

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 17, 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. Council concurrence of Mayor Smith's appointment to fill a vacancy on the Harbor commission..... **(page 1)**
5. Council action to waive protest for Liquor License renewal for Osborn, LLC dba Laura's..... **(page 3)**
Package Store license #911
6. Resolution 12-25-31..... **(page 14)**
A resolution of the Council of the City of Cordova, Alaska adopting an alternative allocation method for the FY26 Shared Fisheries Business Tax Program and certifying that this allocation method fairly represents the distribution of significant effects of fisheries business activity in FMA 15: Prince William Sound
7. Resolution 12-25-32..... **(page 18)**
A resolution of the Council of the City of Cordova, Alaska calling for F/V Aurora to be returned to service in Prince William Sound by January 5, 2026
8. Minutes:
 - a. Minutes of the Council Regular Meeting of November 5, 2025..... **(page 20)**
 - b. Minutes of the Council Public Hearing of December 3, 2025..... **(page 25)**

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

9. Mayor's Report
 - a. Housing Alaskans Report 2023-2025..... **(page 26)**
10. City Manager's Report
11. City Clerk's Report (March 3, 2026, Election Notice)..... **(page 36)**

K. Correspondence

12. City Council correspondence primer: correspondence policies & procedures..... (page 37)
- a. 12-02-25 **K. Trudeau** of *Friends of the Library* email regarding library funding cuts..... (page 38)
- b. 12-09-25 Letter from **M. Bishop** regarding breakwater fill lot negotiations..... (page 39)

L. Ordinances and Resolutions

13. Resolution 12-25-30..... (voice vote)(page 44)
- A resolution of the Council of the City of Cordova, Alaska authorizing the City of Cordova to issue general obligation debt, consisting of a loan from the Alaska Department of Environmental Conservation, in the principal amount of not to exceed \$870,000 to finance the construction of a bear and litter mitigation fence at the 17-mile landfill, and to submit the question of the issuance of such debt to the qualified voters of the City at the March 3, 2026, Regular City Election

M. Unfinished Business - none

N. New & Miscellaneous Business

14. Council action on disposal and method of disposal for a portion of Tract A (voice vote)(page 48)
- USS 833 (wastewater treatment facility lot)
15. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 54)

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.

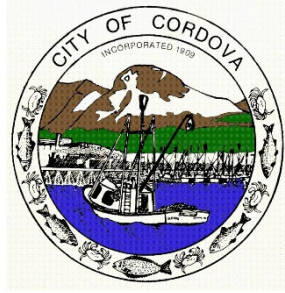
R. Adjournment

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

if you have a disability that makes it difficult to attend city-sponsored functions, contact 907-424-6200 for assistance.
full City Council agendas and packets available online at www.cityofcordova.net



AGENDA ITEM 4

City Council Meeting Date: 12/17/25

CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk

DATE: 12/8/25

ITEM: Concurrence of Mayor's appointment to Harbor Commission

NEXT STEP: Approval of Motion to concur

☐ ORDINANCE
☒ MOTION

☐ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: The Harbor Commission has a vacancy and one application was received.

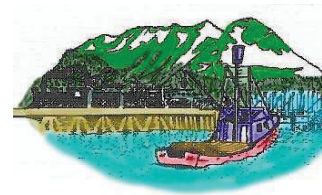
II. RECOMMENDED ACTION: City Council should concur with the appointment recommendation made by *Mayor Smith* and approve by voice vote. Approval of the consent calendar will accomplish Council concurrence of *Mayor Smith's* appointment of *Andy Craig* to fill a vacant seat on the Harbor Commission.

III. BACKGROUND INFORMATION: The City Clerk advertised the November turnovers for more than a month and most of the seats were filled at the December 3, 2025, Council meeting. *Andy Craig* has been on the commission requests re-appointment. He submitted an application on December 5, 2025.

IV. SUMMARY AND ALTERNATIVES: City Council members may concur with the Mayor's appointment or take alternative action. Approval of consent calendar accomplishes the concurrence. If council wants to choose another option the item must be pulled from the consent calendar.



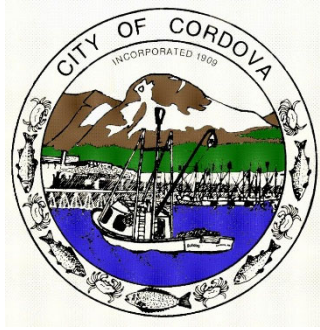
City Board or Commission Membership Application



Personal Information	
Name: Andy Craig	Date: 12/5/2025
Resident of Cordova? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How Long? 32 years
Name of Partner (optional): Seawan Gehlbach	
Employer: Alaska Marine Response LLC	Job Title: Owner
Contact Information	
Residence Address: 707 Railroad Ave., Cordova AK 99574	
Mailing Address: PO Box 2465	
Cell Phone: 907-2523-7424	Email Address: akmarineresponse@gmail.com
May we include your contact information on our webpage/in published meeting packets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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: Oil Spill Recovery Institute (OSRI), Abandoned Derelict Vessel Task force (State of AK),	
Past memberships in organizations: CDFU, Cordova Fisheries Development Committee,	
City Board(s) or Commission(s) in which you are interested: Harbor Commission	
Why do you want to be involved with this Board or Commission? I know firsthand how important our harbor and port services are. Continuity on the commission helps to reach the goals that are being worked on.	
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 user of local harbor and port facilities. I'm very familiar with the harbor operations and this is very useful for the commission. I am a marine contractor and a local business owner.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	

Board/Commission Application

Revised: 09/2019



AGENDA ITEM 5

City Council Meeting Date: 12/17/25

CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk

DATE: 12/8/25

ITEM: Council option to protest/waive protest for renewal of Liquor License #911

NEXT STEP: Motion to waive protest via approval of consent calendar

☐ ORDINANCE
☒ MOTION

☐ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: A Cordova business, Osborn LLC, has applied for a Liquor License Renewal (Package Store) with the State through the AMCO (Alcohol and Marijuana Control Office).

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

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

IV. BACKGROUND INFORMATION: Finance Staff & Deputy City Clerk have determined this business to be current in all financial obligations to the City (utilities, property taxes, business taxes). Police Department has no public safety concerns about this business. Planning Department sees no zoning reason to consider protest.

V. LEGAL ISSUES: The local governing body's right to protest is defined in AS 04.11.480, attached.

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

Council motion to waive it's right to protest the renewal of liquor license #911, Osborn, LLC, Package Store.



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

December 4, 2025

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

Licensee: Osborn, LLC

DBA: Laura's

VIA email: wfosborn@outlook.com;

CC: None

Local Government 1: Cordova

Local Government 2: Unorganized Borough

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

Community Council: n/a

Via Email: n/a

Re: Package Store License #911 Combined Renewal Notice for 2025-2026 Renewal Cycle

License Number:	#911
License Type:	Package Store
Licensee:	Osborn, LLC
Doing Business As:	Laura's
Physical Address:	608 1st Street, Cordova, AK, 99574
Designated Licensee:	William Osborn
Phone Number:	907-240-6872; 907-424-3411
Email Address:	wfosborn@outlook.com;

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

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

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

Your application will be scheduled for the **February 3rd, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

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

Dear Local Government:

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

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

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

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

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body. If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Alysha Pacarro, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 6103

Renewal Application Summary

Application ID:	6103
License No:	911
License Type applied for Renewal:	Package Store License(PSL)
Licensee Name:	Osborn, Llc
License Expiration Date:	12/31/2025
Doing Business As:	Laura's
Premises Address:	608 1st Street, Cordova, AK, 99574
Application Status:	In Review
Application Submitted On:	10/30/2025 02:58 PM AKDT

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	██████████
Alaska Entity number (CBPL):	10212003
Alaska Entity Formed Date:	11/06/2022
Home State:	AK

Entity Contact Information

Entity Address:

PO Box 1793, Cordova, AK, 99574

Local Government and Community Council Details

City/Municipality:

Cordova

Borough:

Unorganized Borough

Renewal Information

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

No

Do you intend to sell alcoholic beverages and ship them to another location in response to written solicitation in the next two years?:

No

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

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

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

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

Please select the seasonality:

Year-round

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

No

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

No

Attestations

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

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

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

I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.

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

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

Signature

This application was digitally signed by : William Osborn on 10/30/2025 03:00 PM AKDT

Payment Info

Payment Type : CC

Payment Id: a9189127-2336-4679-9e5d-0a477efc5a56

Receipt Number: 101188925

Payment Date: 10/30/2025 03:03 PM AKDT

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	Osborn, LLC

Entity Type: Limited Liability Company

Entity #: 10212003

Status: Good Standing

AK Formed Date: 11/7/2022

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2026 [File Biennial Report](#)

Entity Mailing Address: P.O. BOX 1793, CORDOVA, AK 99574

Entity Physical Address: 608 1ST STREET, CORDOVA, AK 99574

Registered Agent

Agent Name: K, H & G SERVICE COMPANY, INCORPORATED

Registered Mailing Address: 255 E. FIREWEED LANE, SUITE 200, ANCHORAGE, AK 99503

Registered Physical Address: 255 E. FIREWEED LANE, SUITE 200, ANCHORAGE, AK 99503

Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	Alexis Osborn	Member	50.00
	William Osborn	Member	50.00

Filed Documents

Date Filed	Type	Filing	Certificate
11/07/2022	Creation Filing	Click to View	Click to View
1/20/2023	Initial Report	Click to View	
12/27/2023	Biennial Report	Click to View	

[Close Details](#)

[Print Friendly Version](#)

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

Laura's

P.O. Box 1793, Cordova, AK 99574

owned by

Osborn, LLC

is licensed by the department to conduct business for the period

November 11, 2024 to December 31, 2026
for the following line(s) of business:

44-45 - Retail Trade



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

Alaska Statutes

Sec. 04.11.480. Protest.

(a) A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license by sending the board and the applicant a protest and the reasons for the protest within 60 days of receipt from the board of notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and in no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer. The local governing body may protest the continued operation of a license during the second year of the biennial license period by sending the board and the licensee a protest and the reasons for the protest by January 31 of the second year of the license. The procedures for action on a protest of continued operation of a license are the same as the procedures for action on a protest of a renewal application. The board shall consider a protest and testimony received at a hearing conducted under [AS 04.11.510\(b\)\(2\)](#) or (4) when it considers the application or continued operation, and the protest and the record of the hearing conducted under [AS 04.11.510\(b\)\(2\)](#) or (4) shall be kept as part of the board's permanent record of its review. If an application or continued operation is protested, the board shall deny the application or continued operation unless the board finds that the protest is arbitrary, capricious, and unreasonable.

(b) If the permanent residents residing outside of but within two miles of an incorporated city or an established village wish to protest the issuance, renewal, or transfer of a license within the city or village, they shall file with the board a petition meeting the requirements of [AS 04.11.510\(b\)\(3\)](#) requesting a public hearing within 30 days of the posting of notice required under [AS 04.11.310](#), or by December 31 of the year application is made for renewal of a license. The board shall consider testimony received at a hearing conducted under [AS 04.11.510\(b\)\(3\)](#) when it considers the application, and the record of a hearing conducted under [AS 04.11.510\(b\)\(3\)](#) shall be retained as part of the board's permanent record of its review of the application.

(c) A local governing body may recommend that a license be issued, renewed, relocated, or transferred with conditions. The board shall consider recommended conditions and testimony received at a hearing conducted under [AS 04.11.510\(b\)\(2\)](#) or (4) when it considers the application or continued operation, and the recommended conditions and the record of the hearing conducted under [AS 04.11.510\(b\)\(2\)](#) or (4) shall be kept as part of the board's permanent record of its review. If the local governing body recommends conditions, the board shall impose the recommended conditions unless the board finds that the recommended conditions are arbitrary, capricious, or unreasonable. If a condition recommended by a local governing body is imposed on a licensee, the local governing body shall assume responsibility for monitoring compliance with the condition, except as otherwise provided by the board.

(d) In addition to the right to protest under (a) of this section, a local governing body may notify the board that the local governing body has determined that a licensee has violated a provision of this title or a condition imposed on the licensee by the board. Unless the board finds that the local governing body's determination is arbitrary, capricious, or unreasonable, the board shall prepare the determination as an accusation against the licensee under [AS 44.62.360](#) and conduct proceedings to resolve the matter as described under [AS 04.11.510\(c\)](#).

Article 7. Board Procedures.

Sec. 04.11.510. Procedure for action on license applications, suspensions, and revocations.

(a) Unless a legal action relating to the license, applicant, or premises to be licensed is pending, the board shall decide whether to grant or deny an application within 90 days of receipt of the application at the main office of the board. However, the decision may not be made before the time allowed for protest under AS 04.11.480 has elapsed, unless waived by the municipality.

(b) The board may review an application for the issuance, renewal, transfer of location, or transfer to another person of a license without affording the applicant notice or hearing, except

(1) if an application is denied, the notice of denial shall be furnished the applicant immediately in writing stating the reason for the denial in clear and concise language; the notice of denial must inform the applicant that the applicant is entitled to an informal conference with either the director or the board, and that, if not satisfied by the informal conference, the applicant is then entitled to a formal hearing conducted by the office of administrative hearings (AS 44.64.010); if the applicant requests a formal hearing, the office of administrative hearings shall adhere to AS 44.62.330 — 44.62.630 (Administrative Procedure Act); all interested persons may be heard at the hearing and unless waived by the applicant and the board, the formal hearing shall be held in the area for which the application is requested;

(2) the board may, on its own initiative or in response to an objection or protest, hold a hearing to ascertain the reaction of the public or a local governing body to an application if a hearing is not required under this subsection; the board shall send notice of a hearing conducted under this paragraph 20 days in advance of the hearing to each community council established within the municipality and to each nonprofit community organization entitled to notification under AS 04.11.310(b);

(3) if a petition containing the signatures of 35 percent of the adult residents having a permanent place of abode outside of but within two miles of an incorporated city or an established village is filed with the board, the board shall hold a public hearing on the question of whether the issuance, renewal, or transfer of the license in the city or village would be in the public interest;

(4) if a protest to the issuance, renewal, transfer of location or transfer to another person of a license made by a local governing body is based on a question of law, the board shall hold a public hearing.

(c) Unless the grounds for the suspension or revocation are under AS 04.11.370(a)(4), board proceedings to suspend or revoke a license shall be conducted in accordance with AS 44.62.330 — 44.62.630 (Administrative Procedure Act), except that the licensee is entitled to an opportunity to informally confer with the director or the board within 10 days after the accusation is served upon the licensee. Notice of the opportunity for an informal conference shall be served upon the licensee along with the accusation. If an informal conference is requested, the running of the period of time specified in AS 44.62.380 for filing a notice of defense is tolled from the date of receipt of the request for the conference until the day following the date of the conference unless extended by the board. After the conference, the licensee, if not satisfied by the results of the conference, may obtain a hearing by filing a notice of defense as provided in AS 44.62.390. If the grounds for suspension or revocation are under AS 04.11.370(a)(4), the licensee is not entitled to notice and hearing under AS 44.62.330 — 44.62.630 on the merits of the suspension or revocation. However, the board shall afford the licensee notice and hearing on the issue of what administrative sanction to impose under AS 04.16.180.



AGENDA ITEM # 6
CITY COUNCIL MEETING DATE: 12/17/25
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, CMC, City Clerk
DATE: 12/9/25
ITEM: Resolution 12-25-31
ACTION: Adopting alternative allocation method for shared fish business tax

☐ Ordinance
☒ Resolution

☐ Motion
☐ Information

I. REQUEST OR ISSUE: Council annually approves this resolution which allows for a 3-way split of the shared portion of fish business tax in FMA 15 PWS between Whittier/Cordova/Valdez.

II. RECOMMENDED ACTION: Approval of the consent calendar includes motion to approve Resolution 12-25-31.

III. FISCAL IMPACTS: Business tax of \$19,580.62 is the amount to be divided equally among the 3 communities in FMA #15. Approval of the resolution means Cordova will receive \$6,526.87.

IV. BACKGROUND INFORMATION: The Department's (Commerce, Community and Economic Development) Shared Fisheries Business Tax Program was created in 1990 to help municipalities impacted by the effects of the rapidly expanding offshore fish processing industry. A previously existing fish tax sharing program (commonly referred to as the Raw Fish Tax Program), administered by the Department of Revenue, shares back to municipalities half of the state fisheries business tax collected from fish processors operating inside municipal boundaries. The Department's program extends tax sharing to include a sharing of fish taxes collected outside of municipal boundaries, primarily from floating processors. Applications are mailed to each eligible applicant by November 15 of each year and must be returned by February 15.

Cordova, Valdez, and Whittier have continued to determine that the 3-way split is the best alternative allocation method. The letter from DCCED, the program description, and a list of communities and the corresponding 2025 payment amounts are attached here.

V. CONFLICTS: none as the communities have been amicably agreeing to the 3-way split for many years.

VI. SUMMARY AND ALTERNATIVES: Council could direct staff to proceed with the long form and/or proceed with negotiations with the other 2 communities for a different split.

**CITY OF CORDOVA, ALASKA
RESOLUTION 12-25-31**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, ADOPTING
AN ALTERNATIVE ALLOCATION METHOD FOR THE FY26 SHARED FISHERIES
BUSINESS TAX PROGRAM AND CERTIFYING THAT THIS ALLOCATION METHOD
FAIRLY REPRESENTS THE DISTRIBUTION OF SIGNIFICANT EFFECTS OF FISHERIES
BUSINESS ACTIVITY IN FMA 15: PRINCE WILLIAM SOUND**

WHEREAS, AS 29.60.450 requires that for a municipality to participate in the FY26 Shared Fisheries Business Tax Program, the municipality must demonstrate to the Department of Commerce, Community, and Economic Development (DCCED) that the municipality suffered significant effects during calendar year 2024 from fisheries business activities; and

WHEREAS, 3 AAC 134.060 provides for the allocation of available program funding to eligible municipalities located within fisheries management areas specified by DCCED; and

WHEREAS, 3 AAC 134.070 provides for the use, at the discretion of DCCED, of alternative allocation methods which may be used within fisheries management areas if all eligible municipalities within the area agree to use the method, and the method incorporates some measure of relative significant effect of fisheries business activity on the respective municipalities in the area; and

WHEREAS, the Cordova City Council proposes to use an alternative allocation method for allocation of FY26 funding available within the Prince William Sound Management Area in agreement with all other municipalities in this area participating in the FY26 Shared Fisheries Business Tax Program.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Cordova, Alaska, by this resolution certifies that the following alternative allocation method fairly represents the distribution of significant effects during 2024 of fisheries business activity in the Prince William Sound Management Area.

ALTERNATIVE ALLOCATION METHOD: All eligible communities in the Prince William Sound Fisheries Management Area (Whittier, Valdez, and Cordova), FMA 15, will receive an equal share of the available funds.

PASSED AND APPROVED THIS 17th DAY OF DECEMBER 2025

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development
DIVISION OF COMMUNITY AND REGIONAL AFFAIRS
Anchorage Office

550 W 7th Ave, Suite 1650
Anchorage, AK 99501
Main: 907.269.4501
Fax: 907.269.4563

November 14, 2025

City of Cordova
PO Box 1210
Cordova, Alaska 99574

Dear Susan:

The Department of Commerce, Community, and Economic Development is pleased to announce availability of the **FY 2026 Shared Fisheries Business Tax Program**. The purpose of the program is to allocate a share of state fish tax collected outside municipal boundaries with municipalities that have been affected by fishing industry activities. Municipalities around the state will share approximately \$790,000.00 based on 2024 fisheries activity as reported by fish processors on their fish tax returns.

Your municipality is located within a fisheries management area, **FMA 15 City of Cordova**. I have attached a separate sheet that details the communities that are in your FMA, in addition to the anticipated payment. If the determination of the municipalities' allocation is \$50.00 or less, the department will determine that the amount of the effects from fisheries business activities is negligible and the department will not distribute the allocation to the applicant. This will be determined by the applications received within your FMA.

**DEADLINE FOR SUBMISSION OF COMPLETED APPLICATION IS
FEBRUARY 15, 2026**

Applications for the FY26 Shared Fisheries Business Tax will be found under the Opportunities page in the [DCRAGrants Management System](#). Attached with this letter is a blank resolution you can use then upload once you complete your application (additional copies may be found on the DCRA Grants and Funding website). You will receive a notification that the application period is open from [DGMS](#) no later than November 15, 2025.

If you have any questions, please contact me at caa@alaska.gov or at 907-334-2634.

Sincerely,

A handwritten signature in cursive script that reads "Kasey Bezold".

Kasey Bezold
Grants Administrator 2

Enclosure
SBFT Blank Resolution for FMA
FMA Share Allocation

FMA 15: Prince William Sound					FY 25 Landing Tax Allocation
					\$0.00
	Total allocation:			LONG	
	\$19,580.62				
Community	Population		Calculated Allocation		Calculated Allocation
City of Cordova	2,506		\$6,526.87		\$0.00
City of Valdez	3,793		\$6,526.87		\$0.00
City of Whittier	263		\$6,526.87		\$0.00
Totals	6,562		\$19,580.62		\$0.00
Community Count	3				
*Three municipalities share available funding equally.					
				FBT + FLT CHECK	\$19,580.62 OKAY

Re: resolution template

From Seth Balint <ad@cordovasd.org>
Date Thu 2025-12-11 11:44 AM
To Kristin Smith <mayor@cityofcordova.net>
Cc Susan Bourgeois <cityclerk@cityofcordova.net>; Sam Greenwood <citymanager@cityofcordova.net>

Hi Kristin,

I would add or edit the WHEREAS section slightly.

To clarify the truth of the matter, there are no Regional Tournaments in this January timeline. It's mainly just regular season home and away game commitments from being cancelled. We miss out on or are more expected to provide a travel stipend for hosting the regional tournaments in early December and late November for Volleyball and Wrestling. For Wrestling it has been voted in the region that we will be skipped entirely when it is our turn largely because of the cost of the travel. Bringing the ferry back before our Jan. 10-12 timeline would absolutely help secure teams for our Annual Tip off basketball tournament but the damage is already done for the student groups that have seasons in October - mid December when the ferry is out of service. Effectuated is Cross Country, Swimming, JH Boys & Girls Basketball, JH Cheer, Student Council, AASB, Volleyball, Wrestling, High School Boys & Girls Basketball, Cheer, and Music. All these student groups have to fly to events without the ferry. That is about 13 of the 18 activities we provide for student travel affected by removing the ferry during the October - December timeline.

Sorry to be long winded, just wanted to make sure everyone knows the reality as some information has been altered throughout these conversations seen and heard to the public.

So, to get back to the edit. Maybe a small addition to it to summarize my lengthy explanation.

"WHEREAS, school groups coming to Cordova for sports events cannot afford for their teams to send large groups of students by commercial aviation and therefore decline to participate **in regular season and regional game commitments** and regional tournaments; and"

Thank you!

Seth

Seth Balint
Activities Director
Cordova School District
(907) 424-4655
ad@cordovasd.org

On Thu, Dec 11, 2025 at 7:57 AM Kristin Smith <mayor@cityofcordova.net> wrote:

Hi Susan, Seth and Sam,

here's a draft resolution of support for getting the Aurora back in service by january. See if you would make any edits, thanks,

Kristin

Kristin Smith, Mayor
City of Cordova
PO Box 1210
601 1st Street
Cordova, AK 99574
(907) 424-6200, City Hall
(907) 253-5135, Cell
mayor@cityofcordova.net

**CITY OF CORDOVA, ALASKA
RESOLUTION 12-25-32**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
CALLING FOR F/V AURORA TO BE RETURNED TO SERVICE IN PRINCE
WILLIAM SOUND BY JANUARY 5, 2026**

WHEREAS, the coastal communities of Prince William Sound rely heavily on AMHS ferry service for regular transportation as our “marine highway”; and

WHEREAS, Cordova residents rely on ferry service for access to medical care, shipping freight, and regular affordable travel to the hub region of Anchorage in southcentral Alaska; and

WHEREAS, the Cordova School District relies on AMHS ferry service for affordable transportation for its students to participate in sports and academic competitions; and

WHEREAS, school groups coming to Cordova for sports events cannot afford for their teams to send large groups of students by commercial aviation and therefore, often decline to participate in regular season and regional game commitments; and

NOW, THEREFORE BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, does hereby request that the Alaska Department of Transportation and its contractor make every effort to commit to returning the F/V Aurora to service by January 5, 2026, so that school groups and community residents can plan on AMHS ferry transportation for access to services and travel to participate in school sports events.

PASSED AND APPROVED THIS 17th DAY OF DECEMBER 2025

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

**Regular City Council Meeting
November 5, 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 November 5, 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**, **Cathy Sherman**, and **Dave Zastrow**. Council members **Kasey Kinsman** and **Mike Mickelson** were present via zoom videoconference. 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 with a slight modification – switching the order of items 15 & 16, **Mayor Smith** declared it approved. The order of these 2 items was inadvertently reversed in the packet.

E. Disclosures of Conflicts of Interest and ex parte communications – Council member **Mickelson** declared that the 2 letters of interest on agenda item 16 are written by his fishing pilot and his fishing partner, but he has no substantial financial gain as far as the item. **Mayor Smith** agreed there was no conflict and he could vote on the matter. Council concurred. **Mayor Smith** declared that she is employed by PWSEDD, and they are involved in agenda item 14. She does not have a substantial financial interest but would be giving public comment about the item.

F. Communications by and Petitions from Visitors

1. Guest speakers a. 2024 Financial Audit, **James Newhouse**, CPA, Managing Principal Newhouse & Vogler – City's 2024 audit was presented, and Council asked a few questions. Overall, it was a clean audit with no findings and the City finance department was praised for its efficiency and for assisting in the audit procedures.

b. PWS Ferry Dock Upgrade PIDP projects, **Christy Gentemann**, Environmental Impact Analysis Manager and **Nate Geary**, Engineer/Architect, AKDoT&PF – a short presentation about these upcoming projects – upgrades to the PWS ferry docks in order to accommodate the new Alaska Class Ferries. The bulk of the construction will be in spring and summer of 2028, with substantial completion by summer of 2029.

2. Audience comments regarding agenda items

Emily Anderson spoke to correspondence on the agenda, specifically the City 2026 budget. Her communications position was out, and she spoke about how the City has chosen funding outside entities over internal City staff.

Nancy Bird of 101 Lake Ave spoke about the City budget and encouraged financial support of the chamber of commerce, maybe at an amount equal to 50% of what was funded this year. She also spoke against Council approving the proposal from Camtu's for the breakwater fill lot.

Cathy Renfeldt of 308 Railroad Row spoke to the correspondence items and encouraged Council to fund the chamber at \$35k of cash support in 2026 budget.

David Allison of 203 Whiskey Ridge Rd. spoke about how enterprise funds are supposed to cover their own costs. He is in favor of the loan for the new garbage truck being paid back to the PF by Refuse enterprise fund with interest. Resolution 11-25-27 – he thinks this should be paid by the enterprise fund with interest also. He opined that Council should fund the chamber at the \$35k request. As far as Camtu's proposal – he likes it, we need to ensure that is what they follow when they develop the lot.

Kate Trudeau of 501 Spruce St. spoke in favor of funding for outside entities – otherwise she said all the work they do will have to be absorbed by other groups in town.

Belle Mickelson of 206 Lake Ave. read a letter from **Mary Ann Bishop** opposed to the sale of the breakwater fill lot. **Mickelson** spoke for herself and said she too is opposed to selling that lot and hopes it can remain a park.

Danny Carpenter of PO Box 3410 hopes the City will work with Camtu's toward a solution so they can buy fish. Profitable processors in Cordova is good for the industry and the whole city. He said parks and open spaces are great, but we have quite a bit of that, what we don't have is enough access to the ocean for the fishing industry.

Christina Vican of 106 Cabin Ridge Rd, spoke about the harbor entrance lot, said she sees both sides.

Kristin Smith of 507 Fourth St, spoke to item 14. PWSEDD put in a letter of interest for the lot and encourage Council to put the lot out for proposals.

3. Chairpersons and Representatives of Boards and Commissions – **Kate Trudeau**, School Board member, reported: 1) urged everyone to participate by filling out a superintendent survey – tell the board your priorities in a new superintendent; survey will be available until Nov. 30, then application period closes Dec. 19; the board hopes to have 3 finalists by Jan. 3 then have the finalists come meet the community Jan 18-20; 2) she reported that CHS was named #1 high school in Alaska for the second year in a row; Mt. Eccles ranked 37 of 168 for elementary schools; 3) count period ended in October – as projected our enrollment is 365 students; 4) they will start work on FY27 budget in December, draft will be available in January; 5) November Board meeting is moved to Tuesday, Nov. 18 – meetings are now streaming for the community.

G. Approval of Consent Calendar

4. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of unexcused absence of Council member Sherman from the October 15, 2025, Regular Meeting.

5. Minutes: **a.** Minutes of the Council Regular Meeting of October 1, 2025; **b.** Minutes of the Council Public Hearing of October 15, 2025

Vote on the Consent Calendar: 7 yeas, 0 nays. Ranney-yes; Mickelson-yes; Hansen-yes; Kinsman-yes; Sherman-yes; 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) her written report was in the packet, and it touched on these items: housing, DoT open house for Ferry dock upgrades – 11/5/25, community leadership roundtable was 10/31, State Senator Click Bishop, running for governor will visit Cordova 11/16, CCMC held a Community Health Needs Assessment workshop 10/27.

7. City Manager's Report - **Greenwood** reported: 1) DoT is monitoring Road 220 and the water situation there – it is Eyak Corp land with a USFS easement; 2) City of Cordova 2025 Local Hazard Mitigation Plan is on the website and we are looking for public comments; 3) DMV will be opening very soon, new employee, **Spencer** is doing a great job in training; 4) **Sheryl Glasen** came to speak about the audit/budget – she commended the finance staff for doing a great job helping through the audit process – compiling all the information required and answering all the emails/questions; important point to consider – 2023 we ended the year with \$128,000 in general fund, in 2024 that ending balance was \$2.3 million – this shows the efforts that Council and administration have made to increase the City's financial health – she stressed the importance of us continuing these efforts; 2025 has seen big hits, \$120k wharfage loss to gf budget amendment, SRS funding deficit, and school bond debt reimbursement loss, along with 3Q sales tax numbers coming in lower than anticipated (by almost \$650k), also raw fish tax coming in lower – overall we have taken in approximately \$1.5 million less in 2025. All to say, we still have to continue the rebuilding of the finances into 2026 and live within our means.

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

9. Staff Quarterly reports: 3Q 2025: **a.** Cordova Historical Museum & Cordova Public Library, Director **Ashley Bivin**; **b.** City Investments, Alaska Permanent Capital Management, **Blake Phillips**

Mayor Smith thanked the Library & Museum Director, **Ashley Bivin** for the incredible programs that exist at our Library – really quality activities for the community.

K. Correspondence

10. City Council correspondence primer: **a.** 09-09-25 Northern Air Cargo direct Anchorage-Seattle route announcement; **b.** 10-14-25 through 10-29-25 Letters and emails received concerning Chamber of Commerce; **c.** 10-29-25 D. Paddock & D. Evans letter concerning lots in Block 32

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 -2nd reading

M/Adams 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

Adams said she moved the item for discussion. **Zastrow** said we have discussed this, we cannot keep borrowing equipment, this needs to be replaced, he supports. **Kinsman** said he supports this and agrees with the 3% amortization on the loan. **Sherman** said she agrees – a good reminder that enterprise funds need to pay for themselves – this is a low-interest loan.

Vote on the motion: 7 yeas, 0 nays. Sherman-yes; Kinsman-yes; Adams-yes; Zastrow-yes; Mickelson-yes; Hansen-yes; and Ranney-yes. Motion was approved.

12. 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 – 1st reading

M/Sherman S/Kinsman to adopt 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

Sherman said we've discussed this – she believes this is an appropriate sale agreement to complete, benefiting both the City and CEC. **Kinsman** said he agrees we did a good job negotiating this, the price is fair considering the risks CEC is taking on – he would like to know where this money is going, not now but at some point he wants to know. **Zastrow** said he is in support, and it was made clear in the memo why this is the right thing to do for both entities.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

13. Resolution 11-25-27 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Soil Treatment Technologies for the disposal of contaminated soil

M/Ranney S/Adams to approve Resolution 11-25-27 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Soil Treatment Technologies for the disposal of contaminated soil

Ranney said we are doing this in conjunction with a local business and so whatever we can do that will benefit both entities is a great idea. **Adams** said she agreed – a move that will benefit both parties – the time is right. **Zastrow** said he appreciates the work staff has done to explain the details and why this is a benefit to both; right time to do it. **Mayor Smith** mentioned economies of scale and a good working partnership. **Kinsman** spoke in support – agrees, as a member of the public mentioned, that it should be a loan with a payback. **Mickelson** also was in support and definitely thinks we should charge interest, and this should be a payback.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

M. Unfinished Business - none

N. New & Miscellaneous Business

14. Council action on disposal and method of disposal for Lot 2, Block 7 NFD

M/Sherman S/Zastrow to dispose of Lot 2, Block 7, North Fill Development Park approximately 11,534 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by: requesting sealed proposals (RFPs) to lease or purchase the property.

Sherman thanked Planning & Zoning for their recommendation – she believes for consistency we should put this out to RFP. **Zastrow** agreed and said out for proposals and emphasized to *lease or purchase*.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

15. 16. Council action on disposal and method of disposal for Lots 1 & 2, Block 5 Odiak Park Subdivision **M/Ranney S/Sherman** to dispose of Lots 1 & 2, Block 5, Odiak Park Subdivision approximately 45,513 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by: requesting sealed proposals (RFPs) to lease or purchase the property.

Ranney said this is for you Tom – meaning for consistency, she believes putting it out for proposals is the best method. **Sherman** agreed – sealed proposals. Other Council members were in support.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

16. 15. Council action on disposal and method of disposal for Portion of Lots 11-14 Block 32 Orig Townsite **M/Zastrow S/Ranney** to dispose of A Portion of Lots 11, 12, 13, & 14, Block 32, Original Townsite approximately 17,908 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by: requesting sealed proposals (RFPs) to lease or purchase the property.

Zastrow said we are trying to be consistent here. **Ranney** agreed. **Sherman** said for this one, these lots have been available for a long time, no one has expressed interest, the re-platting of these lots will be difficult, Planning & Zoning thought it would be better for these lots to go to direct negotiation.

M/Sherman S/Kinsman to amend the motion by changing the method of disposal from requesting sealed proposals to negotiating directly with David Paddock and David Evans.

Zastrow said he is not concerned about scaring these developers off, hopefully they will still submit a proposal. He will not support the amendment. **Kinsman** said this is a make sense, common sense approach to housing; good example of us taking the commission recommendation. He supports the amendment. **Ranney** said she will not support the amendment – thinks it important to be consistent.

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

Adams said she is happy to see that there is someone who is interested in building housing in Cordova – especially ones who have already completed successful projects in Cordova. **Mickelson** agreed and also believes Council should be consistent with these land sales. **Hansen** said he does not want to make things harder but also believes in consistency.

Vote on the main motion: 7 yeas, 0 nays. Motion was approved.

17. Council action on disposal and method of disposal for Portion of Lot 1 Block 7A Tidewater Dev Park **M/Ranney S/Adams** to approve the proposal from Camtu's Alaska Wild Seafoods to purchase a portion of Lot 1, Block 7A, Tidewater Development Park.

Ranney said this proposal gives the best of both, there is space for open public access and also allows the local fishing business to move ahead, expand production. **Adams** said she shares Council member **Ranney's** sentiments. She added that we are a commercial fishing community, and we need to support any/all businesses that want to grow especially our lifeblood industry. **Hansen** agreed that the proposal checks all the boxes. He opined that the old science center building might be a location for others to look at who are interested in the breakwater fill lot as a view location for watching boats, etc. **Sherman** asked if there is still opportunity for the proposal to change some – City Planner said yes, there will still be negotiation between the City and proposer. She loves that they paid attention to the public when they made this proposal, loves that there was compromise, she is in favor. **Mickelson** said this is the very definition of compromise, it alleviates the congestion within the harbor, makes things safer and more efficient. He will support this. **Zastrow** agrees with what has been said before him, he believes this is a reasonable compromise. **Kinsman** agreed this is a good compromise, hopefully the community can come together and see this as a win-win. He thinks it is a thoughtful design. He also encouraged anyone from the public that does not believe this should be happening to read the proposal thoroughly – read it in its entirety.

Vote on the motion: 7 yeas, 0 nays. Sherman-yes; Hansen-yes; Mickelson-yes; Zastrow-yes; Kinsman-yes; Adams-yes; and Ranney-yes. Motion was approved.

18. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – **Mayor Smith** suggested a few items be removed from P/A. Council asked for an investment update after the first of the year.

O. Audience Participation

TuTrinh Dillon of 140 Prince William Marina Rd. thanked everyone who has been in support of their family business. They are incredibly grateful for everyone's hard work. They have always wanted to ensure that everyone is happy with them – they believe this is a good compromise, they had so much fun putting this proposal together.

David Allison of 203 Whiskey Ridge offered some budgeting advice to Council. Thanked Council for their volunteer efforts and time commitment. He congratulated **Sam & Sheryl** for the clean audit.

Tyler Dillon of 140 Prince William Marina Rd. thanked Council for their time and consideration tonight.

P. Council Comments

Ranney thanked **Sheryl** & Finance staff for the great audit result – especially with the software issue, etc. **Zastrow** thanked staff – this was a thorough, comprehensive packet. Tonight was a huge land disposal day – he thanked Planning & Zoning for their hard work. Audit was fantastic, great reports tonight – he appreciates everyone around this table – a great group of people to work with.

Sherman kudos to Finance Department on the audit. She thanked P&Z Commission, and **Amanda**.

Hansen thanked staff for all the work that went into tonight's meetings. He has heard other council members mention how citizens come to us with their wants without solutions or without suggestions for cuts elsewhere. What really hit him tonight though was to see a young family lose employment in Cordova. How hard it must be for staff to come to us with these cuts having to take someone's livelihood away. He hopes those watching this realize that happened.

Adams thanked staff and fellow council members – this was a long one, she learns with every meeting. She expressed that Cordovans pay attention to the superintendent search/candidates – that is a significant leadership role in the community.

Kinsman thanked the public for attendance tonight. Thanked staff for the work that went into tonight's packet, clear and concise, if the information was not presented so well, it could've been a lengthier meeting.

Mickelson said he is really happy that they resolved some controversial issues tonight. He outlined some things he learned at the UFA meetings he is currently attending.

Q. Executive Session

M/Ranney S/Sherman to go into an executive session to discuss the potential removal of funding for specific employment positions from the 2026 budget, a personnel matter the immediate knowledge of which would clearly have an adverse effect on the finances of the City.

Hearing no objection to the motion, Mayor Smith said the motion was approved and the meeting would be recessed to clear the room and then Council, the Manager, the City Clerk, Finance Director would all be invited into the executive session.

Council entered the executive session at 9:48 pm. Council came back into open session at 10:46 pm.

Mayor Smith said no decisions were made in the executive session.

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 10:46 pm.

Approved: December 17, 2025

Attest: _____
Susan Bourgeois, City Clerk

**City Council Public Hearing
December 3, 2025 @ 6:45 pm
Cordova Center Community Rooms
Minutes**

A. Call to order

Mayor Kristin Smith called the Council public hearing to order at 6:45 pm on December 3, 2025, in the Cordova Center Community Rooms.

B. Roll call

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

C. Public hearing

1. Ordinance 1237 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
2. 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 budget
3. 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

Mayor Smith opened the hearing for public testimony on Ordinance 1237, Resolution 12-25-28, and Resolution 12-25-29 at 6:46 pm.

The public hearing was recessed at 6:47pm until there was someone who wanted to give public testimony present. Council came back into the Public Hearing at 6:57pm 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 17, 2025

Attest: _____
Susan Bourgeois, CMC, City Clerk



HOUSING ALASKANS

A PUBLIC PRIVATE PARTNERSHIP

Housing Alaskans Report 2023-2025



HOUSING ALASKANS

A PUBLIC PRIVATE PARTNERSHIP

Board of Directors

Nils Andreassen
Alaska Municipal League

Melanie Bahnke
Kawerak, Inc

Bryan Butcher*
Alaska Housing Finance
Corporation

Charles Clement
Southeast Alaska
Regional Health Consortium

Jess Hall
Hall Quality Homes

Sauna Hegna
Koniag

Mike Huston
Northrim Bank

Lisa Parady
The Alaska Council of
School Administrators

Preston Simmons
Retired, Providence Alaska

J. Chad Stovall
Community Volunteer

Dan Winkelman
Yukon-Kuskokwim
Health Corporation

*Ex officio

Alaska's future depends on the homes we build today.

From my home in Kodiak to Bethel, from the North Slope to the Southeast, housing is out of reach for working families. Our businesses and community services workforce is leaving jobs or turning down job offers because they can't find a place to live. Young Alaskans are leaving because they can't put down roots. Elders struggle to remain in the communities they helped build. Previously robust in-migration numbers have dropped to a trickle. Families are doubling up, sleeping in shifts. When housing lags, everything else slows down.

I eagerly joined the Housing Alaskans Board of Directors because I have experienced the housing crisis personally and professionally. I learned that my experiences were shared by so many across Alaska. I also learned that numerous studies validated those experiences and found that Alaska needs tens of thousands of new and renovated homes to meet current and near future needs for our workforce. I firmly believe that our housing shortage must be a today priority and a collective responsibility if we are to overcome the current drag on our economy and the threat to our communities' well-being.

Communities are stepping up – aligning planning, public funding, land acquisition, private investment, and local leadership – to turn the tide. Housing Alaskans assists communities and housing developers by serving as an engine that pulls together public, private, and philanthropic funding into one flexible pot, creating a single powerful tool to finance homes that otherwise wouldn't get built.

My fellow Board members and I are pleased to share this report. When we match, multiply, and coordinate our funds, and share the drive to produce more homes that more Alaskans can afford, we unlock the capacity of every partner to help solve the housing crisis together.

With appreciation and gratitude,

Sauna Hegna
Chair, Board of Directors
Housing Alaskans Public Private Partnership

HOUSING ALASKANS HEADLINES

145 new units

9 communities

11 housing developments

\$1,364,000



ABOUT HOUSING ALASKANS

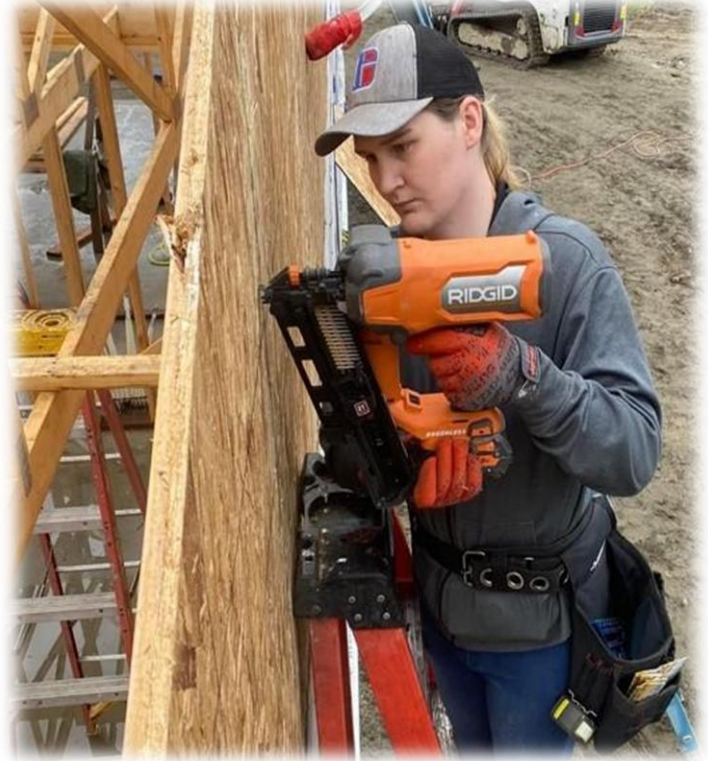
Housing Alaskans Public Private Partnership was created in 2022 as a housing trust to tackle the housing crisis through partnerships, advocacy, and creative funding solutions that accelerate development. Housing resources are spread broadly across multiple agencies and public and private funding programs, creating a maze of cumbersome, unaligned, and lengthy application processes and restrictions. Homebuilding in this financing puzzle is not for the faint of heart. Housing trusts are a proven practice to blend fragmented resources into coordinated action that produce more homes faster.

Across Alaska, many housing developments are ready to go – with land, plans, funding, permits, and partners – but they stall out with final funding shortfalls, especially as prices continue to rise. With a \$1 million state grant, matched by private dollars, Housing Alaskans chose to test the hypothesis that leveraging and coordinating funding sources could break that logjam, reduce the burden on developers, and get Alaskans into homes quicker.

The results are described in this report. Housing Alaskans' investments made housing dollars go further and faster by:

- Aggregating capital from public, private, and philanthropic sources into a shared investment platform that produces scale, efficiency, and risk sharing that no single funder could achieve alone.
- Aligning and amplifying the funds others had invested already in the projects, turning those scattered, partial project funds into completed homes.
- Offering developers more flexibility to use Housing Alaskans funds to cover the project aspects not included in the project's prior funders specific use restrictions.

In short, Housing Alaskans assisted developers to knit together a whole from disparate parts, accelerating projects from concept to construction. Please read on to see how multiplying and coordinating dollars generated more homes for Alaskans.



Tatum Self-Help Project in Soldotna, AK



"Hitx'i Sáani" (Little Houses) in Sitka, AK

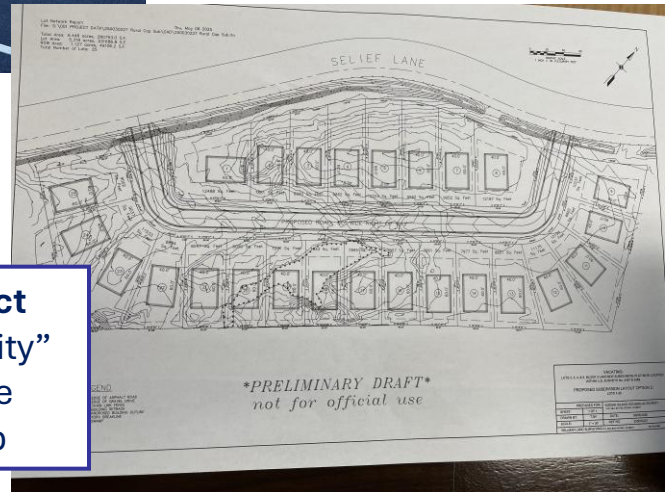
"This important funding opportunity provides the homeowners access to an affordable mortgage, which supports their success in owning their home."

~Mindy Pruitt, Executive Director, Kodiak Island Housing Authority

IMPACT | NEW UNITS



Juneau ~ Cordova Apartments
7 rental apartments for
low-income domestic violence
survivors



Kodiak ~ Self-Help Project
10 single family “sweat equity”
homes for low and middle
income family ownership



**Nikolai ~ Family Home
Construction**
1 3-bedroom single family rental
home for low income

Nome ~ Home Plate
15 permanent supportive
housing rental units



IMPACT | NEW UNITS

Nome ~ Last Frontier Housing Initiative

3 apartment rentals for low-income households added to a State of Alaska Professional Housing



Palmer ~ Breezy Meadows III

32 apartment rentals for low- and middle-income households



Palmer ~ Mat-Su Self Help Utopia

6 single family “sweat equity” homes for low- and middle-income family ownership



Seward ~ Mutual Self-Help Housing

10 single family “sweat equity” homes for low- and middle-income family ownership

IMPACT | NEW UNITS

Sitka ~ Hítx'i Sáani

10 tiny home rentals for those
needing permanent supportive
housing



Soldotna ~ Tatum Self-Help

9 single family “sweat equity”
homes for low- and middle-
income family ownership

Wasilla ~ Wasilla Area Seniors

40 apartment rentals for low-
and middle-income seniors



IMPACT | HOMES FOR ALASKANS

"Securing this grant funding is a crucial step ... will directly benefit working families for decades ... and help us build a stronger, more resilient community."

~Jolene Lyon, President/CEO, Bering Straits Regional Housing Authority

"We are very thankful for the grant to assist with the cost of freight to get the materials into the remote project site."

~Vanessa Cruger, IRHA

"Your grant made it possible for us to close on this project and get the building started, which broke ground in early July 2023."

~Marlene Munsell, Wasilla Area Seniors



HomePlate Nome Project in Nome, AK

"The grant is a huge boost to our workforce housing project in Palmer. With the changing environment of rising costs of materials, this funding will keep us on schedule in developing 32 units of housing in the Mat-Su Borough..."

~John Weaver, President and CEO, Valley Residential Services

"HAPPP closed a critical funding gap at the right time."

~Andrew Hinton, Sitka Homeless Coalition

IMPACT | EASE DEVELOPERS' BURDENS

"The HAPPP process was so seamless and was so critical to bringing this community to fruition."

~Andrew Hinton, Sitka Homeless Coalition



Cordova Street Apartments in Juneau, AK



Aspen House in Wasilla, AK



New Home Construction in Nikolai, AK

"Applying for the HAPPP grant was a very easy and straightforward process.

The instructions were clear, the application was user-friendly, and we appreciated how efficiently everything was laid out. It made the experience smooth and stress-free from start to finish."

~Kodiak Island Housing Authority

LESSONS LEARNED

Housing development is an extraordinarily complicated process – from utilities and roads infrastructure, zoning, permitting requirements, financing, construction costs, materials, transportation, skilled workforce, and building to Alaska's harsh conditions. Each aspect is highly siloed due to the complexities and expertise needed, but all aspects need reliable funding. Yet, the many disparate funding and financing streams that need to be tapped for a complete project is daunting and highly challenging to navigate.

That's why a housing trust like Housing Alaskans can do more than write checks. Housing Alaskans initial investments prove up the beneficial impact of coordinated funding, simple application processes, and reduced funding restrictions. It proves up that helping developers put all the pieces together saves time and money and gets more housing built. Each project funded demonstrates that collaboration works – that state, local, tribal, and private partners can build quality homes efficiently and responsibly. This visible progress sparks hope that Alaska can solve our housing crisis. Through this modest beginning, we can collectively strengthen the housing ecosystem, coordinate more to reduce duplication, enable faster launches and completions of housing developments, reduce per-unit costs, and encourage innovation in construction, financing, and partnerships. The solutions exist. The resources are within reach. What's needed most is the resolve to act together and act now.



Tatum Self-Help Project in Soldotna, AK

"We would not have made it through the finish line without HAPPP's generous top off funding for this project!"

~Mi'shell French, RurAL CAP

THANK YOU to our generous donors and supporters who champion housing to build Alaska's future

MAJOR DONORS:

Housing Accelerators

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Mike and Lora Huston

Preston and Jill Simmons

Shauna Hegna

Victoria Beard Fund

And many generous donations from other Alaskans all over the state

HAPPP is powered and supported by The Alaska Community Foundation





ELECTION DAY

TUESDAY, MARCH 3, 2026



CITY OF CORDOVA REGULAR ELECTION

**POLLING PLACE - CORDOVA CENTER
COMMUNITY ROOM A
VOTING HOURS - 7:00 AM TO 8:00 PM**



Offices to be Elected

Two (2) City Council Members, for Two (2) Regular, Three (3) Year Terms

One (1) School Board Member, for One (1) Regular, Three (3) Year Term

One (1) Hospital Services Board Member, for One (1) Regular, Three (3) Year Term

Declaration of Candidacy

To Declare Candidacy: Any qualified voter who meets the residency and age requirements of the elective office must file, not earlier than the date of first posting of this notice (Tuesday December 16, 2025) and at least by 30 days before the election (by Monday February 2, 2026), with the city clerk, a sworn declaration of candidacy using the declaration of candidacy form that applies to the office for which they are a candidate in order for the voter's name to appear on the ballot as a candidate for that elective office.

Residency Requirements: Mayor, City Council, and School Board: One year immediately preceding the election. Hospital Services Board: One year immediately preceding the election and able to meet the requirements in Cordova Municipal Code 15.20.010.

Register to vote online at: www.elections.alaska.gov

To be qualified to vote in a Regular or Special City Election, a voter must be:

- A. Qualified to vote in State Elections and registered to vote in State Elections at a residence address within the City limits of Cordova at least thirty days immediately preceding the City Election (by Sunday, February 1, 2026),
- B. A resident of the City for thirty days immediately preceding the City Election (by Sunday February 1, 2026), and
- C. Not disqualified under Article V of the Alaska Constitution.

For more information, visit our election website
www.cityofcordova.net/about-cordova/election-information/

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.

Library Support

From Katherine Trudeau <trudeaukg@gmail.com>

Date Tue 2025-12-02 10:20 PM

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

Good evening Madam Mayor and esteemed Councilpeople,

I write to you as the President of the Friends of the Library. The FOL is a non-profit partner dedicated to fundraising for the library and supplying volunteers.

I am deeply saddened by the cuts to the library. Tia is an incredible asset to the library, able to connect with a deep well of compassion to patrons both young and old.

This current budget leaves just two librarians in the library. When you consider all the services the library provides, this is a lot of work. The library is not just a place to get books. It is the last free indoor space that people can go to get out of the weather and get assistance. The library is a service for the most vulnerable in our community.

- Serving as de-facto babysitting for children between the hours of 3:30 and 5pm.
- Serving as a home office for those without internet or computers.
- Helping patrons apply for PFDs and other public assistance
- Running programming for toddlers, children and the elderly.
- Library field trips fostering literacy and aiding the school district in meeting their literacy goals.
- Keeping tabs on the most vulnerable in our community and linking them to resources. When someone can't find a loved one they have been known to go to the library and ask for help assuring that person's well being.

I know the city has to make hard choices, and as a Friend of the Library I am prepared to step in and volunteer to fill the gaps so programming is not disrupted. I plan to be there at the front desk, fundraising for Summer Reading, and serving as an extra hand at After-School Art. I will also round up the other Friends to fill the gaps. But volunteers, as wonderful as they are, are not as sustainable and reliable as staff. We will do the best we can, but I still worry that programming will be disrupted and our community will miss out on essential services. I also worry that our two librarians will burn out.

Mayor Smith once told me that many people have a list of what they want funded, but few come to the table with ideas on how to *save* money. I have given this a lot of thought and consideration, and tried to see it from many different angles, which is why it has taken so long to speak up for the library.

The library and the museum, while having different budgets, are under the same management. Could they not share services? It is disappointing to see the library, with twice the visitation, is the only department of the two asked to make large sacrifices in order to balance the city budget. The library is losing staff and temporary staff while the museum has a full staff, *is gaining* temporary staff, and only had to give up travel in their budget. Is there a way that the two departments could share resources? Could the museum offer after-school programming? Reduce the hours in the winter and share a front desk staff to give the librarians some relief?

And it's not that I *want* to see the museum make sacrifices. I love the museum and appreciate its work. But, at the end of the day I am a Friend of the Library and committed to advocating for libraries at the state, federal, and local level. Once a budget has been cut it is hard to get the money back- so I feel obligated to say something now. If the situation was reversed, I would understand if The Historical Society was raising the same questions.

I know it is too late to change anything this year but I feel compelled to be a voice for the library regardless. Next year, when budget issues arise again, I hope City Council and City Management takes into account how the library accepted the sacrifices that were asked of them. And I urge the city management to consider a way for the Library and Museum to share the burden of budget cuts *equitably* next year and in relation to programming and services provided to the general public.

Thank you for listening and all the time you have spent on this years' budget.

Kate

Date: December 9, 2025

To: Samantha Greenwood, City of Cordova Manager

Cc: Cordova City Council

From: Mary Anne Bishop, President, Prince William Sound Audubon Society

Re: Negotiations for the sale of a portion of publicly-owned Lot 1, Block 7A

I am respectfully writing to you to ask that as our City Manager to please consider the following when you are negotiating the terms of the sale of a portion of Lot 1, Block 7A of the Tidewater Development Park to Camtu's Alaska Wild Seafoods.

- 1) Include the replat of the designated public and purchased lands **at the time of sale.** In other words, no "conveyance" to the City after the sale. This protects the public's interest in the property and avoids the currently proposed 33-50 month delay in public access to the property under the proposed conveyance. A fence between the public and private portions would be erected by Camtu's Alaska Wild Seafoods immediately upon the sale of the property.
- 2) I acknowledge the goodwill of Camtu's Alaska Wild Seafoods to purchase only a portion of the lot so that the remainder can continue as a public area. This makes sense given the long-standing interest by the public in keeping the lot publicly owned (please see the attached timeline of efforts by the public to that extent).

That said, the proposal from Alaska Wild Seafoods is to purchase 75% of Lot 1, Block 7A, not including the current city dock. The plat record shows that Lot 1 is 40,259 sq ft, and for our purposes here we estimate the city dock portion comprises no more than 2259 sq ft for a total availability of ~38,000 sq ft.

Public: 25% of 38,000 sq ft = 9,500 sq ft

Private: 75% of 38,000 sq ft = 28,500 sq ft

- 3) Given those "sideboards", attached is a proposed draft for a replat of the lot that redesigns the publicly owned portion of Lot 1 Block 7A. **Please note** using google earth – this estimates the size of the public area at ~8600 sq. ft., and Alaska Wild Seafoods at ~ 27,800 sq ft. This suggests that with better software and more exact measurements, the public area could be extended in the southwest corner.

- 4) A replat would include a drive-in recreation area with picnic tables and limited parking (estimated 3 angle stalls in the southeast corner, and parallel parking slots along the east boundary). The proposed recreation area would be maintained similar to an “adopt a highway” by organizations such as Cordova’s Pioneers of Alaska Women’s Lodge #5, the Cordova Historical Society, and Prince William Sound Audubon Society. We currently have one picnic table in-hand and ready to be installed and a pledge to cover the costs of a second table and a trash bin. Our goal would be to eventually have 3 picnic tables, including up to two that would be covered.
- 5) Consider an alternative to the current design wherein Camtu’s Alaska Wild Seafoods would enter their proposed dock from the Harbor Entrance Lot and would exit using the City dock. In other words, they would do a “loop”. While a “loop” would require changing the location of the proposed dockhouse, it would improve maneuverability, as well as access and storage on their lot.
- 6) It is important to note that the proposal by Camtu’s Alaska Wild Seafoods includes widening the entrance to the fill portion of Lot 1. However, the proposed lands needed to widen the entrance fall outside the plat lines of Lot 1, Block 7A . The proposed widening would occur on Lot 2, Block 7A, publicly owned land. I would suggest that in return for Alaska Wild Seafood’s developing a wider entrance, that these entrance lands remain public.

Finally, I respectfully want to point out that the public’s interest should come first with the sale of any City-owned property. I truly believe that can be accomplished in the proposed sale with careful negotiations.

Attachments:

Proposed replat showing public/private boundaries for Lot 1, Block 7A

History of public support for the fill portion of Lot 1 Block 7A to stay publicly owned



Attachment 1. Proposed replat of Lot 1, Block 7A (not to exact scale). City dock currently platted on Lot 1, Block 7A would be removed. Of the remaining lot, the public portion would represent approximately 25% (~9,500 sq ft). **Please note** using google earth – this estimates the size of the public area at ~8600 sq. ft., and Alaska Wild Seafoods at ~ 27,800 sq ft. This suggests that with better software and more exact measurements, the public area could be extended in the southwest corner.

Attachment 2: TIMELINE OF PUBLIC INVOLVEMENT FOR RETAINING HARBOR ENTRANCE LOT AS A PUBLIC SPACE FOR CORDOVA

Background:

March 2012 City receives a fill permit from the Army Corps of Engineers to expand the existing breakwater to create a fill pad at the harbor entrance

2013-present the Harbor Entrance Lot is used as a public gathering place including for families to watch the fishing fleet leave and welcome them safely back home. Food trucks and a coffee hut serve to grow the importance of this public gathering place.

Public response to proposed sales and planned use of Harbor Entrance Lot:

Sept 2015 City Council votes to lease with option to purchase a portion of the Harbor Entrance Lot (Lot 1, Block 7A) for private development.

March 2016 : A public referendum votes to deny the lease with option to purchase of the Harbor Entrance Lot. The lot remains publicly owned.

March 2020-2023- COVID!!! COVID makes it abundantly clear that Cordova has NO outdoor covered spaces where people can gather.

Spring 2021- meetings by concerned citizens with City Planner (Kevin) about putting a covered space on the Harbor Entrance Lot. We presented pictures of covered spaces from Juneau and Child's Glacier and a mock-up of a covered space on the Harbor Entrance Lot. At this time, they seemed favorable to the idea. We were informed that the lot currently did not have an official zoning designation, and that Planning and Zoning would need to rezone.

May 2021 Cordova Historical Society's pledges to create a kiosk at the site of a covered picnic space on the Harbor Entrance Lot. The kiosk would be dedicated to the history of local fishing and fishing families.

May 2021 Cordova Arts and Pageants signals support for a covered recreation area.

June 15, 2021 Pioneers of Alaska Women's Igloo #5 sends a letter to City Council (included in the July 7, 2021 packet) in support of using the Harbor Entrance Lot for a covered picnic area and kiosk. Pioneer Lodge pledges financial support for the kiosks.

June 29, 2021 Parks and Recreation Commission meeting is provided in their packet a mock up of a future covered picnic area at the Harbor Entrance Lot and justification for its development.

July 2021 Duncan Chisolm hired as Director of Parks and Recreation. Shortly after concerned citizens met with Duncan and Kevin (city planner). Duncan said everything had to go on hold until he did the "Master Plan" which was a priority in the FY 2022 work plan.

August 5, 2021 In response to previous request by Parks and Recreation Commission, a letter was written and emailed outlining what had been learned about the zoning status. A request was made to Parks and Recreation Commission to write a letter of support for this project, including to support the appropriate zoning to enable a community covered picnic area to happen on this site.

January 2022 thru February 2024- Parks and Recreation “Master Plan” is still in progress. We added a covered space on the Harbor Entrance Lot to the list of public recommendations at a February 2024 meeting.

November 9, 2023 Letter submitted to City Council and included in the December 6, 2023 City Council packet requesting that Council consider open space for the Harbor Entrance Lot in all future discussions. Mock ups and letter of support from Pioneers Lodge #5 were included.

February 5, 2025 City Council votes not to dispose of Lot 1, Block 7a (Harbor Entrance Lot).

April 10, 2025- Public efforts renewed to save the Harbor Entrance Lot as a community public space.

April 19, 2025- A petition is created to gather signatures in support of retaining the Harbor Entrance Lot as a community public space with a covered picnic shelter.

June 2025- A total of 289 local signatures in support of retaining the Harbor Entrance Lot as a community public space with a covered picnic shelter are gathered and presented on June 18 at a special Mayor’s “Mug-Up” meeting about the Harbor Entrance Lot. City and Mayor conduct their own public survey about use of the Harbor Entrance Lot.

July 2, 2025. We provide a copy of the signed petition and verbal comments at the City Council meeting. Results of the City survey presented in the City Council packet. Results indicate approximately 70% of Cordovans do not want to privatize this lot.

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

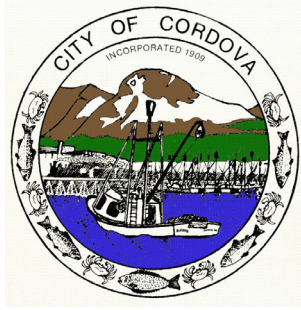
At this July 2 meeting – Council approves an RFP for the sale of Lot 1, Block 7A.

July 31, 2025 RFP released for the sale of the Harbor Entrance lot. A \$10,000 application fee required, refundable if proposal not accepted.

September 19, 2025 Second RFP released to include proposals to lease. Depending on the type of lease proposed, a \$1000 or \$4000 application fee is required (refundable if not accepted). Minimum acceptable price for the lease of the Property listed as \$1.02/sq ft/month.

August -November 2025 despite several public City Council and Planning Commission meetings this fall, where speakers in support of retaining the public space outnumber speakers in support of private business that has proposed to purchase- the City has chosen to ignore public input and proceed with the sale.

“They paved paradise and put up a parking lot”- Joni Mitchell



AGENDA ITEM 13
City Council Meeting Date: 12/17/25
CITY COUNCIL COMMUNICATION FORM

FROM: Kevin Johnson, Public Works Director
DATE: 12/3/2025
ITEM: Resolution 12-25-30 ballot language for refuse loan to construct a bear and litter mitigation fence around the active municipal waste cell at the 17-Mile Landfill
NEXT STEP: Approval of Resolution 12-25-30

☐ ORDINANCE
☐ MOTION

☒ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: Alaska Department of Environmental Conservation (ADEC) has mandated that the Refuse Division construct an electrified fence around the active municipal waste cell at the 17-Mile Landfill to mitigate bears from accessing the refuse.

To fund this requirement, we completed a loan questionnaire and have been approved to apply for financing through a State Revolving Fund (SRF) Clean Water Loan (CWL) from ADEC, subject to approval by a vote of the people.

II. RECOMMENDED ACTION: Approve Resolution 12-25-30, authorizing the use of the ballot language for the March 3, 2026, Regular Election.

Staff suggested motion:

“I move to approved Resolution 12-25-30 authorizing the city of Cordova to issue general obligation debt, consisting of a loan from the Alaska Department of Environmental Conservation, in the principal amount of not to exceed \$870,000 to finance the construction of an electrified bear and litter mitigation fence at the 17-Mile Landfill.”

III. FISCAL IMPACTS: The Refuse Department currently has three annual loan payments. Two are to the city’s permanent fund for the hook truck and dumpster, and an ADEC Clean Water Loan for the landfill equipment. For a total annual Debt Service of \$106,097. FY26 is the last payment for the dumpster truck. The repayment for the proposed bear and litter fence will be similar, and the debt service will remain similar when these payments begin.

The SRF Program provides loans at below market rate interest. The current loan program rates are about 1.5% for terms of 5 to 20 years and 2% for terms of 20 to 30 years. These rates could fluctuate prior to the execution of the loan, as the rates are based on the “Bond Buyer’s Municipal Bond Index Current Day Yield to Maturity” at the time of loan execution. Once executed, the interest rate becomes fixed for the life of the loan.

The City has also qualified for \$500K in loan forgiveness, meaning that the Refuse Division will only be responsible for repaying up to \$370K (plus interest), depending on the final cost of the project.

The loan payment will be budgeted each year in the operational budget.

IV. BACKGROUND INFORMATION: The 17-Mile Landfill has had an increasing issue with bears accessing the municipal waste cell, where they are consuming refuse as well as spreading it around the property and into the adjacent lands. ADEC has identified this as an issue, and an electrified fence has been required as part of our permit to operate the landfill. Failure to install a fence will result in enforcement action from ADEC, including fines and even the possibility of losing our permit to operate a landfill.

Following voter approval to enter into a loan agreement, staff will issue a Request for Proposals (RFP) for the construction of a bear and litter mitigation fence. As part of this, we will explore different ways to construct an electrified fence to provide maximum deterrence of the bears.

As discussed above in the FINACE section, the maximum loan we are approved for is 870K, with 500K of that being fully forgivable. Staff is currently reaching out to partners such as the Alaska Department of Fish and Game, the U.S. Forest Service, the Denali Commission, and others to secure funding to close the remaining \$370K that will be the Refuse Division's responsibility to repay.

V. LEGAL ISSUES: The construction of an electrified bear and litter mitigation fence at the 17-Mile Landfill is a requirement of our new landfill permit. If permit requirements are not adhered to, ADEC has enforcement authority.

VI. SUMMARY AND ALTERNATIVES: Council could choose not to put the language on the ballot. Failure to construct a bear fence will eventually lead to an ADEC enforcement action, including fines and, in some cases, the closure of the landfill.

**CITY OF CORDOVA, ALASKA
RESOLUTION 12-25-30**

A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING THE CITY OF CORDOVA TO ISSUE GENERAL OBLIGATION DEBT, CONSISTING OF A LOAN FROM THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$870,000 TO FINANCE THE CONSTRUCTION OF A BEAR AND LITTER MITIGATION FENCE AT THE 17-MILE LANDFILL, AND TO SUBMIT THE QUESTION OF THE ISSUANCE OF SUCH DEBT TO THE QUALIFIED VOTERS OF THE CITY AT THE MARCH 3, 2026, REGULAR CITY ELECTION

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

WHEREAS, under the provisions of City Charter Section 6-1, the City may incur general obligation debt only when authorized by Council and ratified by a majority of the voters of the City voting on the question; and

WHEREAS, State of Alaska Department of Environmental Conservation (“DEC”) has mandated that a bear mitigation fence be constructed; and

WHEREAS, DEC offers loans at favorable interest rates (roughly 1.5% to 2% currently) for up to 30 years to assist communities in complying with DEC environmental regulations; and

WHEREAS, the City currently encounters 30 or more bears at one time at the 17-mile landfill that are accessing the municipal solid waste cell; and

WHEREAS, DEC offered the City a loan of \$870,000 with a subsidy in the form of principal forgiveness of up to \$500,000 to permit the City to comply with DEC requirements and the City may obtain this funding through the issuance of general obligation debt, either in the form of bonds or a loan from DEC; and

WHEREAS, construction of a fence is anticipated to keep bears from accessing the municipal solid waste cell and will then break the cycle of bears depending on the landfill as a source of sustenance; and

WHEREAS, it is necessary and in the best interest of the City and its residents that the City authorize the issuance of general obligation debt for the purposes described in this Resolution.

NOW, THEREFORE, BE IT RESOLVED THAT

Section 1. It is hereby determined to be for a public purpose and in the public interest of the City to incur general obligation indebtedness in an amount not to exceed Eight Hundred Seventy Thousand Dollars (\$870,000) for the construction of a bear and litter mitigation fence and other related costs.

Section 2. The City is authorized to borrow the sum of not to exceed Eight Hundred Seventy Thousand Dollars (\$870,000) for the reasons described in Section 1, and the borrowing shall be evidenced

by the issuance of general obligation debt of the City. The full faith and credit of the City are pledged for payment of the principal of and interest on the debt.

Section 3. The City shall submit the following proposition to the qualified voters of the City at the March 3, 2026, Regular City Election. The proposition must receive an affirmative vote from a majority of the qualified voters voting on the question to be approved.

Proposition No. 1
General Obligation Debt Landfill Bear & Litter Mitigation Fence

May the City of Cordova borrow up to \$870,000 (Eight Hundred Seventy Thousand Dollars) from the State of Alaska Department of Environmental Conservation (DEC), of which \$500,000 qualifies for forgiveness, in order to construct a bear and litter mitigation fence at the 17-mile landfill to comply with DEC requirements?

Section 4. The proposition, both for paper ballots and machine ballots, shall be printed on a ballot which may set forth other bond propositions, and the following words shall be added as appropriate and next to a space provided for marking the ballot for voting by hand or machine:

Proposition No. 1

Yes ☐
No ☐

Section 5. Sections 1 and 2 of this Resolution shall become effective only if the proposition described in Section 3 is approved by a majority of the qualified voters voting on the proposition at the March 3, 2026, Regular City Election. The remaining sections of this Resolution shall become effective upon passage and approval.

PASSED AND APPROVED THIS 17th DAY OF DECEMBER 2025

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk



AGENDA ITEM # 14
City Council Regular Meeting Date: 12/17/25
CITY COUNCIL COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner & Kevin Johnson, Public Works Director
DATE: Wednesday December 17, 2025
ITEM: Letter of Interest from Cordova Telecom Cooperative for a Lease of a Portion of Tract A, USS 833 (Wastewater Treatment Facility Lot)
NEXT STEP: Decision on Disposal and Disposal Method

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE: Requested Actions: Decision on Disposal and Disposal Method
Applicant: Cordova Telecom Cooperative (CTC)
Legal Description: A Portion of Tract A, USS 833 (Wastewater Treatment Facility Lot)
Area: Approximately 1,400 Square Feet
Zoning: Public Lands and Institutions District

II. RECOMMENDED ACTION & NEXT STEP: Staff has provided the following motion to open the agenda item for discussion:

"I move to redesignate a Portion of Tract A, USS 833 on the land disposal maps from "Not Available" to "Available" and to dispose of a portion of approximately 1,400 square feet as outlined in Cordova Municipal Code 7.40.060 B by *"

Choose one of the following to insert for the asterisk:

1. Negotiate an agreement with the party who submitted a letter of interest to lease the property. (Cordova Telecom Cooperative)
2. Invite sealed bids to lease the property.
3. Offer the property for lease at public auction.
4. Request sealed proposals to lease the property.

III. FISCAL IMPACTS: The property would become part of the City's lease revenue and possessory interest tax.

IV. BACKGROUND INFORMATION: Cordova Telecom Cooperative (CTC), as part of their “ReConnect” grant awards, has begun the process of bringing fiber-optic to every home and business in Cordova. In addition, they are preparing to install a fiber-optic submarine cable from Cordova to Seward and Juneau, with branches off the main cable serving multiple communities along the route. This undersea cable will need a place to land and connect to an onshore site, which will then connect to the rest of the fiber-optic infrastructure in Cordova.

CTC is requesting to lease from the City of roughly a 1,400 square foot portion of the lot where the Wastewater Treatment Facility (WWTF) is located. This location would be used to construct a cable landing station. No road or beach access will be obstructed by this lease.

Zoning: Public Lands and Institutions District

This zoning district is intended to include major open lands and major public and quasi-public institutional uses, including government office buildings and existing land reserves for public and institutional use. Per the Cordova Municipal Code (CMC) 18.38, utility installations and structures are permitted uses.

Land Disposal Map Designation

On the 2025 Land Disposal Maps, this lot is designated as “Not Available”. To make this lot available for the applicant to lease a portion of this property, the Planning Commission at its regular meeting on November 10, 2025, made a motion to recommend the redesignation of the lot from “Not Available” to “Available”. The public was then noticed for a 30-day period. The noticing closed on Friday December 12, 2025, at 5 PM. No comments have been received as of the submission of this memo to the City Clerk for inclusion into this packet. Following the conclusion of the noticing period, the City Council is now hearing the agenda item for their decision on the disposal and disposal method.

Planning Commission Recommendation

The Planning Commission at its regular meeting on Tuesday, November 10, 2025, recommended that the City Council enter direct negotiations with CTC for a lease of a portion of this lot. The Commission believes that there are limited uses for that space. They approve of the proposed structure to house the fiber-optic cable connection. This structure would be where the fiber-optic submarine cable would make landfall and connect into the wired infrastructure within Cordova. Commissioner Bolin also pointed out that there is no issue for Eccles Lagoon access.

M/ Hall S/ Bolin Vote 7 yea, 0 nay, 0 absent.

Full Video: <https://www.youtube.com/watch?v=VEsebhSGUdQ>

Staff Assessment

Planning & Zoning Staff:

Staff has no concerns with this proposed land lease as it will be a beneficial utility that will serve the community. Given the sensitive City infrastructure located at this site, Staff would not support another entity occupying this space unless it was another community benefiting utility. Staff would support Direct Negotiations with CTC. There will be continued access for the Eccles Lagoon residents who use the tideland trail that is in front of the WWTF. Access to the tidelands will not be blocked or removed. The cable would be trenched and buried in this location and would cause no access issues. The proposed structure would not impede the roadway or trail in this location.

Public Works Staff:

The Water and Sewer Division has been involved in early conversations regarding this request. Initial concerns were regarding the loss of ground space for inventory storage and future expansion needs. The preferred layout would include the proposal to clear / blast space on the southwest side of the property.

Understanding that it may be financially infeasible, Staff believes that a 1,400 square foot footprint within the existing ground space would be manageable if coordinated with CTC. Access issues to the site were discussed and ultimately determined not to be an issue, as after construction, CTC and others would need limited access, and any major access needs can be coordinated with the City as they occur.

Council Considerations

The Letter of Interest is attached for review. The City Council shall make three decisions regarding this memo: First, if the lot should be redesignated from “Not Available” to “Available”. Second, is if the requested property should or should not be leased. If it is determined that the best interest of the City is to lease the subject property, they shall, third, determine by what method they decide the land be disposed of (direct negotiation, sealed bids, public auction, or request for proposals).

Applicable Code:

7.40.040 - Letter of interest to lease or purchase.

C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 7.40.060(B).

7.40.060 - Methods of disposal.

B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

V. LEGAL ISSUES: Legal review of a lease agreement will be required prior to final approval by Council.

VI. SUMMARY & ALTERNATIVES: The applicant would like to lease approximately 1,400 square foot portion of Tract A, USS 833 to build a structure that will house the fiber-optic utility connection where the submarine cable and land cable connection will meet. The City Council may make a motion to lease or not lease this property.

VII. ATTACHMENTS:

- A. Subject Property
- B. Letter of Interest

**Subject
Property**

October 31, 2025



Sam Greenwood
City Manager, City of Cordova
601 First Street, Cordova, AK 99574

RE: Cordova Telecom Cooperative Letter of Interest to Lease

Dear Ms. Greenwood:

I am writing this letter on behalf of Cordova Telecom Cooperative, Inc. (CTC) to request consideration to lease a portion of land at the east end of the Wastewater Treatment Facility, Tract A, USS 833 located off Whitshed Road. We are seeking to utilize this space for our cable landing station (CLS), which will house fiber-optic submarine cables and associated equipment.

In 2023 and 2024, CTC was awarded two separate USDA Rural Development broadband infrastructure grants under the "ReConnect" program. These grants include building fiber-to-the-premises (FTTP) for all participating homes and businesses in the grant scope for both Cordova and Pelican, and they include the construction of fiber-optic submarine cables from Cordova to Seward and Juneau, with branch units to multiple communities en route.

Over the last two years, CTC and our partners have been looking for the optimal location in Cordova to bring our cables ashore and construct our CLS, a facility where the cable terminates and contains the associated equipment and power. After extensive review and collaboration with the City of Cordova, we have found the eastern end of the wastewater treatment facility to be the ideal location for two reasons. The first is that the marine route survey found this area to be the optimal site to bring a cable ashore. The second is that this area is already designated to house public utilities, and thus, utilizing the far corner for additional services would add to the community's benefit.

As we have completed the marine route survey and have begun the next engineering phase, trying to identify another viable landing location would be too costly and may impede the timeline for these projects. These submarine cables will provide multiple benefits to our community, including critical redundant communication paths, improved internet speeds, and making Cordova the new internet hub of Southcentral Alaska. Additionally, maximizing the use of existing public utility space is an added value as other alternative spaces may mean developing land that could otherwise be used for homes or other structures.

We appreciate your consideration on the matter and should you have any questions, please feel free to contact me.

Sincerely,


Jeremiah Beckett
CEO
Cordova Telecom Cooperative

Below is the proposed area we are looking to lease at the wastewater treatment facility. We are currently exploring multiple design options and seeking to minimize our footprint.

CTC Waterworks Land Lease Interests

CTC needs roughly 9000' footprint, 30x30, for a Cable Landing Station (CLS)

A ~ requires blasting and excavation, expensive but leaves the city footprint alone

B ~ requires yard reorganization, city loses minimal land of the existing footprint

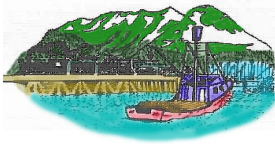


FISH in Alaska - Project Overview

Fiber Internet Serving Homes (FISH) in Alaska is a multiyear strategic project being delivered by Cordova Telecom Cooperative (CTC). CTC has been awarded over \$100M in grants from the USDA to deliver fiber-based broadband internet services across Southcentral Alaska to the communities of Chenega, Cordova, Nanwalek, Port Graham, Pelican, and Yakutat.

This project will deliver Fiber-To-The-Home (FTTH) to six rural off-road communities, interconnect thirteen Alaskan communities, and deliver over seven hundred miles of essential middle-mile subsea fiber connectivity for southcentral Alaska.

Upon completion, Cordova and all Chugach Tribes will be connected via fiber and have a communications infrastructure in place that will last generations. All households and businesses will have access to gigabit internet services, our communities will have resilient infrastructure, and Cordova will become a strategic hub for all Alaska internet traffic.



City Council of the City of Cordova, Alaska
Pending Agenda
December 17, 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

C. Upcoming Meetings, agenda items and/or events: with specific dates

- 1) Capital Priorities List, Resolution 12-24-39, 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**
- 6) In **May** each year City will provide public outreach regarding beginning of bear season
- 7) Each year in **May** or **June** Council will approve by Resolution, the School's budget and City's contribution
- 8) Quarterly work sessions on City finances (compare budget to actuals)

photo by Wendy Ranney



D. Council adds items to Pending Agenda in this way:

item for action	tasking which staff: Manager/Clerk?	proposed date
1) ...		
2) ...		
3) ...		

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 17, 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

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

Notes

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

Notes

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

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

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

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

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

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

Mayor and City Council - Elected

seat/length of term	email	Date Elected	Term Expires
Mayor: 3 years	Kristin Smith Mayor@cityofcordova.net	March 4, 2025	March-28
Council members:			
3 years	Debra Adams CouncilSeatA@cityofcordova.net	March 4, 2025	March-28
3 years	Cathy Sherman CouncilSeatB@cityofcordova.net	March 7, 2023 March 3, 2020	March-26
3 years	Kasey Kinsman, Vice Mayor CouncilSeatC@cityofcordova.net	March 7, 2023	March-26
3 years	Wendy Ranney CouncilSeatD@cityofcordova.net	March 5, 2024 July 5, 2023	March-27
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 '26

(updated 12-4-25)

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, '25	November-28
3 years	Debra Adams	Dec '21, '24	November-27
3 years	Michelle Ess	Dec '25	November-28
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, Dec '25	November-28
3 years	Mark Hall, Vice Chair	Nov '19, Dec '22, Dec '25	November-28
3 years	Sarah Trumblee	Dec '20, Dec '23	November-26
3 years	Tania Harrison, Chair	Mar '22, Dec '24	November-27
3 years	Gail Foode	Dec '23	November-26
3 years	Chris Bolin	Sep '17, Nov '18 Dec '21, Dec '24	November-27
3 years	Sean Den Adel	Dec '23	November-26

seat up for re-election in Mar '26

vacant

board/commission chair

seat up for re-appt in Nov '25

(updated 12-4-25)

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, Dec '24	November-27
3 years	Andy Craig, Chair	Nov '16, '19 & Dec '22	November-25
3 years	Garrett Collins	Dec '23	November-26
3 years	Kenton Soares	Dec '25	November-28
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	Grace Lee	Dec '25	November-28
3 years	Danny Carpenter	Jul '25	November-27
3 years	Kara Rodrigues	Dec '23	November-26
3 years	Gabrielle Brown	Jan '25, Dec '25	November-28
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	Cathy Sherman, professional member	Dec '25		November-28
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	Wendy Ranney, historical society member	Dec '25		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	need to be re-appt'd by other
seat up for re-appt in Nov '26	

(updated 12-4-25)