over time instead of all at once

“purchase and sale agreement”

Pros:

- Full sale price received all at once

Cons:

- Requires court action to take the property back if development not completed

City Council should consider the pros and cons of the two “purchase” options and give staff clear direction on which of the options they would consider approving when choosing to sell a property.

V. LEGAL ISSUES: With a “lease with option to purchase” style transaction, the city could take the property back if need be, without needing to go through any legal court process, if the tenant is willing to work together. With a “purchase and sale agreement” the City would be required to take the purchaser to court to get the property back if development is not completed.

VI. SUMMARY AND ALTERNATIVES: City Council should consider all of the disposal options carefully and give staff clear direction each time a land disposal decision is made.

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.

Chamber Budget Scenarios

From Cathy Renfeldt <executivedirector@cordovachamber.com>

Date Wed 2025-11-12 3:10 PM

To Debra Adams <CouncilSeatA@cityofcordova.net>; Cathy Sherman <councilseatb@cityofcordova.net>; Kasey Kinsman <councilseatc@cityofcordova.net>; Wendy Ranney <councilseatd@cityofcordova.net>; David Zastrow <councilseate@cityofcordova.net>; Aaron Hansen <councilseatf@cityofcordova.net>; Mike Mickelson <councilseatg@cityofcordova.net>

Cc Susan Bourgeois <cityclerk@cityofcordova.net>; Kristin Smith <mayor@cityofcordova.net>

 2 attachments (92 KB)

2026 Chamber Budget Scenarios.pdf; Chamber FY26 Budget Scenarios Summary.docx;

Hello,

Attached is a copy of the Chamber FY26 Budget along with a Summary of the impact to Chamber operations for each scenario. I hope you have a moment to see this before tonight's meeting.

Before tonight's meeting, I hope to also send you all a more detailed breakdown of how Chamber efforts support City revenues through sales tax and accommodation/vehicle surtax revenue generated from Chamber-led festivals, Chamber-referred expedition/meeting groups, and businesses developed via the Chamber's 2025 [RISE](#) program.

Thank you ~ Quwanakcuk ~ Gunalchéesh ~ Awa'ahdah

Cathy Renfeldt (she/her)

Executive Director

Cordova Chamber of Commerce

907.424.7260 | cordovachamber.com

I live and work on the land of d'AXunhyuu, the Eyak People.



THE WORLD'S RICHEST WATERS

This electronic mail message contains information that (a) is or may be LEGALLY PRIVILEGED, CONFIDENTIAL, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and/or (b) is intended only for the use of the Addressee(s) named herein. If you are not the intended recipient, an addressee, or the person responsible for delivering this to an addressee, you are hereby notified that reading, using, copying, or distributing any part of this message, or taking any action in reliance on the contents of this message, is strictly prohibited. If you have received this electronic mail message in error, please contact us immediately and take the steps necessary to delete the message completely from your computer system. Thank you for your cooperation.

From: Cathy Renfeldt <executivedirector@cordovachamber.com>

Sent: Wednesday, October 29, 2025 2:48 PM

To: Tom Bailer <councilseata@cityofcordova.net>; Cathy Sherman <councilseatb@cityofcordova.net>;

Fiscal Year 2026 Budget Scenarios
Cordova Chamber of Commerce
January 1 - December 31, 2026

Distribution account	2025 Actual	2026 Scenario 1	2026 Scenario 2	2026 Scenario 3
Income				
Gaming Income				
Pull Tab Net Income	11,560.08	11,560.08	11,560.08	11,560.08
Raffle Income				
Iceworm Festival Raffle Income	7,710.00	7,710.00	7,710.00	7,710.00
Iceworm Raffle Donation	-5,688.80	-5,688.80	-5,688.80	-5,688.80
Shorebird Raffle Income	1,965.00	1,965.00	1,965.00	0.00
Fungus + Other Raffle Income	6,845.00	6,845.00	6,845.00	4,345.00
Raffle Payout Donations	-523.70	-523.70	-523.70	-523.70
Total for Raffle Income	\$10,307.50	\$10,307.50	\$10,307.50	\$5,842.50
Total for Gaming Income	\$21,867.58	\$21,867.58	\$21,867.58	\$17,402.58
Grants				
City of Cordova Grant	70,000.00	70,000.00	35,000.00	0.00
Total for Interest	\$80.55	\$80.55	\$80.55	\$80.55
Membership Dues	25,964.06	25,964.06	25,000.00	17,000.00
Program Service Revenue				
One-time Contract Projects	41,511.25	29,775	29,775	1,210.00
Co-op advertising sales	1,568.00	1,568.00	1,200.00	0.00
4th of July Income	230.00	230.00	0.00	0.00
Holiday Kickoff (Tree Lighting) Income	230.00	230.00	0.00	0.00
Total for CDV Fungus Festival Income	\$12,999.14	\$12,999.14	\$12,999.14	\$0.00
Total for CRD Shorebird Income	\$28,724.49	\$28,724.49	\$28,724.49	\$0.00
All Events Sponsorship	7,102.94	7,102.94	5,000.00	2,500.00
Donations Total	\$868.50	\$868.50	\$868.50	\$868.50
Gala Income	16,189.00	16,189.00	16,189.00	0.00
Web Display Ad	775.00	775.00	775.00	775.00
Total for Program Service Revenue	\$110,198.32	\$98,462.07	\$95,531.13	\$5,353.50
Total for Income	\$228,110.51	\$216,374.26	\$177,479.26	\$39,836.63
Expenses				
990 Taxes paid	2,600.00	1,300.00	1,300.00	1,300.00
Advertising	3,667.44	2,500.00	2,500.00	0.00
Donations to other Non Profits	0.00	0.00	0.00	0.00
Total for Gaming Expense	\$8,468.56	\$8,468.56	\$8,418.56	\$8,418.56
Interest Expense	353.20	353.20	353.20	353.20
Office	105.22	105.22	105.22	105.22
Computer	277.13	277.13	277.13	277.13
Computer services	1,414.63	1,414.63	1,414.63	750.00

Copier	2,369.19	2,369.19	1,500.00	1,000.00
Occupancy				
Utilities	362.13	362.13	362.13	362.13
Utilities				
Electricity	1,134.00	1,134.00	1,134.00	850.00
Total for Utilities	\$1,134.00	\$1,134.00	\$1,134.00	\$850.00
Total for Occupancy	\$1,496.13	\$1,496.13	\$1,496.13	\$1,212.13
Printing and reproduction	11.54	11.54	11.54	0.00
Storage	1,937.88	1,937.88	1,937.88	1,937.88
Supplies	785.00	785.00	500.00	0.00
Tech Support	399.50	399.50	250.00	0.00
Telephone	3,440.98	3,440.98	3,440.98	2,660.98
Web Hosting	480.07	480.07	480.07	480.07
Total for Office	\$12,717.27	\$12,717.27	\$11,413.58	\$8,423.41
Operations				
Accounting Fees	5,837.42	7,800.00	7800	7800
Authorize.net CC fee	1,000.00	1,000.00	1,000.00	1,000.00
Dues, Licences and Fees	3,195.90	2,814.13	2,464.25	926.02
Insurance				
Liability Insurance	1,626.80	1,626.80	1,626.80	1,626.80
Workers Comp Insurance	177.00	177.00	177.00	177.00
Total for Insurance	\$1,803.80	\$1,803.80	\$1,803.80	\$1,803.80
Postage and Freight	413.03	413.03	250.00	250.00
Square Fees	606.19	606.19	453.49	250.00
Stripe Fees	616.35	616.35	616.35	250.00
Tax penalty	25.00	0.00	0.00	0.00
Total for Operations	\$13,497.69	\$15,053.50	\$14,387.89	\$12,279.82
Payroll Expenses				
6560 Payroll Processing Fees	325.83	325.83	218.89	94.50
Total for Retirement	\$6,906.54	\$6,906.54	\$6,689.69	\$2,030.00
Taxes	14,061.72	14,061.72	13,322.95	4,116.00
Wages	119,078.28	119,078.28	115,339.56	35,000.00
Total for Payroll Expenses	\$138,110.04	\$138,110.04	\$135,571.10	\$41,240.50
Program Expenses				
Co-op Advertising	5,980.00	5,980.00	2,990.00	0.00
4th of July Celebration Expense Total	\$2,171.37	\$2,171.37	\$0.00	\$0.00
Holiday Kickoff Expense	\$1,200.00	\$1,200.00	\$0.00	\$0.00
CDV Fungus Festival Expense Total	\$3,647.41	\$3,647.41	\$3,426.03	\$0.00
CRD Shorebird Expense Total	\$11,942.52	\$11,942.52	\$11,942.52	\$0.00
Business Support/Development Expenses	1,470.52	1,470.52	750.00	0.00
Destination Marketing	400.00	400.00	400.00	0.00
AK Bird Based Tourism Program		10,928.00	10,928.00	0.00
Employee Per Diem	340.00	340.00	340.00	0.00

Gala Expenses	6,500.00	6,500.00	6,500.00	0.00
Special Projects	9,208.89	600.20	600.20	0.00
Total for COVID-19 Expense	\$5.00	\$0.00	\$0.00	\$0.00
Travel	633.09	633.09	633.09	0.00
Convention Registrations	1,415.18	1,415.18	1,415.18	0.00
Meals & Entertainment	239.45	239.45	239.45	0.00
Room and board	975.72	975.72	975.72	0.00
Total for Travel	\$3,263.44	\$3,263.44	\$3,263.44	\$0.00
Total for Program Expenses	\$46,129.15	\$37,515.46	\$30,212.19	\$0.00
Reimbursements	355.99	355.99	0.00	0.00
Total for Expenses	\$225,899.34	\$216,374.02	\$204,156.52	\$72,015.49
Net Operating Income	\$2,211.17	\$0.24	-\$26,677.26	-\$32,178.86
Transfer from Chamber Reserve Fund	0	0	26,677.26	32,178.86
Final Net	\$2,211.17	\$0.24	\$0.00	\$0.00

Cordova Chamber of Commerce

FY2026 Budget Summary

- **Scenario 1** (City funding at \$70k + in-kind) would indicate little to no change in operations from 2025. Primary difference is the expiration of some Contract Services revenue from 2025 to 2026, not associated or impacted by City funding.
- **Scenario 2** (City funding at \$35k + in-kind) Changes in Chamber Operations:
 - This scenario endeavors to maintain similar staffing and program levels at the Chamber. However, with a 50% reduction in City funding from 2025, there would be some impacts.
 - Expenses cut in Scenario 2
 - Fourth of July Celebration – we are willing to provide transition support to any entities willing to take on organizing this event.
 - Holiday Kickoff – Bazaar has already been handed off successfully.
 - These events were chosen because they generate significantly more cost than revenue for the Chamber and/or could be easily picked up by other entities in the community.
 - Business Support funding (providing business classes and networking events + 1-on-1 support) would also take a partial cut in this scenario.
 - Cuts would also be made in spending on supplies, tech support, monthly or annual dues/subscriptions, postage/freight, and advertising.
 - Scenario 2 Impacts on Chamber Revenues
 - In addition to zeroing out expected revenues for the two events we are cutting; we would also anticipate a decrease in All Event Sponsorship Revenue, as the primary benefit is recognition at Chamber Festival/Events.
 - This budget scenario also includes a small decrease in Membership revenue, as we anticipate the impact of the cuts we are making to our Business Support services.
 - Bottom line: This scenario does produce a negative Net Revenue of \$26,677.26. The Chamber has enough Reserve Funds to cover this amount for 2026, but it is not a long-term solution. This would allow Chamber staff time to develop a draft MOU with the City to better define our relationship, funding mechanism, deliverables)
- **Scenario 3** (City funding at \$0 + in-kind) Changes in Chamber Operations
 - Scenario 3 includes extreme cuts to almost all programs and events offered by the Chamber.

- Primary focus of the single remaining part-time staff would be to offer Visitor Center services (required in our lease), facilitate business referrals for Chamber Members (to retain as much Membership revenue as possible), and manage Chamber Gaming activities (our most dependable revenue source in this scenario).
 - We do not anticipate enough staff capacity to continue any other events, festivals, or programs at this level of staffing.
- Expenses cut in Scenario 3
 - Advertising cut to \$0
 - Destination Marketing cut to \$0, including Meeting & Conference as well as Expedition and Tour Group outreach.
 - Staffing cut to one part-time staff.
 - All events and festivals cut to \$0, including Shorebird & Fungus festivals as well as the Business Gala (although these all generate more income than expenses, we would not have staff capacity to accomplish them)
 - Supplies, tech support, and travel all cut to \$0, other variable expenses cut as far as possible.
 - Some expenses (like Liability Insurance, Internet, etc) are fixed and would not be able to be reduced, even in this scenario.
- Scenario 3 Impacts on Chamber Revenues
 - All event and festival revenue would be lost, including our annual fundraising event (Business Gala)
 - We anticipate a sharp decrease in Sponsorship revenue, as the benefits would be greatly reduced without festival/event recognition.
 - We also anticipate a notable decrease in Membership revenue as our Business Support expense line drops to \$0
 - Raffle revenue would take a big hit, without the Shorebird & Fungus festival raffles happening.
 - Co-op Advertising sales would drop by a large margin without festival or other advertising avenues in place.
 - One-time Contract revenue would also drop significantly without staff capacity to continue ongoing agreements.
- Bottom line: While the net negative (\$32,178.86) could still be covered by Chamber Reserves for at least one year, the loss in program and event offerings would not provide much value to the City, the community, or the membership.

Chamber Impact Report breakdown

From Cathy Renfeldt <executivedirector@cordovachamber.com>

Date Thu 2025-11-13 4:03 PM

To Debra Adams <CouncilSeatA@cityofcordova.net>; Cathy Sherman <councilseatb@cityofcordova.net>; Kasey Kinsman <councilseatc@cityofcordova.net>; Wendy Ranney <councilseatd@cityofcordova.net>; David Zastrow <councilseate@cityofcordova.net>; Aaron Hansen <councilseatf@cityofcordova.net>; Mike Mickelson <councilseatg@cityofcordova.net>

Cc Susan Bourgeois <cityclerk@cityofcordova.net>; Kristin Smith <mayor@cityofcordova.net>

 2 attachments (157 KB)

Chamber Economic Impact 2025.xlsx; 2025 Chamber Impact Report.pdf;

Hello again, City Manager, Mayor, and Council Members.

As requested from some Council members, I have attached more information about the Chamber's impact on the local economy and City revenues, updated from last week, with a spreadsheet that shows how each number was calculated.

Notes about the Spreadsheet:

1. Cordova Center & Harbor revenues confirmed by department heads.
2. Destination Marketing Impact numbers were based on online and phone inquiries fulfilled by the Chamber that were recorded in our Customer Management software + actual counts of visitor engagements through our office where our info services led to direct referrals to local businesses. To create a conservative estimate of our impact, we assumed a 50% conversion rate.
3. Per day estimated spending was based on data collected by the Alaska Travel Industry Association Visitor Statistics Program, and the lowest number in the range was used to provide a conservative estimate. Independent Traveler length of stay was estimated at 4.5 days, half the estimate that ATIA VSP indicates is the average stay in state of Alaska visitors.
4. Sales tax estimations were based on 7% of total estimated spending. Surtax estimates were based on a room rate of \$250 and car rental rate of \$150 per day, assuming double occupancy (half the total estimated visitors in most cases).

Thank you ~ Quwanakcuk ~ Gunalchéesh ~ Awa'ahdah

Cathy Renfeldt (she/her)

Executive Director

Cordova Chamber of Commerce

907.424.7260 | [cordovachamber.com](https://www.cordovachamber.com)

I live and work on the land of d'AXunhyuu, the Eyak People.

RISE Cohort self-reported 2025 tour revenue)	Total Tour Rev	From Expedition*	From Meetings***	Sales Tax Rev
RISE Business 1	\$3,563.19	\$3,563.19	0	\$249.42
RISE Business 2	\$10,000.00	\$4,000.00	\$2,000.00	\$700.00
RISE Business 3	\$32,839.86	7410	11870	\$2,298.79
RISE Business 4	\$3,500.00	\$350.00	\$2,450.00	\$245.00
RISE Business 5	\$2,150.00	0	200	\$150.50
	\$52,053.05	\$15,323.19	\$16,520.00	\$3,643.71

Other Confirmed Expedition Tour Spending* **\$49,291.25**

Festival Lodging + Vehicle Spending Estimates	Per Day	Days	Fest Visitors	Total L+V Spend	Surtax Revenue
Lodging Shorebird	\$250.00	4	70	\$70,000.00	\$4,200.00
Vehicle Shorebird	\$150.00	4	60	\$36,000.00	\$2,160.00
Lodging Fungus	\$250.00	3	35	\$26,250.00	\$1,575.00
Vehicle Fungus	\$150.00	3	30	\$13,500.00	\$810.00
				\$145,750.00	\$8,745.00

Festival Spending Confirmed by Passport Data	Total	Total with L+V	Surtax Rev	Sales Tax Rev	Tax + Surtax
Shorebird Festival Passport Spending	\$169,363.40	\$275,363.40	\$6,360.00	\$19,275.44	
Fungus Festival Passport Spending	\$86,056.00	\$125,806.00	\$2,385.00	\$8,806.42	
Holiday Passport Spending	\$20,000.00	\$20,000.00		\$1,400.00	
Total	\$275,419.40	\$421,169.40	\$8,745.00	\$29,481.86	\$38,226.86

Referred Meeting & Conf Group Estimated Spending***

Meetings Recruited/Referred in 2025*	Days	People	Per Day	Lodging/day	Vehicle/day	Total Lodging	Total Vehicle	Total L+V***	Total Other	Est Total Spend	Tax + Surtax
Alaska Tugnuts	4	50	\$140.00	\$250.00	\$150.00	\$50,000.00	\$3,000.00	\$53,000.00	\$28,000.00	\$81,000.00	
RISE-Up	4	30	\$140.00	\$250.00	\$150.00	\$30,000.00	\$1,800.00	\$31,800.00	\$16,800.00	\$48,600.00	
RDC	4	75	\$140.00	\$250.00	\$150.00	\$75,000.00	\$4,500.00	\$79,500.00	\$42,000.00	\$121,500.00	
RCAC	4	45	\$140.00	\$250.00	\$150.00	\$45,000.00	\$2,700.00	\$47,700.00	\$25,200.00	\$72,900.00	
ATIA	3	25	\$140.00	\$250.00	\$150.00	\$18,750.00	\$1,125.00	\$19,875.00	\$10,500.00	\$30,375.00	
UAF Energy Leadership Accelerator	3	28	\$140.00	\$250.00	\$150.00	\$21,000.00	\$1,260.00	\$22,260.00	\$11,760.00	\$34,020.00	
								\$254,135.00		\$388,395.00	
								\$15,248.10		\$27,187.65	\$42,435.75

Expedition Group Spending Estimates**	Per Day	Days	People	Est Total Spend
Uncruise Retail/Restaurant Estimate	\$50.00	5	36	\$9,000.00
HX Retail Estimate	\$40.00	3	350	\$42,000.00
				\$51,000.00

Chamber-Referred Group Visitors		Sales Tax
Expedition Ship Visitor Confirmed Tour Spending*	\$64,614.44	\$4,523.01
Expedition Ship Visitor Estimated Retail Spending**	\$51,000.00	\$3,570.00
	\$115,614.44	\$8,093.01

Destination Marketing Impact	Est Days	Est People	Est Per Day	Lodging/day	Vehicle/day	Total Lodging	Total Vehicle	Total Other	Est Total Spend	Surtax Rev	Sales Tax Rev	Tax + Surtax
Online/Phone Inquiries (60 documented inquiries)	4.5	150	\$120.00	\$250.00	\$150.00	\$84,375.00	\$50,625.00	\$81,000.00	\$216,000.00	\$8,100.00	\$15,120.00	
Walk-in Inquiries (461 documented visits)	4.5	461	\$120.00	\$250.00	\$150.00	\$259,312.50	\$155,587.50	\$248,940.00	\$663,840.00	\$24,894.00	\$46,468.80	
									\$879,840.00	\$32,994.00	\$61,588.80	

at 50% conversion rate **\$439,920.00** **\$16,497.00** **\$30,794.40** **\$47,291.40**

Chamber generates **revenue** we can't afford to lose!

- 1- In 2025, the Chamber's business support programs helped launch four new businesses, which alone generated approx **\$52,053** in economic impact and **\$3,643** in tax revenue to the City.
- 2- Chamber-led festivals and events such as Shorebird & Fungus Festivals + Holiday Kickoff/Shop Cordova First season created approx **\$421,169** in local spending based on data collected through the Chamber's Passport programs. That's at least **\$38,227** in tax + surtax revenue to the City due to Chamber-led events that will disappear.
- 3- In 2025, the Chamber recruited and supported 6 meetings and conference groups, which generated approximately **\$388,395** in economic impact, or **\$42,436** sales tax/surtax + **\$4,668** in facility rental revenue. Chamber-supported expedition & group visitor outreach accounted for approx **\$115,614** in economic impact in 2025, including **\$8,093** in tax revenue + **\$5,500** in harbor fees.
- 4- The Chamber is Cordova's designated Destination Marketing Organization (DMO) and works year-round through paid ads, cooperative marketing, travel trade, earned media, social media, and search engine optimization to market Cordova as a destination to a specific demographic of Independent Traveler. If even half of the online, phone, and in-person info requests we serviced converted, we estimate at least **\$439,920** in economic impact, which equates to **\$47,291** in sales tax + surtax revenue directly to the City.



\$1,417,151
total economic impact

\$149,858
direct City revenue

THE MAJORITY OF AMERICANS SUPPORT:



Universal
Background
Checks¹



Trans Rights
Protections²



Safe & Legal
Abortion³



Paths to
Citizenship⁴

THESE ARE NOT EXTREME IDEAS.
THIS IS OUR COMMON GROUND.

McClutney Institute for America's Future, May 2023. Data for Progress, October 2024. 21-NSIC, July 2024. Gallup, July 2024.

Print FREE at: SignsofJustice.com/mail

FREE PALESTINE, STOP Funding Ethnic Cleansing of Indigenous Peoples

ALASKAN REPRESENTATIVE

As my representative, I expect you to use your influence in Congress to advance these positions.

The majority of Americans stand with me.

NO ICE (Gestapo)

NO TROOPS

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City of Cordova

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Dr. H. 104 H. 99605

The Honorable Mayor Kristin Smith

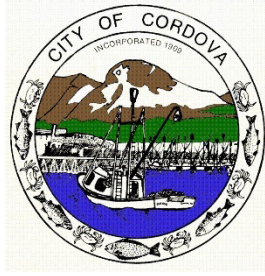
P.O. Box 1210

Cordova, AK 99574

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AGENDA ITEMS 10 & 11
City Council Meeting Date: 12/03/25
CITY COUNCIL COMMUNICATION FORM

FROM: Samantha Greenwood, City Manager
DATE: 11/24/25
ITEM: Resolutions 12-25-28 and 12-25-29 approving FY 26 Fee Schedule & Budget

☐ ORDINANCE
☐ MOTION

☒ RESOLUTIONS
☐ INFORMATION

I. BACKGROUND INFORMATION: We are pleased to present the City of Cordova FY26 Budget and Fee Schedule for Council approval. Council and staff have worked diligently, made difficult choices, and successfully achieved a balanced FY26 budget. Staff appreciates the Council's support throughout what has been the most challenging budget development process I have experienced in my 15 years with the City.

City staff are already developing plans and coordinating closely to determine how to move forward with priority work in FY26 under a significantly reduced operating budget and with the personnel reductions. I am truly honored to work alongside staff who remain understanding, committed, and willing to come together to do their best with the resources available.

The FY26 General Fund budget's revenue projections have decreased for Sales and Use Tax - \$665,000, Forest Receipts - \$729,299, and School Bond Debt Reimbursement \$225,000. The overall revenue reductions from these shortfalls is \$1,619,299. There have been substantial cuts to City operations and maintenance, the school district, the chamber of commerce, and CCMC; 9 positions have been left unfilled since 2024, and two employees have been laid off for 2026 to balance this budget.

The balanced enterprise fund budgets are attached. The fee schedule has been adjusted to incorporate inflation and additional ADEC-mandated requirements.

II. RECOMMENDED ACTION / NEXT STEP: Council suggested motions are for approval of each resolution separately. Both resolutions require roll call votes.

**CITY OF CORDOVA, ALASKA
RESOLUTION 12-25-28**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA
ADOPTING CITY SERVICE FEES, RATES, AND CHARGES FOR THE 2026
CALENDAR YEAR BUDGET**

WHEREAS, the Council of the City of Cordova, Alaska is adopting the City's 2026 Operating Budget along with this fee schedule resolution; and

WHEREAS, the Council of the City of Cordova, Alaska determines annually, by resolution, the fees, rates, and charges for city services that are not otherwise established by ordinance or other applicable law; and

WHEREAS, adequate public notice was given for the public hearing held on this date, December 3, 2025, as required by Cordova Municipal Code 1.18.010 before the passage of this fee and rate setting resolution.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Cordova, Alaska, hereby adopts the attached list of City service fees, rates, and charges for the 2026 calendar year.

BE IT FURTHER RESOLVED that these fees, rates and charges shall remain in effect until changed by further action of the City Council.

Public Hearing: December 3, 2025

PASSED AND APPROVED THIS 3rd DAY OF DECEMBER 2025

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, City Clerk

Finance Dept. & City Clerk Dept. 2026 Fees & Rates

Business Licenses - Finance Department

Primary	\$50 per year
Additional	\$35 per year
Specal Event	\$35 per event

Payment Processing Fees - Finance Department

Non-Sufficient-Funds (NSF) Check	\$50
Payment of Property Tax and Sales Tax with Cash or Check	no fee
Delinquent Utility Account Fee	\$25/month

City Hall Services

<u>Letter/Legal Copies & Fax</u>	<u>Fee per Page</u>
Black & White	\$0.50
Color	\$1
Fax (incoming & outgoing)	\$1
Budget (sent electronically)	free
Budget Book (printed & bound)	\$100
Tax Forms (blank)	free

Election Board Compensation - Clerk Department

Election Board Chairperson	\$20 per hour
Election Board Member/Clerk	\$18 per hour

Property Tax Services - Clerk Department

Senior Citizen/Disabled Veteran Property Tax Exemption Application	\$50
Non-Profit Property Tax Exemption Application	\$300
Other Property Tax Exemption Application (Low-Income, Temp Subdivision, Temp Landscape)	\$150
Economic Development Property Tax Exemption Initial Application	\$300
Economic Development Property Tax Exemption Annual Report Submission	\$150

Appeals - Clerk Department

Appeal to Board of Adjustment	\$300
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Requests for City Records - Clerk Department

Fee for Printed Materials	see fee per page above
Actual staff time exceeding 5 person-hrs per calendar month	TBD

Staff Time

Employee Straight Time	\$72 per hour
Employee Overtime	\$108 per hour

Cordova Public Library - 2026 Fees & Rates

Library Services

<u>Letter/Legal Copies & Fax</u>	<u>Fee per Page</u>
Black & White	\$0.50
Fax (incoming & outgoing)	\$1
Printed School Work	\$0.10
Tax Forms (blank)	free
Temporary Deposit Library Card	\$20 per family

City of Cordova - Planning Department 2026 Fees & Rates

Building Permits & Zoning Compliance Permits	
Single-Family	\$125
Multi-Family	\$225
Commercial	\$325
Industrial	\$425
Sign	\$50
Sales Tax Exemption Card for Construction Projects (must purchase building permit separately)	\$350

Land Use & Other Permits	
Conditional Use Permit	\$250
Encroachment Permit	\$200
Exception	\$250
Re-zone	\$350
Vacation of Right-of-Way	\$250
Variance	\$250
Tideland	\$250

Letter of Interest for City Property	
Submission of Letter must be accompanied by a fee	\$250

Site Plan Review	
Commercial/Business	\$150
Industrial	\$200

Subdivision	
Preliminary Plat	\$300 + \$50 per lot
Final Plat	\$200 + \$25 per lot
Administrative Plat	\$200

Lease & Purchase Agreements	
Lease and/or purchase agreements for City Land	\$150

Appeals	
Appeal to Planning Commission	\$300
Appeal to Board of Adjustment	\$300

Copies, Prints, Scans & Mailings	
<u>Letter or Legal</u>	<u>Fee per page</u>
Black & White	\$0.50
Color	\$1
<u>Large Format</u>	<u>Fee</u>
Black & White	\$2.50 per sq. ft.
Color	\$5 per sq. ft.
Scanning	\$25 per first sheet; \$5 per each additional sheet
<u>Mailings</u>	
Mailing of notices, to record documents, etc.	actual postage rate

City of Cordova - Public Works Department 2026 Fees & Rates

NOTE 1: All equipment includes an operator. Three hour minimum.

NOTE 2: Overtime or holiday rates apply outside of regular (straight time) work hours.

NOTE 3: Straight time work hours vary but are generally 7:00 AM to 3:30 PM. All rates are per employee.

NOTE 4: All prices subject to 7% sales tax.

General Services				
	<u>unit</u>	<u>straight time</u>	<u>overtime</u>	<u>holiday</u>
Removal of Snow from Right of Way	hour	\$426.51	\$639.75	\$1,066.26
Cemetery Plot - Preparation and Covering	each	\$550.00	\$789.50	\$1,052.66
Cemetery Plot – Purchase	each	\$250.00	--	--
Laborer	hour	\$92.13	\$138.19	\$230.32
Materials & Equipment				
	<u>unit</u>	<u>rate</u>		
Patching Chip Sealed Roads <i>minimum charge of 10 square feet</i>	sf	\$30.46		
Patching Asphalt Roads <i>minimum charge of 10 square feet</i>	sf	\$30.46		
Fill, general	cy	\$6.09		
Operator Charges for Materials & Equipment				
	<u>unit</u>	<u>straight time</u>	<u>overtime</u>	<u>holiday</u>
Shop time	hour	\$121.86	\$182.78	\$304.64
Heavy Equipment and Operator	hour	\$426.51	\$639.75	\$1,066.26
Removal of abandoned/junk vehicle & disposal	each	\$511.00	--	--
Small Equipment - <i>minimum charge of 1 day</i>	day	\$182.79	\$274.19	\$456.98
Permits				
	<u>unit</u>	<u>rate</u>		
Snow Dump	Each	\$250.00		

City of Cordova - Refuse Department 2026 Fees & Rates

Baler		
<u>disposal fees</u>	<u>unit</u>	<u>rate</u>
Residential & Commercial Refuse	cubic yard	\$7.57
Construction & Demolition (C&D) Materials	cubic yard	\$13.08
Hazardous Materials	gallon	\$12.20
Non-Household Batteries	each	\$13.20
Asbestos Materials*	cubic yard	\$159.45
Scrap Metal	cubic yard	\$23.68
Gill Nets	each	\$86.25
Seine Nets	each	\$155.00
Major Household Appliances – per item		\$11.80
Refrigerators, freezers & other w/ Freon** per item		\$70.18
*Customer must give 2 weeks advanced noticed and receive approval prior to dumping.		
**Certificate of refrigerant removal required to receive Major Household Appliance rate.		
17-Mile City Landfill		
Vehicles are only accepted at the 17-mile landfill once all fluids, tires and batteries are removed.		
<u>Vehicle disposal*</u>		<u>rate</u>
Vehicles & light-duty trucks		\$80.00
Large trucks & equipment <i>minimum charge of \$628.50</i>		\$23.68 / cubic yard
Campers and/or house trailers < 32 feet		\$263.60
Campers and/or house trailers > 32 feet		\$525.65
Boat Hull	Cost = estimated labor & equipment (as required to prepare for placement in landfill) + estimated cubic yardage at C&D rate	
* Requires Vehicle Disposal Form and Vehicle Title. Get form from the City of Cordova web site, the City Office or at the Baler. Junk titles can be obtained through DMV.		
Refuse Pick-up Services		
<u>Residential (once/week)</u>		<u>rate</u>
1-3 containers (35 gallons)		\$66.15/month
Each additional container		\$6.60/each pick-up
Residence vacant for more than 30 consecutive days		no charge for the period
Self-service at Baler		\$42.81/month
<u>Commercial (once/week)</u>		<u>rate</u>
1-3 containers (35 gallons)		\$72.60/month
Each additional container		\$6.93/each pick-up
*Requires Service Suspension Form. Get form from the City of Cordova web site or City Hall		

City of Cordova - Refuse Department 2026 Fees & Rates

Dumpster Placement, Rental, & Tipping

NO HAZARDOUS CONTENTS ALLOWED IN DUMPSTERS

Do not compact materials in dumpster. Recycling Dumpsters are for cardboard or aluminum only. Contents must be clean and separated to be eligible for reduced rates.

<u>Dumpster Placement, Removal, or Repair</u>	<u>rate</u>
Regular Dumpster (4-8 cubic yard)	\$76.18
20' Enclosed Conex for Recycling	\$152.36
<u>Repair of damaged dumpster</u>	<u>actual material & labor costs</u>
<u>Dumpster Rental</u>	<u>rate</u>
4 cubic yard dumpster	\$53.57/month
6 cubic yard dumpster	\$78.60/month
8 cubic yard dumpster	\$105.36/month
20 cubic yard dumpster - 7-day rental	\$266.64 (Includes placement and removal fees)
20' enclosed connex for recycling	\$152.36/month

<u>Dumpster Tip</u>	<u>reg. rate</u>	<u>Sun. rate</u>	<u>Holiday rate</u>
4 cubic yard dumpster - each	\$82.55	\$123.76	\$206.35
6 cubic yard dumpster - each	\$125.65	\$188.45	\$314.05
8 cubic yard dumpster - each	\$166.89	\$250.35	\$410.99
20 cubic yard dumpster - each	\$349.99	\$529.99	\$885.99
20' enclosed connex - each	\$269.99	\$409.99	\$675.99
Additional tip	full charge of applicable rate per pick up		
Removal of compacted dumpster materials	\$231.53		
Laborer per hour	\$96.27	\$144.41	\$264.75

City of Cordova - Water Department 2026 Fees & Rates

Metered Service

Monthly rate for water service to facility that is metered shall be the sum of: (Production fee equal to the product of the number of thousands of gallons of water used multiplied by the rate per gallon assigned to the use classification of the facility in the Production Charge Table) + (Monthly demand charge determined in the demand table)

Production Charge Table

<u>Use Classification</u>	<u>Production Charge</u>
Heavy Industrial	\$2.90/1,000 gallons
Light Industrial	\$4.72/1,000 gallons
Special User (ship moored to a dock temporarily or bulk water purchaser)	\$5.45/1,000 gallons

Monthly Demand Charge Table

<u>Service Line Size</u>	<u>Charge</u>
1" service line	\$41.53
larger than 1" and less than 2"	\$52.49
2" service line	\$60.71
larger than 2" and less than 4"	\$98.45
4" service line	\$131.26
larger than 4" service line	\$282.23

Water Connections

The fee for connecting to the City water system is based on the line size of the use that is served:

<u>Service Line Size</u>	<u>Residential Charge</u>	<u>Non-residential Charge</u>
1" service line	\$133.71	\$267.41
larger than 1" and less than 2"	\$200.56	\$401.13
2" service line	\$267.42	\$534.84
larger than 2" and less than 4"	\$534.82	\$1,069.64
4" service line	\$802.24	\$1,604.48
larger than 4" service line	\$1,069.65	\$2,139.30
expansion*	\$276.77	\$553.54

*Expansion Fee is charged when expanding the use of an existing non-metered water connection. It is determined by multiplying the applicable charge (residential or non-residential) by the equivalent units in the equivalent unit table above.

Service Rates

<u>General Services</u>	<u>Unit</u>	<u>Straight Time Rate</u>	<u>Overtime Rate</u>	<u>Holiday Rate</u>
Water turn on or off (<i>free to year-round customers</i>)	each	\$68.33	\$102.50	\$170.83
Water sample testing - coliforms	each	\$77.89	\$116.82	\$194.71
(<i>2 business days' notice</i>)	each	no charge	--	--
Emergency locate (<i>less than 2 business days' notice</i>)	hour	\$98.39	\$147.59	\$245.97
Shut-off notices (<i>delivered for non-payment</i>)	each	\$32.53	--	--
Laborer	hour	\$98.39	\$147.59	\$245.97
HDPE welder (<i>minimum 1 day charge</i>)	day	\$195.22	\$292.82	\$488.04
Double check backflow preventer*	day	\$68.33	\$102.50	\$170.83

* must be installed by City staff daily

City of Cordova - Water Department 2026 Fees & Rates

Non-Metered Service

Monthly fee for water service is **forty-three dollars and fifty-five cents (\$43.55)** multiplied by the Equivalent Unit below

Equivalent Unit Table

	<u>Classification</u>	<u>Equivalent Unit</u>
1	Single-family dwelling	1.0
2	Multifamily residence: per dwelling unit	1.0
3	Mobile home park: per rental space in a mobile home park where water is available to a space which is used	1.0
4	Hotel, B&B or motel with individual bath: per room	0.5
4a	Hotel, B&B and motel with individual bath and kitchen: per room	0.7
5	Boarding house or hotel without individual baths: per room or fraction thereof	0.3
5a	Bunkhouse facility with central bath: per bunk	0.2
6	Bar or cocktail lounge: for every 25 seats or fraction thereof	1.0
6a	Bar with restaurant: for every 25 seats or fraction thereof	2.0
6b	Restaurants: for every 25 seats or fraction thereof	1.0
6c	Clubs with bar and kitchen: for every 25 seats or fraction thereof	1.0
6d	Clubs with kitchen: for every 25 seats or fraction thereof	0.7
7	Retail store/office: for every 12 plumbing fixture units or fraction thereof	1.0
8	Schools:	
(1)	Public or private high schools or colleges: for each 15 persons or fraction thereof in average daily full-time attendance	1.0
(2)	Public or private elementary schools: for each 25 persons or fraction thereof in average daily attendance	1.0
(3)	Public or private childcare centers: for each 25 persons or fraction thereof in average daily attendance	1.0
Average daily attendance shall be based on annual attendance. Persons as used in this section include students, teachers and all school staff and administration.		
9	Theater or auditorium: for each 100 seats or fraction thereof	1.0
10	Churches: for each church	1.0
10a	Churches with meeting rooms: for each church	1.5
11	Laundromats/self-service laundry: per washing machine in a commercial laundromat/self-service laundry or in any other washing facility, the use of which is not strictly limited to occupants of a residential building or mobile home park in which the facility is located	0.5
12	Hospital, rest home, convalescent home: for each bed	0.3
13	Gasoline service station or repair garage	1.0
14	Car wash, self-service: per stall	1.0
15	Public restrooms and showers: for 12 plumbing fixture units or fraction thereof	1.0
16	Port: per 1,000 gallons	1.0
17	Fire hydrants, per hydrant	0.5
18	Where more than use is served by a single connection the rate for service shall be based on the sum of the equivalent unit amounts for each of the individual uses.	
19	City Manager shall determine the equivalent unit amount for a use that is not listed above, based on the equivalent unit amount for the listed use determined to be most similar in quantity of water used	
20	Where the equivalent unit amount depends on the number of seats in a use, that number shall be determined by reference to occupancy load for the use in the most recently adopted Uniform Building Code.	
21	All industrial uses shall be metered and charged according to Section 14.08.020	
Use the following schedule to determine flat rate for non-metered water service to the following use Classifications		
	<u>Use Classification</u>	<u>Basis for Charge</u>
	Small boat harbor: per hydrant	\$1.33 per stall
	Special user (ship moored to a dock temporarily or bulk water purchaser)	\$156.29/day

City of Cordova - Sewer Department 2026 Fees & Rates

Sewer Connection & Septic Dumping

The fee for connecting to the City sewer system is based on the line size of the use that is served as follows:

<u>Service Line Size</u>	<u>Residential Charge</u>	<u>Non-residential Charge</u>
4" service line	\$983.54	\$1,967.09
larger than 4" service line	\$1,344.00	\$2,688.00
expansion fee*	\$364.55	\$729.10
septic tank dump** ***	\$126.03	\$554.42

*Fee for expanding the use of an existing sewer service shall be determined by multiplying the applicable charge below by the number of equivalent units in the equivalent unit table above.

**The fee for portable toilet contents disposal is \$57.75 per dump

***The fee for dump station use is \$23.10 per dump

Service Rates

<u>Services</u>	<u>Unit</u>	<u>Straight Time Rate</u>	<u>Overtime Rate</u>	<u>Holiday Rate</u>
Water & sewer line locate per UCC request procedure (2 business days' notice)	each	no charge	--	--
Emergency locate (less than 2 business days' notice)	hour	\$98.39	\$147.59	\$245.97
Laborer	hour	\$98.39	\$147.59	\$245.97

City of Cordova - Sewer Department 2026 Fees & Rates

Rates

Monthly fee for Residential sewer service is **Sixty-five dollars and forty-three cents (\$65.43)** multiplied by the equivalent unit in the table below. Residential equivalent units are identified with an **R**.

The monthly fee for Commercial sewer service is **Eighty-six dollars and thirty-five cents (\$86.35)** multiplied by the equivalent unit in table below. Commercial equivalent units are identified with a **C**.

The monthly fee for Industrial sewer service is **One hundred Fifty-nine dollars and four cents (\$159.04)** multiplied by the equivalent unit in table below. Industrial equivalent units are identified with an **I**.

Equivalent Unit Table

	<i>Classification</i>	<i>Equivalent Unit</i>
1	Single-family dwelling	1.0 x R
2	Multifamily residence: per dwelling unit	1.0 x R
3	Mobile home park: per rental space in a mobile home park where water is available to a space which is used	1.0 x R
4	Hotel, B&B or motel with individual bath: per room	0.3 x C
4a	Hotel, B&B and motel with individual bath and kitchen: per room	0.7 x C
5	Boarding house or hotel without individual baths: per room or fraction thereof	0.3 x C
5a	Bunkhouse facility with central bath: per bunk	0.3 x I
6	Bar or cocktail lounge: for every 25 seats or fraction thereof	1.0 x C
6a	Bar with restaurant: for every 25 seats or fraction thereof	2.0 x C
6b	Restaurants: for every 25 seats or fraction thereof	1.0 x C
6c	Clubs with bar and kitchen: for every 25 seats or fraction thereof	1.0 x C
6d	Clubs with kitchen: for every 25 seats or fraction thereof	0.7 x C
7	Retail store/office: for every 12 plumbing fixture units or fraction thereof	1.0 x C
8	Schools:	
(1)	Public or private high schools or colleges: for each 15 persons or fraction thereof in average daily full-time attendance	1.0 x R
(2)	Public or private elementary schools: for each 25 persons or fraction thereof in average daily attendance	1.0 x R
(3)	Public or private childcare centers: for each 25 persons or fraction thereof in average daily attendance	1.0 x R
Average daily attendance shall be based on annual attendance. Persons as used in this section include students, teachers and all school staff and administration.		
9	Theater or auditorium: for each 100 seats or fraction thereof	1.0 x C
10	Churches: for each church	1.0 x C
10a	Churches with meeting rooms: for each church	0.5 x C
11	Laundromats/self-service laundry: per washing machine in a commercial laundromat/self-service laundry or in any other washing facility, the use of which is not strictly limited to occupants of a residential building or mobile home park in which the facility is located	0.3 x C
12	Hospital, rest home, convalescent home: for each bed	1.0 x I
13	Gasoline service station or repair garage	1.0 x C
14	Car wash, self-service: per stall	1.0 x C
15	Public restrooms and showers: for 12 plumbing fixture units or fraction thereof	1.0 x C
16	Where more than one use is served by a single connection the rate for the service shall be based on the sum of the equivalent unit amounts for each of the individual uses	
17	City Manager shall determine the equivalent unit amount for a use that is not listed above, based on the equivalent unit amount for the listed use determined to be most similar in quantity of water used	
18	Where the equivalent unit amount depends on the number of seats in a use, that number shall be determined by reference to occupancy load for the use in the most recently adopted UBC	
19	Processing facility per office	1.0 x I

City of Cordova - Cordova Center 2026 Fees & Rates

Facility Rental Fees

<u>Room Rental</u>	<u>Hourly Rate</u>	<u>Capacity</u>
Entire Facility	\$500	964
Theatre Complex (NST)	\$150/Flat Fee	200
Theatre Class/Rehersal	\$25 per (up to 3 hour rehearsal)	200
Community Room A (CRA)	\$30	60
Community Room B (CRB)	\$20 (w/o City Coucil Tables +\$100)	25
Community Rooms A & B (CRA&B)	\$50 (w/o City Coucil Tables +\$100)	100
Education Room (ED)	\$25	40
Project Room (PR)	\$20	15
Mayor's Conference Room (MCR)	\$20	15
Atriums (2nd & 3rd floors) (A2/A3)	\$50	75 (2nd floor) 40 (3rd Floor)
Informational Table in Atrium	\$10/Flat Fee	--
Copper River Gallery (CRG)	\$40	40
Library Fireplace Nook	\$20	12
Kitchen	\$35	--

Equipment Rental Fees

<u>Meeting Equipment</u>	<u>Daily Rate</u>	
Conference Wired Table Mics	\$5	CRA&B
Wireless Mic	\$0	CRA&B/NST
Yeti Microphone	\$5	MCR/ED/CRA&B (2 units)
Meeting Owl	\$10	MCR/ED/CRA&B
Paper Copies	\$0.50/each	Provided by CC staff
Coffee/Tea Service	\$30	Per 10-50 people for 4 hours
Water Station	\$10	Per 10-50 people for 4 hours
Easels	\$0	25 (CRG)
<u>Banquet Equipment</u>	<u>Daily Rate</u>	
Plates/Bowls/Mugs	\$25	Per 50 people per meal
Silverware	\$15	Per 50 people per meal
Glassware	\$25	Per 50 people per meal
Tablecloths	\$30	Per 6 tablecloths
Linen Napkins	\$20	Per 25 per meal
Temporary Stage	\$40	Setup and use fee
Kitchen Cleaning Fee	\$200	Charge will be lessened, waived, or increased depending on state of kitchen after use
Dishwashing Fee	\$20	Per CC staff member per hour assisting with bussing and washing dishes
Offsite Catering Needs	\$10	Rental includes one chafing dish, fuel, and serving utensils for offsite catering use
Overnight Kitchen Storage	\$10	Storage of food before an event-items must be dropped off during regular operating hours: M-F 8a-5p
To-Go Containers	\$15	Per 30
<u>Production Equipment</u>	<u>Daily Rate</u>	
Marley Floor Install/Uninstall	\$200	Must be installed by CC crew
Theater/Dance Production Fee	\$25	>than 4 man-hours
Dress Rehearsal Fee	\$25	>than 4 man-hours
AV Technician Fee	\$30/hour	If CC crew required
Usher	\$25/hour	If CC crew required
Grand Piano	\$25	Relocation and use fee
Wireless Headset Mic	\$0	Per mic

City of Cordova - Cordova Center 2026 Fees & Rates

All Event Fees

Clean-up Fee	\$30	Per person/ per hour
Set Up Fee	\$30	Per person/ per hour
Advance Decorating/Set-up/Storage	\$75	see details below
Next Day Clean-up	\$75	see details below
Damage Fee	Minimum \$100	see details below
Outside Operating hours	\$35 per hour	see details below
Overtime Fee	\$100/hour	see details below

Cordova Center Rooms

Entire Facility	Rental includes all spaces listed below. Public access to museum and library during regular hours will remain open.
Theatre Complex	Rental includes auditorium, AV room, dressing rooms, Projects Room, lower atrium, stage lighting.
Auditorium	Rental includes auditorium, AV room, and lower atrium. Specifically for films and lectures.
Theatre Class/Rehersal	Rental includes auditorium and backstage. Limited CC staff time and limited lighting.
Community Room A	Rental includes Room A with walls closed.
Community Room B	Rental includes Room B with walls closed. Without City Council tables +\$100
Community Room A & B	Rental includes Room A & B with wall(s) open. Without City Council tables +\$100
Education Room	Rental includes Education Room.
Projects Room	Rental includes Projects Room.
Mayors Conference Room	Rental includes Mayors Conference Room.
Atriums	Rental includes use of lower (2nd) and upper (3rd) atriums.
Copper River Gallery	Rental includes use of temporary gallery in museum.
Library Fireplace Nook	Rental includes use of uncarpeted area in front of fireplace.
Kitchen	Rental includes use of kitchen and appliances. Additional fees may apply.
Theater/Dance Production Fee	For a play, musical, dance performance that requires more than four hours CC team.
Clean-up Fee	Charge will be lessened or waived if volunteers assist or complete clean-up.
Set-up Fee	Charge will be lessened or waived if volunteers assist with or complete set-up.
AV Technician Fee	Charge if AV assistance from CC team is needed.
Advance set-up fee	Extraordinary use of furniture or set-up.
Advance decorating/Storage	Decorating the day before the event and/or storing supplies overnight.
Damage Fee	Nails, tacks, pushpins, plus replacement costs for broken fixtures and labor.
Ushers	If the event requires or desires ushers. Must be CC trained ushers.
Marley Floor Install/Uninstall	Must be pre-arranged. Floor install and uninstall must be done by CC team.
Outside Operating hours	Per hour outside of CC Events operating hours. Will be prorated.
Overtime Fee	Per hour outside of CC Events operating hours beyond rental agreement. Will be prorated starting 5 minutes after rental time passes.
CC Events Operating Hours	MON-THUR: 7am-7pm; FRI-SAT: 7am-10pm; SUN: 8am-7pm, only events 4+ hours.

City of Cordova - Parks & Recreation Department 2026 Fees & Rates

City Sales Tax (7%) and Public Accommodations Tax (6%), where applicable

Recreation Pass Membership options

(All passes include entry into the Bidarki Recreation Center AND Bob Korn Memorial Swimming Pool)

	<u>Term</u>	<u>Fee (including tax)</u>
Adult (Age 18-64)	Annual	\$470.00
	Month	\$100.00
	20 Visit Pass	\$135.00
	10 Visit Pass	\$67.50
	Daily	\$7.50
Child/ Youth (Age 9 -17)	<u>Term</u>	<u>Fee (including tax)</u>
	Annual	\$155.00
	Month	\$39.50
	20 Visit Pass	\$72.75
	10 Visit Pass	\$36.50
	Daily	\$5.00
Concessions Student (18+ with ID) Senior (65+) Active Duty Military (with ID) People with physical disabilities CVFD (volunteers only)	<u>Term</u>	<u>Fee (including tax)</u>
	Annual	\$355.00
	Month	\$75.50
	20 Visit Pass	\$91.00
	10 Visit Pass	\$45.50
	Daily	\$5.00
Family (Up to two domestic partnership adults and three children 9 – 17)	<u>Term</u>	<u>Fee (including tax)</u>
	Annual	\$702.00
Workplace Employee Wellness 10+ members 20% discount on Adult, Child, or Family Annual Plans only (excludes Student, Senior and Concession Plans)		

City of Cordova - Parks & Recreation Department 2026 Fees & Rates

City Sales Tax (7%) and Public Accommodations Tax (6%), where applicable

Standard Facility Rental Fee Rate

Verified non-profit organizations may rent facilities and fields at a discounted rate of 25% of the standard, tax-free rental rate. This includes the Bob Korn Memorial Swimming Pool.

Bob Korn Memorial Swimming Pool		<i>Fee (including tax)</i>
	Whole Facility Rental (1-50 swimmers, with 2 lifeguard)	\$110.00 per hr.
Special interest/training fees are at the discretion of the Director		

Bidarki Recreation Center	Gymnasium Court	<i>Fee (including tax)</i>
	Sport Use (basketball, volleyball, pickleball)	\$50.00 per hr.
	Birthday Parties	\$60.00 per hr.
	Play Equipment Rental	\$25.00 per hr.
Special interest/training fees are at the discretion of the Director		

Odiak Camper Park	<i>Type</i>	<i>Fee (including tax)</i>
RV Site (maximum 14-day stay)	Includes electric, trash & dump station	\$45/nt.
Tent Site (maximum 14-day stay)	No electric	\$30/nt.
Other fees/charges are at the discretion of the Director		

Field Rental for Leagues or Events

	<i>Term</i>	<i>Fee (including tax)</i>
Field Rentals	Daily	\$60.00
	Weekly	\$210.00
	Monthly	\$1,600.00
Add On - Snack Shack Usage	Daily	\$50.00
	Weekly	\$300.00
	Monthly	\$800.00

Verified non-profit organizations may rent facilities and fields at a discounted rate of 25% of the standard, tax-free rental rate.

City of Cordova - Police Department 2026 Fees & Rates

License Fees

<u>Vehicles</u>	
ATV	\$25
Snow-Machine	\$25
<u>Dogs</u>	
Altered Animal	\$20
Non-Altered Animal	\$25
Provisional	\$10
Replacement	\$5

Service Rates

Alcohol Breath Test	\$50
Fingerprinting	\$50/single card; 10 second card
Police Reports (requires approval from Chief)	\$25
Report Media	\$100
Service of Civil Papers	125/service

Impound Fees

<u>Vehicles & Trailers</u>	<u>Daily</u>
Vehicles & Trailers up to 21' long	\$50
Each additional foot	\$1 per foot over 21'
<u>Animals*</u>	<u>Daily</u>
Cats – Flat fee	\$50
Dog – 1st Impound	\$25 if licensed; \$50 if unlicensed
Dog – 2nd Impound	\$50 if licensed; \$75 if unlicensed
Dog – 3rd Impound	\$250
<u>Boarding Fees</u>	<u>Daily</u>
Cats	\$10**
Dogs	\$20**
Mailing of notices, to record documents, etc.	actual postage rate
* Total animal impound costs = Impound Fee + Boarding Fee + Medical Costs + License Fee (if not yet obtained)	
** Minium Charge	

City of Cordova Fire & EMS - 2026 Fees & Rates

Fire and EMS Services and Rates

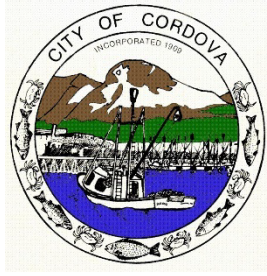
Ambulance Trip	\$1,200 per run + \$15 per mile
Mutual Aid Standby for Fire Department Personnel	\$200 per incident + \$25/hr. per Dept. Member + \$50.00/hr. per Fire Dept. Officer
Volunteer Member Compensation	\$25 per member per incident \$25 per member per Thursday Night Training Session
EMS Volunteer Member Compensation (when scheduled on-call)	\$5 per hr. per member, EMS only, when scheduled on-call only

City of Cordova - Small Boat Harbor 2026 Fees & Rates

Moorage	
All slips will be reserved based on Length overall of vessels	
<u>Vessel</u>	
Daily, per vessel	\$1.25 ft/day paid in advance \$1.35/ft/day if billed
Monthly, per vessel	\$17/ft/mo.
Annual, per vessel	\$60/ft/yr.
Failure to register within 24 hours	\$100.00
Vessel over half the width between floats	1.5 times annual rate
Float Plane (rate calculated by wingspan)	Same as vessel rates
Non-Insured vessel fee	\$50 per day + Moorage fees
Vehicle Parking (Non-Taxable)	\$60 per month
Trailered Vessels parked beyond authorized times	Daily moorage rate. \$1.35 per ft
Items pre-staged for shipment for over 6 hours	\$1.35 ft./day
<u>Tideland</u>	
Daily, per foot	\$0.90/ft/day
Monthly, per foot	\$6.95/ft/mo.
Annual, per foot	\$13.95/ft/yr.
Cruise ship and day cruise vessel lightering	\$7 per person
Grid Fees (per tide)	
<u>Vessel Length</u>	
0' – 40'	\$.84/ft/tide
41' – 58'	\$1.10/ft/tide
Over 58'	\$1.90/ft/tide
Impound Fees	
Vessel	\$1,100
Net	\$300
Vessel Storage	\$3.00/ft/day
Service Rates	
<u>General Services</u>	
Waitlist	\$25.00/year
Pump Rental	\$50/hr.
Electricity (for rental slips with power supply)	\$17.00/day
Labor & Equipment	\$100/hr.
Showers	\$6.00
Dock Use Fee	\$3.65/ft/day
Non-harbor user refuse fee	\$10.00 per 3 bags of trash
Pressure washer rental	\$60.00/hr.
<u>Staff Time</u>	
Employee Straight Time	\$110.00/hr.
Employee Overtime	\$140.00/hr.
<u>Launch Ramps</u>	
2-Week Permit	\$30.00
Stall Holders	No charge
Non-Stall Holders	\$130.00/year

City of Cordova - Port of Cordova 2026 Fees & Rates

Wharfage & Dockage	
Wharfage N.O.S. (not otherwise specified)	\$8.00/ton (non-taxable)
Dockage (Also applies to annual stall holders)	\$2.00/ft/day
Landing crafts will be charged Dockage and Wharfage when using ramps	
Vessel Storage	
Up to 12 Months	\$2.95/ft/mo.
Over 12 Months	\$13.00/ft/mo.
Service Rates	
<u>Water</u>	
Minimum Water Charge	\$40 (for employee labor)
Metered Rate	\$6.00/1000 gallons
RV Dump Station	\$5 each or \$30 per season
<u>Fuels</u>	<u>Per Barrel</u>
First 50,000 barrels	\$0.19
Second 50,000 barrels	\$0.17
Over 100,000 barrels	\$0.16
Additional Per gallon	\$0.06
<u>Used Oil</u>	
≤ 100 gallons	\$110/ man-hour
> 100 gallons, suitable for burning	\$110/man-hour
<u>Staff Time</u>	
Employee Straight Time	\$110.00/hr.
Employee Overtime	\$140.00/hr.
<u>Miscellaneous Fees</u>	<u>Rate</u>
Shipyards Electrical Use	30A/\$17 per day 50A/\$26.25 per day
Washdown	Free up to 2 hours \$84.00/hr. After 2 hours
Maintenance area daily use fee	\$17.00
Drive Down Float	\$50 hr after 2 hrs for annual slip holders. \$50/hr for Transients
Travel Lift*	
<u>Vessel Length</u>	<u>Rate</u>
0' – 40'	\$24.00/ft
41' – 58'	\$25.00/ft
Over 58'	\$27.00/ft
No-Show Fee** and Minimum Fee	\$350.00
Inspection Haul***	60% of Travel Lift round trip rate
* Payment must be paid in advance and for round trip.	
**Boat owner does not show or fails to cancel at least 1 hour before scheduled time. Owner is charged the minimum fee to cover such things as re-blocking, relocating vessels or labor	
***Limited to approval and availability. Vessel is hauled out, left in slings over dock for 2 hours, and returned to the water. Unsuccessful haul is charged 60% round-trip of Travel Lift rate due to vessel configuration and/or weight.	



AGENDA ITEMS 10 & 11

City Council Meeting Date: 12/03/25

CITY COUNCIL COMMUNICATION FORM

FROM: Samantha Greenwood, City Manager

DATE: 11/24/25

ITEM: Resolutions 12-25-28 and 12-25-29 approving FY 26 Fee Schedule & Budget

☐ ORDINANCE
☐ MOTION

☒ RESOLUTIONS
☐ INFORMATION

I. BACKGROUND INFORMATION: We are pleased to present the City of Cordova FY26 Budget and Fee Schedule for Council approval. Council and staff have worked diligently, made difficult choices, and successfully achieved a balanced FY26 budget. Staff appreciates the Council's support throughout what has been the most challenging budget development process I have experienced in my 15 years with the City.

City staff are already developing plans and coordinating closely to determine how to move forward with priority work in FY26 under a significantly reduced operating budget and with the personnel reductions. I am truly honored to work alongside staff who remain understanding, committed, and willing to come together to do their best with the resources available.

The FY26 General Fund budget's revenue projections have decreased for Sales and Use Tax - \$665,000, Forest Receipts - \$729,299, and School Bond Debt Reimbursement \$225,000. The overall revenue reductions from these shortfalls is \$1,619,299. There have been substantial cuts to City operations and maintenance, the school district, the chamber of commerce, and CCMC; 9 positions have been left unfilled since 2024, and two employees have been laid off for 2026 to balance this budget.

The balanced enterprise fund budgets are attached. The fee schedule has been adjusted to incorporate inflation and additional ADEC-mandated requirements.

II. RECOMMENDED ACTION / NEXT STEP: Council suggested motions are for approval of each resolution separately. Both resolutions require roll call votes.

**CITY OF CORDOVA, ALASKA
RESOLUTION 12-25-29**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
ADOPTING AN OPERATING BUDGET FOR FISCAL YEAR 2026
AND APPROPRIATING THE AMOUNT OF \$18,675,184
AS SUMMARIZED PURSUANT TO THE FOLLOWING TABLE**

<u>Fund Name (number)</u>	<u>Revenues</u>	<u>Transfers In (+)</u>	<u>Transfers Out (-)</u>	<u>To (+)/ From (-) Reserve</u>	<u>Appropriation</u>
General Fund (101)	\$12,970,852	\$647,463			\$13,618,315
Permanent Fund (104)					\$0
Capital Projects Fund (401)					\$0
Governmental Funds Total	\$12,970,852	\$647,463	\$0	\$0	\$13,618,315
<u>ENTERPRISE FUNDS</u>	<u>Revenues</u>	<u>Transfers In (+)</u>	<u>Transfers Out (-)</u>	<u>To (-)/ From (+) Reserve</u>	<u>Appropriation</u>
Harbor (502)	\$1,679,564	\$422,292	-\$199,691	-\$18,000	\$1,884,165
Harbor Depreciation Reserve	\$422,292		-\$422,292		\$0
Sewer (503)	\$1,139,740		-\$232,158		\$907,582
Sewer Depreciation Reserve					\$0
Water (504)	\$1,019,388	\$74,727	-\$133,811	\$0	\$960,304
Water Depreciation Reserve		\$0			\$0
Refuse (505)	\$1,481,848		-\$156,530		\$1,325,318
Refuse Depreciation Reserve					\$0
Refuse Landfill Reserve			-\$50,000		-\$50,000
Odiak (506)	\$29,500				\$29,500
Total Enterprise Funds	\$5,350,040	\$497,019	-\$772,190	-\$18,000	\$5,056,869
TOTAL APPROPRIATION	\$18,320,892	\$1,144,482	-\$772,190	-\$18,000	\$18,675,184

WHEREAS, the City Manager submitted the proposed FY26 Operating Budget; and

WHEREAS, the City Council has conducted work sessions reviewing the proposed 2026 budget, and submitted its recommendations, and held a public hearing on December 3, 2025, on the proposed 2026 operating budget; and

WHEREAS, in the amount appropriated from the General Fund, **\$1,983,000** is included for the Cordova Public Schools.

NOW, THEREFORE BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby adopts the City Operating Budget and appropriates such funds for FY26, for the period of January 1, 2026, to December 31, 2026, in the amount of **\$18,675,184**

BE IT FURTHER RESOLVED that all unencumbered balances remaining in each fund as of January 1, 2026, shall be transferred to the unappropriated fund balance of the respective fund from which appropriated.

PASSED AND APPROVED THIS 3rd DAY OF DECEMBER 2025.

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, City Clerk

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
General Fund Revenues		
Taxes		
101-300-40001	Property Tax	3,585,632
101-300-40003	Property Tax-Penalties	14,000
101-300-40005	Property Tax-Interest	2,000
101-300-40006	Property Tax Exemption Fees	0
101-300-40008	ARSSC - Sales Tax Fees Contra	-50,000
101-300-40009	ARSSC - Sales Tax	640,973
101-300-40010	Sales & Use Taxes	4,100,000
101-300-40011	Public Accommodations Surtax	230,000
101-300-40012	Vehicle Rental Surtax	20,000
101-300-40015	MAT Surtax	210,000
101-300-40030	Penalties & Int. - Sales Tax	12,000
101-300-40035	Penalty & Interest A/R	3,500
101-300-40040	In Lieu Tax Payments	545,000
101-300-40041	Payment in Lieu of Tax - Other	7,500
Total Taxes:		9,320,605
Licenses & Permits		
101-301-40100	General Business Licenses	20,000
101-301-40120	Taxi - For Hire Operators	0
Total Licenses & Permits:		20,000
Other Governmental		
101-302-40205	DOR- FISH BUSINESS SHARED TAX	1,000,000
101-302-40210	Liquor Licenses - Share Tax	10,000
101-302-40215	Share Revenue - CAP SOA	105,659
101-302-40220	Forest Receipts - Roads	0
101-302-40221	Forest Receipts - School	13,261
101-302-40225	Utility Cooperative Shared Tax	290,000
101-302-40230	DCCED - Shared Fish Bus Tax	20,000
101-302-40239	Pension State Relief	193,405
101-302-40240	Library Grant	7,000
Total Other Governmental:		1,639,325

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Leases & Rents		
101-303-40320	N. Harbor Fill Lease	221,569
101-303-40330	S. Harbor Fill Lease	55,176
101-303-40350	Other Land Leases	43,495
101-303-40360	Other Building Leases	60,326
101-303-40400	LT Leases - Interest Revenue	0
101-303-51110	Lease Rev Pass-Thru Mt Eyak	73,888
Total Leases & Rents:		454,454
Law Enforcement		
101-304-40245	State Contract - Jail	228,743
101-304-40250	Surcharge - SOA	200
101-304-40265	State Dispatch Services	4,725
101-304-40267	USFS Dispatch Services	6,750
101-304-40269	City of Whittier - Dispatch	0
101-304-40370	Court Fines & Forfeitures	1,500
101-304-40371	Citations	3,500
101-304-40380	ATV Registration Fees	300
101-304-40400	Dog Licenses	550
101-304-40410	Dog Impounds	200
101-304-40420	Dog Citations	250
101-304-40440	Airline Security Service	75,000
101-304-40450	Fingerprinting Services	3,000
101-304-40545	Impound	6,000
101-304-40700	Case File Fees	250
101-304-49740	Miscellaneous Revenue P.D.	1,000
Total Law Enforcement:		331,968
D. M. V.		
101-305-40255	MV, Boat, Snow Trans	31,000
101-305-40260	Driver License & ID Fee	6,000
101-305-40266	Vehicle Registration Tax	-15,000
101-305-40268	Mtr Vehicle Reg Tax St of AK	40,000
101-305-49740	Road Tests & Misc Revenue DMV	1,000
Total D. M. V.:		63,000
Planning		
101-323-40170	Planning Permit Fees	5,000
101-323-48014	Other Revenue	2,000
Total Planning:		7,000
Recreation		
101-345-40505	Activity Fees	10,000
101-345-40520	Skaters Cabin Rental	0
101-345-40525	Bidarki Entrance Fees	95,000
101-345-40535	Facility Rental	2,500
101-345-42100	Fisherman's Memorial Park	1,000
101-345-49740	Bidarki Misc.	0
101-345-49745	Merchandise Sales - P&R	1,500
Total Recreation:		110,000

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Bob Korn Pool		
101-346-40600	Pool Entrance Fees	37,500
101-346-40620	Program Fees	3,000
101-346-40630	Rental Fees	1,000
101-346-49740	Pool Misc.	0
Total Bob Korn Pool:		41,500
Sale of Property		
101-347-40710	Sale of Equipment	0
101-347-40720	Sale of Cemetery Lots	2,000
Total Sale of Property:		2,000
Interfund Transfers In		
101-390-41000	Allocated Administrative Costs	647,463
101-390-49999	Due to/from Other Funds	0
Total Interfund Transfers In:		647,463
Other Revenue		
101-397-40325	Investment Earnings	200,000
101-397-49740	Misc. Revenue	50,000
101-397-49770	Cordova Center Revenue	55,000
101-397-49800	Donations	1,000
Total Other Revenue:		306,000
State Debt Service Reimbursement		
101-398-40200	State Debt Service Reimbursement	675,000
Total State Debt Service Reimbursment:		675,000
Total GF Revenues		13,618,315

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
General Fund Expenditures		
City Council		
101-401-51020	Operating Supplies	0
101-401-52090	Council Contingency	0
101-401-52120	Travel	0
101-401-52160	Professional Development	0
101-401-52170	Dues & Subscriptions	3,200
Total City Council:		3,200
City Clerk		
101-402-50000	Salaries and Wages	205,859
101-402-50020	Temp Employees	0
101-402-50100	FICA	15,748
101-402-50110	PERS	45,289
101-402-50120	Health Ins.	72,801
101-402-50130	Compensation Ins.	432
101-402-50140	ESC	2,300
101-402-50150	PERS Relief	13,031
101-402-51020	Operating Supplies	500
101-402-52120	Travel	0
101-402-52160	Professional Development	1,500
101-402-52170	Dues & Subscriptions	11,200
101-402-52180	Professional Services	3,700
101-402-52230	Assessor Fees	25,000
101-402-52235	Assessing Software	20,023
101-402-52240	Election Expense	1,750
101-402-52270	Legal Printing/Advertising	4,800
101-402-52310	Public Relations	500
Total City Clerk:		424,433
City Mayor		
101-403-51020	Operating Supplies	0
101-403-52120	Travel	0
101-403-52160	Professional Development	450
101-403-52170	Dues & Subscriptions	50
Total City Mayor:		500

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
City Manager		
101-421-50000	Salaries and Wages	257,918
101-421-50020	Temp Employees	0
101-421-50100	FICA	19,731
101-421-50110	PERS	56,742
101-421-50120	Health Ins.	95,428
101-421-50130	Compensation Ins.	542
101-421-50140	ESC	2,300
101-421-50150	PERS Relief	16,326
101-421-51020	Operating Supplies	500
101-421-52000	Communications	0
101-421-52080	Manager's Contingency	2,500
101-421-52120	Travel	0
101-421-52160	Professional Development	1,100
101-421-52170	Dues & Subscriptions	2,000
101-421-52180	Professional Services	2,500
101-421-52270	Legal Printing/Advertising	1,000
101-421-55050	Contractual Services	10,147
Total City Manager:		468,734
Finance		
101-422-50000	Salaries and Wages	332,929
101-422-50010	Overtime	1,000
101-422-50020	Temp Employees	0
101-422-50100	FICA	25,469
101-422-50110	PERS	73,024
101-422-50120	Health Ins.	165,287
101-422-50130	Compensation Ins.	699
101-422-50140	ESC	4,620
101-422-50150	PERS Relief	21,011
101-422-51020	Operating Supplies	750
101-422-52120	Travel	6,500
101-422-52160	Professional Development	6,000
101-422-52170	Dues & Subscriptions	250
101-422-52180	Professional Services	9,000
101-422-55010	Equipment & Furnishings	1,000
Total Finance:		647,539

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Planning		
101-423-50000	Salaries and Wages	82,331
101-423-50100	FICA	6,298
101-423-50110	PERS	18,113
101-423-50120	Health Ins.	54,661
101-423-50130	Compensation Ins.	173
101-423-50140	ESC	1,150
101-423-50150	PERS Relief	5,212
101-423-51020	Operating Supplies	750
101-423-52120	Travel	0
101-423-52160	Professional Development	2,000
101-423-52170	Dues & Subscriptions	2,500
101-423-52182	Appraisal/Survey Fees	11,000
101-423-52184	Other Professional Fees	1,000
101-423-52270	Legal Printing	500
Total Planning:		185,688
Planning Commission		
101-424-51020	Operating Supplies	0
101-424-52160	Professional Development	0
Total Planning Commission:		0
Department of Motor Vehicles		
101-440-50000	Salaries and Wages	32,322
101-440-50010	Overtime	0
101-440-50020	Temp. Employees	0
101-440-50030	On Call Time	0
101-440-50100	FICA	2,466
101-440-50110	PERS	7,091
101-440-50120	Health Ins.	0
101-440-50130	Compensation Ins.	68
101-440-50140	ESC	645
101-440-50150	PERS Relief	2,040
101-440-51010	Uniforms/Safety Equip/Supplies	500
101-440-51020	Operating Supp/Postage/Freight	950
101-440-52000	Communications	2,000
101-440-52120	Travel	0
101-440-52160	Professional Development	0
101-440-52170	Dues & Subscriptions	150
101-440-52270	Legal Printing/Advertising	0
101-440-55010	Equipment, Furnishings & Tools	500
Total Department of Motor Vehicles:		48,732

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Law Enforcement		
101-441-50000	Salaries and Wages	694,950
101-441-50010	Overtime	55,000
101-441-50020	Temp. Employees	0
101-441-50030	On Call Time	30,400
101-441-50100	FICA	61,467
101-441-50110	PERS	176,769
101-441-50120	Health Ins.	321,945
101-441-50130	Compensation Ins.	15,509
101-441-50140	ESC	12,494
101-441-50150	PERS Relief	50,861
101-441-51010	Uniforms/Safety Equip/Supplies	10,607
101-441-51020	Operating Supp/Postage/Freight	2,067
101-441-52000	Communications	24,913
101-441-52120	Travel	9,067
101-441-52160	Professional Development	17,913
101-441-52165	Training Equipment & Supplies	5,413
101-441-52170	Dues & Subscriptions	31,000
101-441-52180	Professional Services	5,913
101-441-52270	Legal Printing/Advertising	3,000
101-441-52350	Recruitment and Moving	10,000
101-441-54000	Fuel & Lube	11,067
101-441-54010	Vehicle Parts & Repairs	3,347
101-441-54020	Repair Maintenance Other Equip	5,067
101-441-55000	Other Equipment & Rentals	40,000
101-441-55010	Equipment, Furnishings & Tools	8,913
101-441-55020	Ammunition	3,067
Total Law Enforcement:		1,610,749

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Jail Operations		
101-442-50000	Salaries and Wages	235,846
101-442-50010	Overtime	12,000
101-442-50020	Temp Employees	0
101-442-50030	On Call Time	7,600
101-442-50100	FICA	21,419
101-442-50110	PERS	61,596
101-442-50120	Health Ins.	108,917
101-442-50130	Compensation Ins.	4,043
101-442-50140	ESC	4,631
101-442-50150	PERS Relief	17,723
101-442-51010	Uniforms/Safety Equip/Supplies	2,000
101-442-51020	Operating Supplies	1,500
101-442-51030	Janitorial Supplies	2,500
101-442-51070	Prisoner Board	5,000
101-442-52120	Travel	5,000
101-442-52160	Professional Development	2,000
101-442-52170	Dues & Subscriptions	31,000
101-442-52180	Professional Services	5,000
101-442-52185	Inmate Medical Expense	2,500
101-442-52186	Inmate Medical Expense - Reimb	-500
101-442-54020	Repair & Maintenance	4,000
101-442-55000	Other Equipment & Rentals	3,500
101-442-55010	Equipment, Furnishings & Tools	3,950
Total Jail Operations:		541,225

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Fire & EMS		
101-443-50000	Salaries and Wages	219,097
101-443-50010	Overtime	9,000
101-443-50020	Temp Employees	0
101-443-50030	On Call	9,000
101-443-50100	FICA	18,138
101-443-50110	PERS	52,161
101-443-50120	Health Ins.	34,467
101-443-50130	Compensation Ins.	7,862
101-443-50140	ESC	3,810
101-443-50150	PERS Relief	15,008
101-443-51010	Uniforms/Safety Clothing	8,000
101-443-51020	Operating Supplies	21,000
101-443-51030	Custodial Supplies	200
101-443-51050	Small Tools	252
101-443-52030	Electricity	1,100
101-443-52040	Heating Oil	7,000
101-443-52120	Travel	8,000
101-443-52160	Professional Development	8,000
101-443-52170	Dues & Subscriptions	8,000
101-443-52180	Professional Services	14,000
101-443-52310	Public Relations	1,000
101-443-52320	Volunteer Fireman	110,000
101-443-52330	Volunteer Incentives	1,250
101-443-54000	Fuel & Lube	6,500
101-443-54010	Vehicle Parts & Repairs	10,000
101-443-54020	Repair - Other Equipment	1,500
101-443-54030	Structure Maintenance	1,500
101-443-55000	Other Equipment	1,000
101-443-55005	Fire Fighting Equipment	8,500
101-443-55010	Equipment & Furnishings	1,000
Total Fire & EMS:		586,345
Disaster Management		
101-445-59400	Supplies	3,000
101-445-59405	Community Training	4,200
Total Disaster Management:		7,200

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Library		
101-501-50000	Salaries and Wages	177,166
101-501-50010	Overtime	0
101-501-50020	Temp Employees	0
101-501-50100	FICA	13,553
101-501-50110	PERS	38,976
101-501-50120	Health Ins.	43,537
101-501-50130	Compensation Ins.	372
101-501-50140	ESC	3,512
101-501-50150	PERS Relief	13,553
101-501-51020	Operating Supplies	2,000
101-501-51060	Books & Periodicals	9,000
101-501-52000	Communications	0
101-501-52110	Library Internet Services	3,600
101-501-52120	Travel	0
101-501-52160	Professional Development	150
101-501-52170	Dues & Subscriptions	0
101-501-52180	Professional Services	2,000
101-501-52230	Software Licensing	6,000
101-501-52250	IT Services Library	0
101-501-54020	Repair & Maintenance	3,000
101-501-54030	Computers & Peripherals	2,000
101-501-55010	Equipment & Furnishings	2,000
Total Library:		320,419
CORDOVA CENTER		
101-502-50000	Salaries and Wages	94,324
101-502-50010	Overtime	0
101-502-50020	Temp Employees	14,000
101-502-50100	FICA	8,286
101-502-50110	PERS	20,751
101-502-50120	Health Ins.	32,056
101-502-50130	Compensation Ins.	227
101-502-50140	ESC	1,697
101-502-50150	PERS Relief	5,971
101-502-51020	Operating Supplies	3,000
101-502-52120	Travel	0
101-502-52160	Professional Development	230
101-502-52162	Safety & Training	250
101-502-52170	Dues & Subscriptions	740
101-502-52180	Professional Services	450
101-502-52250	IT Services	500
101-502-54020	Repairs & Maintenance	2,250
101-502-54030	Computers & Peripherals	1,001
101-502-55010	Equip & Furnishings - CDV Cntr	5,000
Total CORDOVA CENTER:		190,733

2026 City of Cordova Operating Budget

Account Number	Title	2026 Proposed Budget
Museum		
101-503-50000	Salaries and Wages	193,301
101-503-50010	Overtime	0
101-503-50020	Temp Employees	4,000
101-503-50100	FICA	15,094
101-503-50110	PERS	42,526
101-503-50120	Health Insurance	43,537
101-503-50130	Compensation Ins.	414
101-503-50140	ESC	3,858
101-503-50150	PERS Relief	12,236
101-503-51020	Operating Supplies	1,000
101-503-52120	Travel	0
101-503-52160	Professional Development	250
101-503-52180	Professional Services	250
101-503-52230	Software Licensing	0
101-503-54020	Repairs & Maintenance	1,000
101-503-54030	Computers & Peripherals	1,000
101-503-55010	Equipment & Furnishings	500
Total Museum:		318,966
INFO TECH		
101-504-50000	Salary & Wages	0
101-504-50100	FICA	0
101-504-50110	PERS	0
101-504-50120	HEALTH INSURANCE	0
101-504-50130	Compennsation Ins.	0
101-504-50140	ESC	0
101-504-50150	PERS Relief	0
101-504-52180	Professional Services	0
101-504-54020	Repairs & Maintenance	0
101-504-54030	Computer & Peripherals	8,000
Total INFO TECH:		8,000
Facility Utilities		
101-598-51025	Operating supplies	1,000
101-598-52010	Water, Sewer & Refuse	1,400
101-598-52013	Wtr, Swr, Refuse Public Safety	6,300
101-598-52017	Wtr, Swr, Ref Cordova Center	13,000
101-598-52033	Electricity Public Safety	22,000
101-598-52037	Electricity Cordova Center	60,000
101-598-52039	Electricity Street Lighting	65,000
101-598-52045	Heating Oil Public Safety	45,000
101-598-52048	Heating Oil CordovaCenter	85,000
101-598-52049	Propane CordovaCenter	2,500
101-598-55011	Equip & Furnishing Cdv Cntr	0
Total Facility Utilities:		301,200

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Public Works Administration		
101-601-50000	Salaries and Wages	103,057
101-601-50100	FICA	7,884
101-601-50110	PERS	22,673
101-601-50120	Health Ins.	40,768
101-601-50130	Compensation Ins.	216
101-601-50140	ESC	1,150
101-601-50150	PERS Relief	6,523
101-601-51020	Operating Supplies	1,200
101-601-52000	Communications	0
101-601-52120	Travel	0
101-601-52160	Professional Development	1,500
101-601-52162	Safety & Training	1,500
101-601-52180	Professional Services	20,000
101-601-54000	Fuel & Lube	0
Total Public Works Administration:		206,471
Facility Maintenance		
101-602-50000	Salaries and Wages	153,997
101-602-50010	Overtime	10,000
101-602-50020	Temp Employees	3,000
101-602-50100	FICA	12,775
101-602-50110	PERS	33,879
101-602-50120	Health Ins.	93,394
101-602-50130	Compensation Ins.	2,724
101-602-50140	ESC	2,420
101-602-50150	PERS Relief	9,748
101-602-51010	Uniforms/Safety Clothing PPE	1,000
101-602-51020	Operating Supplies	2,500
101-602-51039	Custodial Supplies	9,000
101-602-51050	Small Tools	500
101-602-52120	Travel	0
101-602-52160	Professional Development	1,700
101-602-52180	Professional Services	3,500
101-602-54000	Fuel & Lube	1,250
101-602-54010	Vehicle Parts & Repairs	500
101-602-54020	Repair - Other Equipment	0
101-602-54028	Equipment Maint	16,000
101-602-54032	Maint Public Safety	5,000
101-602-54036	Structure Maint Chamber Commer	2,500
101-602-54038	Structure Maint Cordova Ctr	2,500
101-602-54039	Structure Maint	27,000
101-602-54082	Boiler Maint Public Safety	6,000
101-602-54086	Boiler Maint Chamber Comm	500
101-602-54090	Boiler Maint Cordova Ctr	8,500
101-602-55010	Fire Inspection and Repair	14,000
101-602-55020	School Bldgs Maintenance	5,000
101-602-55035	Maintenance--Fire Panels P&Rec	15,000
Total Facility Maintenance:		443,887

2026 City of Cordova Operating Budget

Account Number	Title	2026 Proposed Budget
Street Maintenance		
101-603-50000	Salaries and Wages	334,393
101-603-50010	Overtime	8,240
101-603-50020	Temp Employees	0
101-603-50030	On Call Time	5,300
101-603-50100	FICA	26,617
101-603-50110	PERS	76,545
101-603-50120	Health Ins.	143,255
101-603-50130	Compensation Ins.	12,769
101-603-50140	ESC	6,021
101-603-50150	PERS Relief	22,024
101-603-51010	Uniforms/Safety Clothing	2,500
101-603-51020	Operating Supplies	13,000
101-603-51038	Custodial Supplies City Shop	800
101-603-52010	Water, Sewer & Refuse	5,300
101-603-52030	Electricity	17,000
101-603-52040	Heating Oil City Shop	10,000
101-603-52070	Leases/Rentals	3,000
101-603-52120	Travel	0
101-603-52160	Professional Development	2,000
101-603-52162	Safety & Training	3,000
101-603-52170	Dues & Subscriptions	3,000
101-603-52180	Professional Services	1,000
101-603-54010	Vehicle Parts & Repairs	5,000
101-603-54020	Repair & Maintenance	20,000
101-603-54028	Equipment Maint City Shop	5,000
101-603-54038	Structure Maint City Shop	0
101-603-54098	Other Improvements City Shop	2,500
101-603-55010	Equipment & Furnishings	1,000
101-603-55025	Chip Sealing Maintenance	0
Total Street Maintenance:		729,264
Snow Removal		
101-604-50010	Overtime	20,000
101-604-50020	Temp Employees	8,000
101-604-50030	On Call Time	6,500
101-604-50100	FICA	2,639
101-604-50110	PERS	2,184
101-604-50130	Compensation Ins.	1,266
101-604-50140	ESC	690
101-604-50150	PERS Relief	2,184
101-604-51020	Operating Supplies	32,400
101-604-52250	Equip Rents/Contractors	0
Total Snow Removal:		75,863

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Equipment Maintenance		
101-605-50000	Salaries and Wages	161,418
101-605-50010	Overtime	5,150
101-605-50020	Temp Employees	5,000
101-605-50030	On Call Time	2,500
101-605-50100	FICA	13,316
101-605-50110	PERS	37,195
101-605-50120	Health Ins.	0
101-605-50130	Compensation Ins.	4,498
101-605-50140	ESC	2,553
101-605-50150	PERS Relief	10,702
101-605-51010	Uniforms/Safety Clothing	1,025
101-605-51020	Operating Supplies	9,000
101-605-51050	Small Tools	1,000
101-605-52120	Travel	0
101-605-52160	Professional Development	0
101-605-52180	Professional Services	0
101-605-54000	Fuel & Lube	60,000
101-605-54010	Vehicle Parts & Repairs	30,000
101-605-54020	Repair - Other Equipment	0
101-605-55010	Equipment & Furnishings	0
Total Equipment Maintenance:		343,357

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Parks Maintenance		
101-606-50000	Salaries and Wages	139,517
101-606-50010	Overtime	0
101-606-50020	Temp Employees	0
101-606-50100	FICA	10,673
101-606-50110	PERS	30,694
101-606-50120	Health Ins.	69,149
101-606-50130	Compensation Ins.	4,245
101-606-50140	ESC	2,300
101-606-50150	PERS Relief	8,831
101-606-51010	Uniform/Safety Clothing	200
101-606-51020	Operating Supplies	17,000
101-606-51030	Custodial Supplies	2,500
101-606-51050	Small Tools	1,500
101-606-52010	Water, Sewer & Refuse	7,000
101-606-52030	Electricity	3,500
101-606-52040	Heating Fuel	4,000
101-606-52070	Rental/Lease	16,334
101-606-52120	Travel	0
101-606-52160	Professional Development	2,000
101-606-52162	Safety & Training	500
101-606-52180	Professional Services	5,000
101-606-52340	Other Costs/outhouse tender	0
101-606-53015	Fisherman's Memorial	0
101-606-54000	Fuel & Lube	6,000
101-606-54010	Vehicle Parts & Repairs	2,000
101-606-54020	Repair - Other Equipment	3,000
101-606-54030	Other repairs	9,000
101-606-55010	Equipment & Furnishings	8,000
101-606-55020	Other Improvements	0
Total Parks Maintenance:		352,943
Cemetery Maintenance		
101-607-50020	Temp Employees	3,000
101-607-50100	FICA	230
101-607-50130	Compensation Ins.	91
101-607-50140	ESC	60
101-607-51020	Operating Supplies	0
101-607-55000	Other Equipment	0
101-607-55020	Other Improvements	0
Total Cemetery Maintenance:		3,381

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Parks & Rec Administration		
101-608-50000	Salaries and Wages	206,227
101-608-50010	Overtime	0
101-608-50100	FICA	15,776
101-608-50110	PERS	45,370
101-608-50120	Health Ins.	17,233
101-608-50130	Compensation Ins	2,168
101-608-50140	ESC	3,450
101-608-50150	PERS Relief	13,054
101-608-51020	Operating Supplies	500
101-608-52000	Communication	0
101-608-52120	Travel	0
101-608-52160	Professional Development	1,000
101-608-52170	Dues and Subscriptions	500
101-608-52180	Professional Services	500
101-608-52230	Software & Licenses	7,500
Total Parks & Rec Administration:		313,278
Recreation - Bidarki		
101-701-50000	Salaries and Wages	0
101-701-50010	Overtime	0
101-701-50020	Temp Employees	35,000
101-701-50100	FICA	2,678
101-701-50110	PERS	0
101-701-50120	Health Ins.	0
101-701-50130	Compensation Ins.	74
101-701-50140	ESC	700
101-701-50150	PERS Relief	0
101-701-51010	Uniform/Safety Equipment	1,550
101-701-51020	Operating Supplies	7,500
101-701-51030	Custodial Supplies	5,500
101-701-52010	Water, Sewer & Refuse	5,400
101-701-52030	Electricity	10,000
101-701-52040	Heating Oil	12,000
101-701-52162	Safety & Training	500
101-701-52180	Professional Services	2,300
101-701-53010	Programs	8,000
101-701-53060	Iceworm Festival Supplies	0
101-701-54020	Equipment Maintenance & Repair	3,000
101-701-54030	Structure Maintenance	5,000
101-701-54080	Boiler Maintenance	5,000
101-701-55010	Equipment & Furnishings	5,000
101-701-55020	Other Improvements	0
Total Recreation - Bidarki:		109,202

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Recreation - Swimming Pool		
101-702-50000	Salaries and Wages	52,698
101-702-50010	Overtime	4,000
101-702-50020	Temp Employees	25,000
101-702-50100	FICA	6,250
101-702-50110	PERS	12,473
101-702-50120	Health Ins.	17,233
101-702-50130	Compensation Ins.	2,511
101-702-50140	ESC	1,730
101-702-50150	PERS Relief	3,589
101-702-51010	Uniform/Safety Equipment	4,000
101-702-51020	Operating Supplies	20,000
101-702-51030	Custodial Supplies	3,000
101-702-52000	Communications	0
101-702-52010	Water, Sewer & Refuse	10,000
101-702-52030	Electricity	37,000
101-702-52040	Heating Oil	125,000
101-702-52120	Travel	0
101-702-52160	Professional Development	600
101-702-52180	Professional Services	30,000
101-702-54020	Repair & Maintenance	8,000
101-702-54080	Boiler Maintenance	10,000
101-702-55000	Other Equipment	0
101-702-55010	Equipment & Furnishings	0
Total Recreation - Swimming Pool:		373,084
Ski Hill		
101-704-51040	Repair & Maintenance	0
101-704-51110	Lease Rev Pass Thru CTC	35,989
101-704-51115	Lease Rev Pass Thru CVW	36,360
101-704-52010	Water, Sewer & Refuse	1,600
101-704-52030	Electricity	22,000
101-704-52035	Electric reimburse contra	-14,000
101-704-52040	Heating Oil	8,000
101-704-52180	Annual Inspection	0
101-704-52190	Insurance	15,000
Total Ski Hill:		104,949
Non-Departmental		
101-824-50164	Health Reimbursement Agreement	20,000
101-824-51020	Operating Supplies	30,000
101-824-52000	Communications	42,000
101-824-52170	Dues & Subscriptions	0
101-824-52179	Drug Testing	3,000
101-824-52180	Professional Services	25,036
101-824-52181	Accounting Software Licensing	37,150
101-824-52182	Avalanche Mitigation Jan-April	28,600
101-824-52183	Avalanche Mitigation Nov-Dec	0
101-824-52184	State Reimb - Avalanche Contra	-10,000
101-824-52185	Bank Fees & Bank Reconciliatio	15,000
101-824-52186	ARSSC Processing Fees/Expenses	0

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
101-824-52190	Attorney Fees	140,000
101-824-52210	Audit Fees	165,000
101-824-52230	Software Licensing	59,643
101-824-52250	IT Services	133,500
101-824-52255	Computers & Peripherals	1,500
101-824-52340	Eyak Site Remediation	2,500
101-824-52350	Recruitment and Moving	0
101-824-55010	Equipment & Furnishings	500
101-824-56000	Insurance	439,795
101-824-57000	In-kind Services Allocation	-181,600
Total Non-Departmental:		951,624
Long Term Debt Service		
101-895-58063	2015 GO Bond One A- Principal	90,000
101-895-58064	2015 GO Bond One A-Interest	48,250
101-895-58067	2015 GO Bond One C-Principal	1,145,000
101-895-58068	2015 GO Bond One C-Interest	180,500
101-895-58069	2015 GO Bond Two A-Principal	125,000
101-895-58070	2015 GO Bond Two A-Interest	79,500
Total Long Term Debt Service:		1,668,250
Interfund Transfers Out		
101-901-57340	Transfer to Cap Proj Fund #401	0
101-901-57418	Transfer to Harbor Project 602	0
101-901-57419	Transfer to LSTA Fund	0
101-901-59997	Transfer to Health Ins Fund	0
101-901-59999	Transfer to Other Capital Proj	0
Total Interfund Transfers Out:		0
Transfers to Other Entities		
101-902-57000	School Transfer (Jan-June)	1,307,000
101-902-57001	School Transfer (July-Dec)	676,000
101-902-57005	School In-Kind Jan-June	75,500
101-902-57006	School In-Kind Jul-Dec	75,500
101-902-57017	CCMC Budget Appropriation	100,000
101-902-57020	Cordova Family Resource Ctr	10,000
101-902-57181	Cordova Chamber of Commerce	0
101-902-57182	Cordova Chamber in-kind	4,800
101-902-57183	Cordova Chamber in-kind lease	30,299
Total Transfers to Other Entities:		2,279,099
Total General Fund Expenditures		13,618,315
Total General Fund Revenues		13,618,315
General Fund Balance		0

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
	Revenue - Harbor Enterprise Fund	
502-300-44010	Wharfage	50,000
502-300-44020	Dockage	71,500
502-300-44030	Impounds & Fines	7,500
502-300-44040	Dry Land Storage Fees	55,000
502-300-44041	Shipyards Storage	46,200
502-300-44050	Sale Of Labor	13,200
502-300-44060	Permanent Slip Fees	1,179,000
502-300-44070	Monthly Slip Fees	23,214
502-300-44080	Daily Slip Fees	75,000
502-300-44090	Grid Use Fees	7,500
502-300-44100	Seaplane Moorage	550
502-300-44110	Utility Sales	20,000
502-300-44120	Sale of Seivices	2,500
502-300-44130	Other Harbor Revenue	12,000
502-300-44135	Penalty & Interest - Harbor	15,000
502-300-44140	Travel Lift Fees	65,000
502-300-44150	Launch Ramp Fees	10,000
502-300-44160	Parking Permits	2,000
502-300-44170	Maintenance Area Use	2,400
502-300-44190	Registration - .5% Fish Tax	0
502-300-44200	Com Passenger Vessel Tax Share	2,000
Total Revenue - Operations:		1,659,564
Interfund Transfers In		
502-390-49998	Transfer from Permanent Fund	0
502-390-49999	due to/from other funds	0
Total Interfund Transfers In:		0
Other Revenue		
502-398-40239	Pension State Relief	20,000
502-398-40305	PERS NPO Write-Off Revenue	0
502-398-40325	Investment Earnings	0
502-398-42151	Capital Contributions	0
Total Other Revenue:		20,000
Harbor Reserve Fund		
702-397-40205	.05% Raw Fish Tax Revenue	175,000
702-397-40210	Fuel Oil Wharfage \$.06 per gal	247,292
Total Harbor Reserve Revenue:		422,292
Total Harbor Enterprise Fund Revenues		2,101,856

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Expenditures-Harbor Enterprise Fund		
502-400-50000	Salaries and Wages	443,005
502-400-50010	OT	10,300
502-400-50020	Temp. Employees	0
502-400-50100	FICA	34,678
502-400-50110	PERS	99,727
502-400-50120	Health Ins.	140,137
502-400-50130	Compensation Ins.	12,294
502-400-50140	ESC	6,900
502-400-50150	PERS Relief	28,694
502-400-51010	Uniforms/Safety Clothing	1,500
502-400-51020	Operating Supplies	8,000
502-400-51030	Custodial Supplies	3,500
502-400-52000	Communications	7,000
502-400-52010	Water, Sewer & Refuse	120,000
502-400-52020	Street Lighting	2,500
502-400-52030	Electricity	70,000
502-400-52040	Heating Oil	12,000
502-400-52120	Travel	4,000
502-400-52160	Professional Development	3,000
502-400-52170	Dues & Subscriptions	1,500
502-400-52179	Drug Testing	300
502-400-52180	Professional Services	10,000
502-400-52185	Bank Fees	18,000
502-400-54000	Fuel & Lube	8,000
502-400-54010	Vehicle Parts & Repairs	2,500
502-400-54020	Repair - Other Equipment	20,000
502-400-54030	R & M Buildings	2,000
502-400-54050	R & M Travel Lift	45,444
502-400-54080	Boiler Maintenance	800
502-400-55000	Other Equipment	5,500
502-400-55010	Equipment & Furnishings	2,200
502-400-55020	Other Improvements	28,000
502-400-55030	Used Oil	34,000
502-400-56000	Insurance	231,572
Total Expenditures-Harbor Operations:		1,417,051
Debt Service		
502-895-58000	Bond Principal	130,000
502-895-58010	Bond Interest	211,563
502-895-58020	Harbor Piling Loan Principal	65,833
502-895-58021	Harbor Piling Loan Interest	59,718
Total Debt Service:		467,114
Transfer to Reserve & CIP		
502-896-57500	Transfer to Dep'n Reserve	0
502-896-57510	Transfer to Capital Projects	0
Total Transfer to Reserve & CIP:		0

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Depreciation & Amortization		
502-899-59090	Depreciation	0
502-899-59095	Amort of Contr Capi	0
Total Depreciation & Amortization:		0
Interfund Transfers Out		
502-901-57402	Transfer to Capital Projects	0
502-901-57415	Transfer to Water Fund	0
502-901-59996	Perm Fund Replacement	0
502-901-59997	Transfer to Perm Fund Trvl Lft	18,000
502-901-59999	Transfer to General Fund-Admin	199,691
Total Interfund Transfers Out:		217,691
Total Harbor Enterprise Fund Expenses		2,101,856
Total Harbor Enterprise Fund Revenues		2,101,856
Harbor Enterprise Fund Balance		0

FY26 HARBOR ENTERPRISE FUND DRAFT

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
	Sewer Enterprise Fund Revenue	
503-301-45000	Sewer Revenue	1,100,000
503-301-45001	Sewer Administrative Fee	0
503-301-45012	Sewer Tap Fees	2,500
503-301-45015	Other Sewer Operating Revenue	5,000
503-301-46020	In-Kind Revenue	14,384
Total Sewer Operations Revenue:		1,121,884
Interfund Transfers In		
503-390-41015	Transfer from Capital Projects	0
503-390-49998	Transfer From Reserve Fund	0
503-390-49999	due to/from other funds	0
Total Interfund Transfers In:		0
Other Revenue SWR		
503-397-40239	Pension State Relief	13,856
503-397-40305	PERS NPO Write-Off Revenue	0
503-397-40325	Investment Earnings	0
503-397-41095	Reserve Fund-Budgeted	0
503-397-45005	Non Operating Sewer Revenue	0
503-397-45050	Penalties Paid From Utilities	4,000
503-397-53000	CRH Sewer Assessment Principal	0
503-397-53001	CRH Sewer Assessment Interest	0
Total Other Revenue SWR:		17,856
Other Revenue SWR		
503-398-42151	Capital Contributions	0
503-398-42515	Capitall Contributions	0
Total Other Revenue SWR:		0
Total Sewer Enterprise Fund Revenue		1,139,740

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Expenditures-Sewer Enterprise Fund		
503-401-50000	Salaries and Wages	205,095
503-401-50010	Overtime	8,240
503-401-50020	Temporary Employees	30,000
503-401-50030	On Call Time	6,000
503-401-50100	FICA	19,040
503-401-50110	PERS	48,155
503-401-50120	Health Ins.	111,697
503-401-50130	Compensation Ins.	5,426
503-401-50140	ESC	4,050
503-401-50150	PERS Relief	13,856
503-401-51010	Uniforms/Safety Clothing	700
503-401-51020	Operating Supplies	50,000
503-401-51050	Small Tools	1,500
503-401-52000	Communications	3,000
503-401-52010	Water, Sewer & Refuse	5,200
503-401-52030	Electricity	100,000
503-401-52040	Heating Oil WWTP	10,000
503-401-52070	Leases/Rentals	2,500
503-401-52120	Travel	5,000
503-401-52160	Professional Development	2,500
503-401-52170	Dues & Subscriptions	2,000
503-401-52179	Drug Testing	300
503-401-52180	Professional Services	50,000
503-401-52200	Permit Expense	8,500
503-401-54000	Fuel & Lube	8,000
503-401-54010	Repairs - Vehicle & Parts	2,500
503-401-54020	Repair - Other Equipment	30,000
503-401-54032	Structure Maint WWTP	5,000
503-401-54082	Heating Sys Maint WWTP	2,000
503-401-55010	Equipment & Furnishings	10,000
503-401-55020	Other Improvements	49,608
503-401-56000	Insurance	28,432
Total Expenditures-Sewer Operations:		828,299
Debt Service SWR		
503-895-58043	WWTP Upgrade Phsell 261071 Prn	55,000
503-895-58044	WWTP Upgrade Phsell 261071 Int	9,900
Total Debt Service SWR:		64,900
Transfer to Dep'n Reserve/CIP		
503-896-57500	Transfer to Reserve - #703	0
503-896-57501	Transfer to Reserve - Tap Fees	0
503-896-57506	Transfer to Sewer CIP #603	0
Total Transfer to Dep'n Reserve/CIP:		0
Depreciation & Amortization		
503-899-59090	Depreciation - Sewer	0
503-899-59096	Amort of Contri Cap	0
Total Depreciation & Amortization:		0

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Interfund Transfers Out		
503-901-57416	Transfer to Water Fund	74,727
503-901-59996	Perm Fund Replacment - SWR	0
503-901-59997	Transfer To Fund #401	0
503-901-59998	Transfer To Reserve Fund	0
503-901-59999	Transfer to General Fund-Admin	157,431
Total Interfund Transfers Out:		232,158
In-Kind Services SWR		
503-905-58400	School - High School	7,851
503-905-58410	School - Elementary	5,496
503-905-58420	CCMC- Hospital	0
503-905-58440	Chamber of Commerce	1,036
Total In-Kind Services SWR:		14,383
Total Sewer Enterprise Fund Expenses		1,139,740
Total Sewer Enterprise Fund Revenues		1,139,740
Sewer Enterprise Fund Balance		0

FY26 SEWER ENTERPRISE FUND DRAFT

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
	Water Enterprise Fund Revenue	
504-302-24516	Other Water Non-Operating Rev	0
504-302-45010	Water Revenue	920,863
504-302-45011	Water Administrative Fee	300
504-302-45012	Water Tap Fees	600
504-302-45015	Other Water Operating Revenue	500
504-302-46020	In-Kind Revenue	8,542
Total Water Operations Revenue:		930,805
Interfund Transfers In		
504-390-41010	Transfer from Harbor	0
504-390-41011	Transfer From SWR Fund	74,727
504-390-49998	Transfer From Reserve Fund	0
504-390-49999	due to/from other funds	0
Total Interfund Transfers In:		74,727
Other Revenue WTR		
504-398-40239	Pension State Relief	13,856
504-398-40305	PERS NPO Write-Off Revenue	0
504-398-40325	Investment Earnings	0
504-398-43010	Capital Contribution, non-op	0
504-398-45050	Penalties Paid From Utilities	0
504-398-49745	Insurance Reimbursments	0
Total Other Revenue WTR:		13,856
Total Water Enterprise Fund Revenues		1,019,388

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
	Expenditures-Water Enterprise Fund	
504-402-50000	Salaries and Wages	211,045
504-402-50010	Overtime	8,240
504-402-50020	Temp. Employees	0
504-402-50030	On Call Time	6,000
504-402-50100	FICA	19,923
504-402-50110	PERS	49,743
504-402-50120	Health Ins.	111,697
504-402-50130	Compensation Ins.	5,107
504-402-50140	ESC	3,750
504-402-50150	PERS Relief	13,981
504-402-51010	Uniforms/Safety Clothing	600
504-402-51020	Operating Supplies	45,000
504-402-51050	Small Tools	600
504-402-52000	Communications	3,000
504-402-52010	Water, Sewer & Refuse	2,000
504-402-52030	Electricity	60,000
504-402-52040	Heating Oil	30,000
504-402-52070	Leases/Rentals	1,500
504-402-52120	Travel	2,500
504-402-52160	Professional Development	3,500
504-402-52170	Dues & Subscriptions	660
504-402-52179	Drug Testing	500
504-402-52180	Professional Services	40,000
504-402-52200	Permit Expense	1,500
504-402-54000	Fuel & Lube	8,000
504-402-54005	Repairs - Watershed	2,500
504-402-54010	Repairs - Vehicles & Parts	2,000
504-402-54020	Repairs - Other Equipment	22,272
504-402-54032	Structure Maint Eyak Wtr Plant	1,500
504-402-54082	Heating Sys Maint Eyak Plant	1,000
504-402-55010	Equipment & Furnishings	20,000
504-402-55015	Buildings	0
504-402-55020	Other Improvements	10,000
504-402-55040	Oil Spill Response Exp 2023	0
504-402-56000	Insurance	63,745
504-402-58000	OIL SPILL RESPONSE	2,500
504-402-58041	Water Tank Maintenance	0
Total Expenditures-Water Operations:		754,363
Debt Service WTR		
504-23006	ADEC LT2 Wtr Load 261141-Prin	95,241
504-895-58046	ADEC Drinking Wtr 261141-Int	27,431
Total Debt Service WTR:		122,672
Transfer to Dep'n Reserve/CIP		
504-896-57500	Transfer to Reserve - #704	0
504-896-57510	Transfer To CIP #604	0
Total Transfer to Dep'n Reserve/CIP:		0

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Depreciation & Amortization		
504-899-59091	Depreciation - Water	0
504-899-59096	Amort of Contri Cap	0
Total Depreciation & Amortization:		0
Interfund Transfers Out		
504-901-59997	Transfer To Fund #401	0
504-901-59999	Transfer to General Fund-Admin	133,811
Total Interfund Transfers Out:		133,811
IN-KIND SERVICES WATER		
504-905-58400	School - High School	4,745
504-905-58410	School - Elementary	3,322
504-905-58420	CCMC - Hospital	0
504-905-58440	Chamber of Commerce	475
Total IN-KIND SERVICES WATER:		8,542
Total Water Enterprise Fund Expenses		1,019,388
Total Water Enterprise Fund Revenues		1,019,388
Water Enterprise Fund Balance		0

FY26 WATER ENTERPRISE FUND DRAFT

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
	Refuse Enterprise Fund Revenue	
505-301-46000	Refuse Service Charges	1,376,617
505-301-46001	Refuse Administrative Fee	350
505-301-46010	Refuse Recycling Revenue	0
505-301-46020	In-Kind Revenue	29,402
505-301-46030	Other Refuse Revenue	1,000
505-301-50100	ACWFL#261171-S Subsidy	0
Total Refuse Operations Revenue:		1,407,369
Refuse Operations Revenue		
505-347-40710	Sale of Equipment	0
Total Refuse Operations Revenue:		0
Interfund Transfers In		
505-390-41050	Transfer from Equipment Replac	0
505-390-41080	Transfer from Refuse	0
505-390-49998	Transfer From Permanent Fund	0
505-390-49999	due to/from other funds	0
Total Interfund Transfers In:		0
Other Revenue Refuse		
505-398-40239	Pension State Relief	24,479
505-398-40305	PERS NPO Write-Off Revenue	0
505-398-40325	Investment Earnings	0
505-398-42151	Capital Contributions - Refuse	0
505-398-45050	Penalties Paid From Utilities	0
Total Other Revenue Refuse:		24,479
Total Refuse Enterprise Fund Revenue		
		1,431,848

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
	Expenditures-Refuse Enterprise Fund	
505-400-50000	Salaries and Wages	379,512
505-400-50010	OT	7,210
505-400-50020	Temp. Employees	20,000
505-400-50100	FICA	31,114
505-400-50110	PERS	85,079
505-400-50120	Health Ins.	136,797
505-400-50130	Compensation Ins.	17,692
505-400-50140	ESC	6,150
505-400-50150	PERS Relief	24,479
505-400-51010	Uniforms/Safety Clothing	2,500
505-400-51020	Operating Supplies	18,000
505-400-51050	Small Tools	1,000
505-400-52000	Communications	5,500
505-400-52010	Water, Sewer & Refuse	2,000
505-400-52030	Electricity	6,500
505-400-52040	Heating Oil	4,000
505-400-52070	Leases/Rentals	500
505-400-52120	Travel	2,000
505-400-52160	Professional Development	2,500
505-400-52170	Dues & Subscriptions	300
505-400-52179	Drug Testing	1,000
505-400-52180	Professional Services	140,000
505-400-52200	License & Fees	4,000
505-400-54000	Fuel & Lube	45,000
505-400-54010	Vehicle Parts & Repairs	35,000
505-400-54020	Repair - Other Equipment	20,000
505-400-54030	R & M Buildings	15,000
505-400-54080	Boiler Maintenance	1,500
505-400-55000	Other Equipment	35,000
505-400-55030	Landfill Maintenance	5,500
505-400-56000	Insurance	27,082
505-400-57090	Interest Exp-ACWFL#261171-S	7,905
Total Expenditures-Refuse Operations:		1,089,820
Debt Service-Refuse		
505-23020	Refuse Clean Water	31,000
505-895-58043	Refuse dumpster truck Inter loan	43,508
505-895-58044	Hook Truck Inter loan	30,641
505-895-58042	Interest on Interfund Loan	948
Total Debt Service-Refuse:		106,097
Transfer to Refuse Reserve/CIP		
505-896-55030	Landfill Closure Cost Reserved	50,000
505-896-57500	Transfer to Dep'n Reserve	0
505-896-57510	Transfer To CIP Refuse	0
Total Transfer to Refuse Reserve/CIP:		50,000
Depreciation & Amortization		
505-899-59090	Depreciation	0
505-899-59095	Amort of Contributed Cap	0
Total Depreciation & Amortization:		0

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
Interfund Transfers Out		
505-901-55024	Capital Budget Projects	0
505-901-59996	Perm Fund Replacement	0
505-901-59997	Transfer To Fund #401	0
505-901-59998	Transfer To Fund #605 SolidWst	0
505-901-59999	Transfer to General Fund-Admin	156,530
Total Interfund Transfers Out:		156,530
In-Kind Services Refuse		
505-905-58400	School - High School	24,153
505-905-58410	School - Elementary	4,415
505-905-58420	CCMC - Hospital	0
505-905-58440	Chamber of Commerce	833
Total In-Kind Services Refuse:		29,401
Total Refuse Enterprise Fund Expenditures		1,431,848
Total Refuse Enterprise Fund Revenues		1,431,848
Refuse Enterprise Fund Balance		0

FY26 REFUSE ENTERPRISE FUND DRAFT

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
	Odiak Enterprise Fund Revenue	
506-301-40460	Odiak Camper Park Space Fees	29,000
506-301-40465	Odiak CP-tenant utilities	500
Total Revenue:		29,500
Interfund Transfers In		
506-390-49998	Transfer from Permanent Fund	0
506-390-49999	due to/from other funds	0
Total Interfund Transfers In:		0
Budgeted Reserve Fund Odiak		
506-397-41095	Reserve funds-Budgeted	0
Total Budgeted Reserve Fund Odiak:		0
Other Revenue Odiak		
506-398-40239	Pension State Relief	0
506-398-40305	PERS NPO Write-Off Revenue	0
506-398-40325	Investment Earnings	0
Total Other Revenue Odiak:		0
Total Odiak Enterprise Fund Revenues		29,500

FY26 ODIK ENTERPRISE FUND DRAFT

2026 City of Cordova Operating Budget		
Account Number	Title	2026 Proposed Budget
	Odiak Enterprise Fund Expenditures	
506-400-50000	Salaries and Wages	0
506-400-50010	OT	0
506-400-50020	Temporary Employees	0
506-400-50100	FICA	0
506-400-50110	PERS	0
506-400-50120	Health Ins.	0
506-400-50130	Compensation Ins.	0
506-400-50140	ESC	0
506-400-50150	PERS Relief	0
506-400-51000	Administrative Costs Allocated	0
506-400-51020	Operating Supplies	1,000
506-400-51030	Custodial Supplies	500
506-400-52010	Water, Sewer & Refuse	6,000
506-400-52030	Electricity	5,000
506-400-52040	Heating Oil	4,000
506-400-52180	Professional Services	0
506-400-52190	Attorney Fees	0
506-400-52280	Billing Costs	0
506-400-54020	Repair & Maintenance	6,000
506-400-54030	R & M Buildings	0
506-400-54080	Boiler Maintenance	2,000
506-400-55010	Equipment & Furnishings	0
506-400-55020	Other Improvements	4,580
506-400-56000	Insurance	420
Total Odiak Expenditures:		29,500
Depreciation Expense - Odiak		
506-899-59090	Depreciation Expense	0
Total Depreciation Expense - Odiak:		0
Interfund Transfers Out		
506-901-59996	Permanent Fund Replacement	0
506-901-59999	Transfer to General Fund-Admin	
Total Interfund Transfers Out:		0
Total Odiak Enterprise Fund Expenses		
		29,500
Total Odiak Enterprise Fund Revenues		29,500
Odiak Enterprise Fund Balance		
		0



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

FROM: Susan Bourgeois, City Clerk
DATE: 11/21/25
ITEM: Concurrence of Mayor's appointments to City Boards & Commissions
NEXT STEP: Approval of Motion to concur

☐ ORDINANCE
☒ MOTION

☐ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: The Harbor Commission has 2 vacant seats, Historic Preservation Commission has 2 vacant seats, Library Board has 2 vacant seats, the Parks & Recreation Commission has 2 vacant seats, and the Planning Commission has 2 vacant seats. All these seats have terms to expire November 2028.

II. RECOMMENDED ACTION: City Council may concur with the appointment suggestions made by Mayor Smith, or City Council may vote not to concur and vote each board or commission separately or vote each suggested board/commission member separately.

III. BACKGROUND INFORMATION: The City Clerk has advertised these vacancies for several weeks. The deadline for applications in order to be considered at tonight's meeting was November 25, 2025. All of the timely received applications are attached here.

Harbor Commission: 2 vacant – **Kenton Soares**

Historic Preservation Commission: 2 vacant – **Wendy Ranney**

Library Board: 2 vacant – **Mary Anne Bishop, Michelle Ess**

Parks & Rec: 2 vacant – **Gabrielle Brown, Grace Lee, Anne Schaefer**

Planning Commission: 2 vacant – **Mark Hall, Kris Ranney, Shae Bowman**

IV. SUMMARY AND ALTERNATIVES: City Council members may concur with the Mayor's appointments or take alternative action.

Mayor Smith will have appointment suggestions available on December 3 at the meeting. If any other applications come in before the meeting date those will also be brought to the meeting for consideration by the Mayor and Council.

Board and Commission Applications

- 1) Kenton Soares, Harbor Commission
- 2) Wendy Ranney, Historic Preservation Commission
- 3) Mary Ann Bishop, Library Board
- 4) Michelle Ess, Library Board
- 5) Gabrielle Brown, Parks & Recreation Commission
- 6) Grace Lee, Parks & Recreation Commission
- 7) Anne Scheafer, Parks & Recreation Commission
- 8) Mark Hall, Planning Commission
- 9) Kris Ranney, Planning Commission
- 10) Shae Bowman, Planning Commission



City Board or Commission Membership Application



Personal Information	
Name: Kenton Soares	Date: 10/31/2025
Resident of Cordova? ☒ Yes ☐ No	How Long? 18 months
Name of Partner (optional):	
Employer: Samson Tug and Barge	Job Title: Mechanic/Operator/Truck Driver
Contact Information	
Residence Address: 1001 Lake Ave. #3b Cordova AK, 99574	
Mailing Address: Po Box 222 Cordova AK, 99574	
Cell Phone: 808-490-1462	Email Address: Kentonsoares@yahoo.com
May we include your contact information on our webpage/in published meeting packets: ☒ Yes ☐ No ☐ Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
Current membership in organizations: N/A	
Past memberships in organizations: N/A	
City Board(s) or Commission(s) in which you are interested: Harbor Commision	
Why do you want to be involved with this Board or Commission? So I am able to have input into our community through one the most important parts of this city. I believe the harbor including docks are the top contributor to the city of Cordova. I believe we can make the right changes to improve on safe residents and non-residents and be confident on our city harbor/docks.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? I work on the dock and I am apart of freight coming and going in cordova. I believe it would be beneficial to be on the board since I experience the moving parts of the harbor.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	
Board/Commission Application Revised: 09/2019	



City Board or Commission Membership Application



Personal Information	
Name: Wendy Ranney	Date: 10/14
Resident of Cordova? ☒ Yes ☐ No	How Long? 21+ years
Name of Partner (optional): Steve Ranney	
Employer: Orca Cannery Inc.	Job Title: Lodge/Coffee Shop Owner
Contact Information	
Residence Address: 2500 Orca Rd	
Mailing Address: PO Box 21	
Cell Phone: 907-429-6688	Email Address: orcacannery@gmail.com
May we include your contact information on our webpage/in published meeting packets: ☒ Yes ☐ No ☐ Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
Current membership in organizations: City Council, CTC Board of Directors, Various School District Committees, 2x2 Cancer Walk Board, Pioneers, Cordova Historical Society Board	
Past memberships in organizations: Cordova Parks & Rec, Cordova Clean up, Chamber of Commerce Board, RAC committee...to name a few	
City Board(s) or Commission(s) in which you are interested: Cordova Historic Commission	
Why do you want to be involved with this Board or Commission? I am passionate about preserving the history of our community and town.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? I am a member of the Cordova Historical Society and that is a requirement. Will provide more if needed.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	
Board/Commission Application Revised: 09/2019	



City Board or Commission Membership Application



Personal Information	
Name: Mary Anne Bishop	Date: 11/18/25
Resident of Cordova? ☒ Yes ☐ No	How Long? 35 years
Name of Partner (optional):	
Employer: Prince Wm. Sd. Science Center	Job Title: Senior Research Scientist
Contact Information	
Residence Address:	
Mailing Address:	
Cell Phone:	Email Address:
May we include your contact information on our webpage/in published meeting packets: ☐ Yes ☒ No ☐ Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
Current membership in organizations: Library Board; Friends of the Library; Prince William Sound Audubon Society; Copper River Watershed Project; KCHU Public Radio; Pioneers of Alaska	
Past memberships in organizations: Cordova Family Resource Center, Eyak Preservation Council, Cordova Arts & Pageants	
City Board(s) or Commission(s) in which you are interested: Library Board	
Why do you want to be involved with this Board or Commission? I am requesting that Council renew my appointment to the Library Board. I am committed to our library serving as a community resource center and reaching as many people as possible. I enjoy serving on the Board and have sought to both advocate for and assist the library in other ways including volunteering to help with their special events and attending online seminars. I also believe strongly in giving back to the community.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? I believe that my background in research, grants administration as well as my previous board experience serve to strengthen our Library Board.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	

Board/Commission Application

Revised: 09/2019



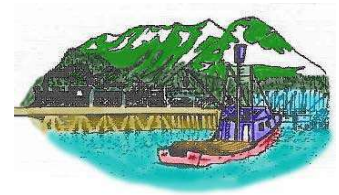
City Board or Commission Membership Application



Personal Information	
Name: <u>Michelle Ess</u>	Date: <u>11.20.2025</u>
Resident of Cordova? ☒ Yes ☐ No	How Long? <u>2 yrs permanent / 15 seasonal</u>
Name of Partner (optional):	
Employer: <u>Self</u>	Job Title: <u>Doula, Fisher</u>
Contact Information	
Residence Address: <u>[REDACTED] Cordova, AL 99574</u>	
Mailing Address: <u>[REDACTED]</u>	
Cell Phone: <u>[REDACTED]</u>	Email Address: <u>michelle.tenore.ess@gmail.com</u>
May we include your contact information on our webpage/in published meeting packets: ☐ Yes ☐ No ☒ Yes, but not all <u>ok</u>	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets: <u>email ok</u>	
Affiliations	
Current membership in organizations: <u>DONA International, Friends of the Library, Cordova Historical Society</u>	
Past memberships in organizations: <u>many</u>	
City Board(s) or Commission(s) in which you are interested: <u>Library Board</u>	
Why do you want to be involved with this Board or Commission? <u>What can I say? I love libraries, and would be happy to contribute to ours in a larger capacity.</u>	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? <u>I've worked on policy & advocacy within my Doula practice and professional memberships. I hold a BA, and a master's certificate, and fully recognize and value the role of the Library in our community.</u>	
Applications can be dropped off at City Hall or emailed to: <u>our community.</u> cityclerk@cityofcordova.net Board/Commission Application Revised: 10/2019	



City Board or Commission Membership Application



Personal Information	
Name: Gabrielle Brown	Date: October 30, 2025
Resident of Cordova? ☒ Yes ☐ No	How Long? 28yrs
Name of Partner (optional):	
Employer: The Alaskan Bar & Mavis Island Project	Job Title: Bartender, MIP Program Manager
Contact Information	
Residence Address: 503 third st	
Mailing Address: PO Box 441	
Cell Phone:	Email Address: geb907@gmail.com
May we include your contact information on our webpage/in published meeting packets: ☐ Yes ☐ No ☒ Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets: You may include my email but not my phone number	
Affiliations	
Current membership in organizations: Pioneer Igloo, Moose Lodge, Sheridan Alpine Association	
Past memberships in organizations:	
City Board(s) or Commission(s) in which you are interested: Parks and Recreation Commission	
Why do you want to be involved with this Board or Commission? I filled a seat this year on the Parks and Recreation Commission. I have greatly enjoyed learning about parks and recreation and being involved as a commissioner. I would like to continue my involvement.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? Founding the Mavis Island Project, a nonprofit that provides outdoor programming and cares for Mavis Island. I've lived in Cordova my entire life and have been involved in many activities and programs by Parks and Recreation, and enjoy many of the services they offer.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	

Board/Commission Application

Revised: 09/2019



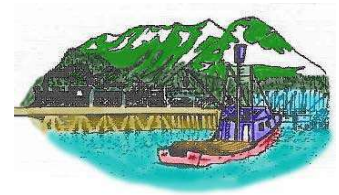
City Board or Commission Membership Application



Personal Information	
Name: Grace Lee	Date: 11/3/2025
Resident of Cordova? ☒ Yes ☐ No	How Long? 9.5 years
Name of Partner (optional): Jason Lee	
Employer: Self	Job Title: Health, fitness, and fishing
Contact Information	
Residence Address: 220 South 2nd St	
Mailing Address: PO Box 1441	
Cell Phone: 218-340-9758	Email Address: gracehnelson@gmail.com
May we include your contact information on our webpage/in published meeting packets: ☒ Yes ☐ No ☐ Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
Current membership in organizations: Board member for Cordova Music Camp, member of Friends of the Library, youth leader in church.	
Past memberships in organizations: Mt. Eyak Kids Club, PTA	
City Board(s) or Commission(s) in which you are interested: Parks and Recreation	
Why do you want to be involved with this Board or Commission? As an avid user of Parks & Recreations many services, I would like get more involved for the current and future residents of this community. I believe that the focus should be on the youth and community engagement.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? Coaching youth sports, planning activities that are centered on health and wellness, experience in the field of health and wellness, formal education as EXP, a curiosity and propensity for problem solving, and being a resident in this community that greatly benefits from this organizations many resources.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	
Board/Commission Application Revised: 09/2019	



City Board or Commission Membership Application



Personal Information	
Name: Anne Schaefer	Date: 11/17/2025
Resident of Cordova? ☒ Yes ☐ No	How Long? 11 years
Name of Partner (optional):	
Employer: PWSSC	Job Title: Research Associate
Contact Information	
Residence Address:	
Mailing Address:	
Cell Phone:	Email Address: annelschaef@gmail.com
May we include your contact information on our webpage/in published meeting packets: ☐ Yes ☐ No ☒ Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets: email address	
Affiliations	
Current membership in organizations: Friends of the Library, Cordova Pro-Action Network, Pacific Seabirds Group (Alaska/Russia Regional Representative), Cordova Historical Society member	
Past memberships in organizations: Cordova City Council, Parks and Recreation Commission, Prince William Sound Resource Advisory Committee, Girls on the Run	
City Board(s) or Commission(s) in which you are interested: Parks and Recreation Commission	
Why do you want to be involved with this Board or Commission? The Parks and Recreation Department staff, facilities, and programming bring so much value to our community. I enjoy collaborating with others and would appreciate the opportunity to support the Department in this role.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? I previously served on the Parks and Recreation Commission as well as on City Council, which provided me with me valuable and relevant experience in municipal decision-making and community programming. I am an active user of Parks & Rec facilities and programming, and have volunteered with youth programs such as soccer and Girls on the Run.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	

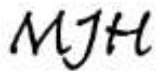
Board/Commission Application

Revised: 09/2019



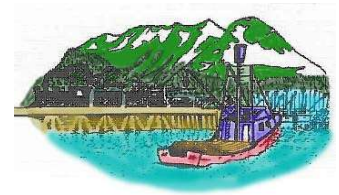
City Board or Commission Membership Application



Personal Information	
Name: Mark J Hall	Date: October 13, 2025
Resident of Cordova? ☒ Yes ☐ No	How Long? 6 Years
Name of Partner (optional): n/a	
Employer: Retired	Job Title: None
Contact Information	
Residence Address: [REDACTED]	
Mailing Address: [REDACTED]	
Cell Phone: [REDACTED]	Email Address: [REDACTED]
May we include your contact information on our webpage/in published meeting packets: ☐ Yes ☒ No ☐ Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
Current membership in organizations: Planning Commission (since November 2019)	
Past memberships in organizations:	
City Board(s) or Commission(s) in which you are interested: Continue on the Planning Commission	
Why do you want to be involved with this Board or Commission? Still have additional input towards Land Planning in Cordova.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? Former Registered Professional Land Surveyor. Worked for the State of Alaska, DNR with Land Development (statewide)	
	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	
Board/Commission Application Revised: 09/2019	



City Board or Commission Membership Application



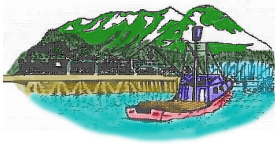
Personal Information	
Name: Kris Ranney	Date: 11/4/2025
Resident of Cordova? ☒ Yes ☐ No	How Long? 30 Years
Name of Partner (optional):	
Employer: Orca Cannery Inc.	Job Title: Head Guide
Contact Information	
Residence Address: 2500 Orca Rd	
Mailing Address: PO Box 182	
Cell Phone: 9074293575	Email Address: rannkri@gmail.com
May we include your contact information on our webpage/in published meeting packets: ☒ Yes ☐ No ☐ Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
Current membership in organizations:	
Past memberships in organizations:	
City Board(s) or Commission(s) in which you are interested: Planning and Zoning	
Why do you want to be involved with this Board or Commission? I want to increase housing availability and aid in the economic development of Cordova.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? I have been a commissioner for a term already. I also have a BA in History.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net Board/Commission Application Revised: 10/2019	



City Board or Commission Membership Application



Personal Information	
Name: Shae Bowman	Date: 11/10/2025
Resident of Cordova? ☒ Yes ☐ No	How Long? 2015
Name of Partner (optional): Joe Hamm	
Employer: RurAL CAP	Job Title: Community/Energy Development Specialist
Contact Information	
Residence Address: 5.5 Mile Powercreek Road	
Mailing Address: P.O. Box 256	
Cell Phone: 907-253-5854	Email Address: slbowman@alaska.edu
May we include your contact information on our webpage/in published meeting packets: ☒ Yes ☐ No ☐ Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
Current membership in organizations: Copper River Watershed Project Cordova Parks and Rec	
Past memberships in organizations:	
City Board(s) or Commission(s) in which you are interested: Planning and Zoning	
Why do you want to be involved with this Board or Commission? I want to help Cordova address our housing shortage and improve long-term housing affordability. Thoughtful land use decisions, zoning updates, and clearer development pathways are essential to support new housing. I'd like to contribute my community development experience and work with the City to support responsible growth that meets Cordova's needs.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? I currently work for RurAL CAP as a Community Development Specialist in the Rural Housing Department, where I support rural communities in developing housing projects, accessing federal funding, and navigating regulatory requirements. I bring experience with housing programs, funding pathways, and partnerships across Alaska's housing sector. I believe this would be an asset to the Planning & Zoning Commission as Cordova explores options to address our housing shortage and expand affordable housing opportunities.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	
Board/Commission Application Revised: 09/2019	



City Council of the City of Cordova, Alaska

Pending Agenda

December 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) Fill projects - for shipyard, for businesses, potential locations		3/19/2025
	9) Per ordinance 1231 - Council to revisit AMLIP account quarterly		5/21/2025
	10) Annexation of whitshed/other surrounding areas and/or research/ borough formation		8/6/2025
	11) MOU with Chamber for tourism mktg - tie funding to deliverables and a % of public accomodations tax rev		10/15/2025
	12) Prospect of changing City fiscal year from calendar year (1/1-12/31) to 7/1-6/30 (State's fiscal year)		11/19/2025
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) 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:		
	1/21/2026	4/15/2026	7/15/2026
			10/21/2026
	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
December 3, 2025 Regular Council Meeting

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

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

2) Cordova Trails Committee: 1-Elizabeth Senear 2-Toni Godes
re-auth res 11-18-29 app 11/7/18 3-Dave Zastrow 4-Ryan Schuetze
auth res 11-09-65 app 12/2/09 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



David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

December 2025

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	1	2	3	4	5	6
			6:45 Council PH 7:00 Council reg mtg CCAB		 Cordova Holiday Bazaar Dec 5-6 @ Mt. Eccles	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
 Happy Hanukkah Dec 14- Dec 22	Mar 3, 2026 Election: declaration of candidacy period opens 12/16/25	6:30 P&Z CCAB 5:30 CTC Board Meeting CCER	6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	12:00 Hosp Svc Bd HCR		
21	22	23	24	25	26	27
			7:00 Council reg mtg CCAB	 Christmas Holiday City Offices closed 12/25		
28	29	30	31	1	2	3
			6:00 CEC Board Mtg CCER			
4	5	6	7	8	9	10

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

January 2026

CALENDAR MONTH	JANUARY
CALENDAR YEAR	2026
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28 Mar 3, 2026 Election: declaration of candidacy period opens 12/16/25 and closes 2/2/26	29 YOUR CITY YOUR VOTE	30	31	1 New Year's Day Holiday City Offices closed	2	3
4	5	6	7	8 CSD Winter Vacation Dec 22 - Jan 2	9	10
11	12	13	14 7:00 Council reg mtg CCAB	15	16 42nd Annual Tip Off Tourney 1/15-17/26	17
18	19 MLK Jr. Holiday City Offices closed	20 6:30 P&Z CCAB	21 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	22	23	24
25	26	27 5:30 CTC Board Meeting CCER	28 7:00 Council reg mtg CCAB	29	30	31
1	2	3 6:00 P&R CCM	4 6:00 CEC Board Mtg CCER	5 12:00 Hosp Svc Bd HCR	6	7 THE CORDOVA ICEWORM FESTIVAL January 31st - February 7th 2026

Notes

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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
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

(updated 7-3-25)

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	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	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	<i>vacant</i>
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)