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
March 4, 2026 @ 7:00pm
Cordova Center Comm Rooms
Agenda

#Local Elections Matter

Cordova Votes March 3, 2026

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. Minutes:
- **a**. Minutes of the Council Regular Meeting of December 17, 2025…… **(page 1)**
- **b**. Minutes of the Council Regular Meeting of January 7, 2026…… **(page 4)**

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

5. Mayor's Report…… **(page 7)**
6. City Manager's Report…… **(page 9)**
- **a**. Parks & Recreation explanation of fee schedule regarding fields and snack shack…… **(page 10)**

7. City Clerk's Report
- **a**. 2026 Assessment year update letter from Appraisal Company of Alaska…… **(page 13)**

K. Correspondence

8. City Council correspondence primer: correspondence policies & procedures…… **(page 14)**
- **a**. 02-12-26 Agency & public review period for aquatic farmsite lease ADL234314…… **(page 15)**
- **b**. 02-12-26 Email from J. Landaluce regarding 2025 senior citizen property tax exemption…… **(page 18)**
- **c**. 02-13-26 Mayor Smith letter of support to USCG for PWSRCAC recertification…… **(page 20)**
- **d**. 02-18-26 Email from Silver Bay Seafoods regarding 2026 plans for Cordova plant…… **(page 24)**
- **e**. 02-13-26 Email from J. Burton regarding land disposal process…… **(page 24a)**
- **f**. 02-20-26 USFS News Release regarding Secure Rural Schools retroactive funding…… **(page 25)**
- **g**. 02-23-26 Cordova Little League letter regarding in-kind for fields and snack shack…… **(page 26)**

L. Ordinances and Resolutions

10. Resolution 03-26-10…..……..…..... **(voice vote)(page 38)**
A resolution of the Council of the City of Cordova, Alaska authorizing the creation of a Cordova Housing Accelerator Committee, whose role is to advise the City Council on strategies to increase housing stock in Cordova and to advise on other housing issues/concerns that Council may task the committee with

11. Resolution 03-26-11…..……...……..… **(roll call vote)(page 40)**
A resolution of the Council of the City of Cordova, Alaska authorizing amendment to the FY26 budget revenues & expenses in the amount of $343,149

12. Resolution 03-26-12…..……..... **(voice vote)(page 44)**
A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Petersons Welding for repair services for the Bob Korn Memorial Pool in an amount not to exceed $50,000

M. Unfinished Business - none

N. New & Miscellaneous Business

13. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists……..... **(page 47)**

O. Audience Participation

P. Council Comments

Q. Executive Session

14. Council discussion with City Manager regarding land sale negotiation with Native Village of Eyak a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

15. Council discussion with Attorneys regarding Alyeska Pipeline Services Company demand for repayment of taxes for 2017 and 2018 supplemental assessment, a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

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

Regular City Council Meeting
December 17, 2025 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order – Acting Vice Mayor ***Wendy Ranney*** called the Regular City Council Meeting to order at 7:00 pm on December 17, 2025, in the Cordova Center Community Rooms.

B. Pledge of allegiance – Acting Vice Mayor ***Ranney*** led the audience in the Pledge of Allegiance.

C. Roll call – Present for roll call were Council members ***Debra Adams***, ***Aaron Hansen***, ***Wendy Ranney***, and ***Dave Zastrow***. ***Mayor Kristin Smith*** and Council members ***Kasey Kinsman*** and ***Mike Mickelson*** were present via zoom videoconference. Council member ***Cathy Sherman*** was absent. Also present were Public Works Director Kevin Johnson (City Manager ***Sam Greenwood*** was out on medical leave) and City Clerk ***Susan Bourgeois***.

D. Approval of Regular Agenda
Hearing no objection to approval of the agenda, ***Ranney*** declared it approved.

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

F. Communications by and Petitions from Visitors
1. Guest speakers - none
2. Audience comments regarding agenda items
Karen Swartzbart spoke to agenda item 12b, a letter opposing the sale of the breakwater fill lot. ***Swartzbart*** was also against the sale of that lot.
3. Chairpersons and Representatives of Boards and Commissions – none

G. Approval of Consent Calendar
4. Council concurrence of Mayor Smith's appointment to fill a vacancy on the Harbor commission
5. Council action to waive protest for Liquor License renewal for Osborn, LLC dba Laura's Package Store license #911
6. 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
7. 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
8. Minutes: **a**. Minutes of the Council Regular Meeting of November 5, 2025; **b**. Minutes of the Council Public Hearing of December 3, 2025
Vote on the Consent Calendar: 6 yeas, 0 nays, 1 absent. Zastrow-yes; Sherman-absent; Adams-yes; Hansen-yes; Kinsman-yes; Ranney-yes; and Mickelson-yes. Consent Calendar was approved.

H. Approval of Minutes – in consent calendar
I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers
9. Mayor's Report – ***Mayor Smith*** reported: 1) she worked on the resolution in the packet that we will send to the state regarding the aurora back in service sooner; 2) she attended a workshop hosted by CDFU & PWSSC about marine carbon dioxide removal – a very new field that could affect Alaska's waters and communities; 3) she attended most of the Alaska Municipal League conference last week – she was involved in discussions about housing – she is hoping to pull together a working group on housing – to help with ideas on increasing housing stock.

DRAFT

a. Housing Alaskans Report 2023-2025
10. City Manager's Report – Public Works Director ***Johnson*** reported: 1) ***Sam*** was working from home, has been healing from an injury, doing much better, doesn't need surgery; 2) Secure Rural Schools legislation is approved and sitting on the President's desk.
a. Public Works Director ***K. Johnson*** memo clarifying land disposal "methods of disposal"
11. City Clerk's Report - ***Bourgeois*** reported her office is moving from a busy budget season into a busy election season – declaration of candidacy is open, notices are posted regarding how to register to vote and how to declare candidacy. 2026 Regular City Election is on March 3, 2026.

K. Correspondence
12. City Council correspondence primer: **a**. 12-02-25 **K. Trudeau** of *Friends of the Library* email regarding library funding cuts; **b**. 12-09-25 Letter from **M. Bishop** regarding breakwater fill lot negotiations

L. Ordinances and Resolutions
13. 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
M/Zastrow S/Adams to approve 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
Zastrow asked about the forgiveness of a portion of this. ***Johnson*** said yes, the memo discusses that up to $500,000 of the loan may be forgiven. ***Kinsman*** said this is what we needed to do, get it on the ballot – now we will see what the citizens have to say when they vote. ***Mickelson*** said DEC is telling us we have to do this, now we have some work to do to get the word out to the community. ***Adams*** agreed – time now to educate the public about the need for this – that we are being required to build this.
Vote on the motion: 6 yeas, 0 nays, 1 absent. Sherman-absent; Adams-yes; Kinsman-yes; Mickelson-yes; Hansen-yes; Ranney-yes; and Zastrow-yes. Motion was approved.

M. Unfinished Business - none

N. New & Miscellaneous Business
14. Council action on disposal and method of disposal for a portion of Tract A USS 833 (wastewater treatment facility lot)
M/Zastrow S/Hansen 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 1400 square feet as outlined in Cordova Municipal Code 7.40.060 B by negotiating an agreement with the party who submitted a letter of interest to lease the property (Cordova Telecom Cooperative).
Zastrow said there has been a lot of effort and money and time spent on getting this trunkline in place and this seems to be the place for it to come ashore – he is in support. It is a small bit of land, a lease, not a sale, the City will make a little bit of money on this – seems like the right thing to do. ***Hansen*** agreed and said this is beneficial for the community. ***Adams*** also supported this – seems like a win: win for the community. ***Kinsman*** agreed and said he would support this. He said this is a very specific situation where direct negotiation and a lease are appropriate. ***Mickelson*** agreed. ***Ranney*** said she is supportive, said it is a small tract of land, and it is important for CTC to move forward with this lease to have a landing site for the project.
Vote on the motion: 6 yeas, 0 nays, 1 absent. Kinsman-yes; Zastrow-yes; Adams-yes; Ranney-yes; Hansen-yes; Mickelson-yes; and Sherman-absent. Motion was approved.

DRAFT

15. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – January 7 meeting is a go and January 21 Regular will be canceled due to room availability – Clerk said we can have a special meeting later in January if there are time-sensitive items that require Council action.

O. Audience Participation
Samantha Hagerthy-Schneider gave a short update on the pool.

P. Council Comments
Kinsman thanked everyone for a good meeting and wished everyone happy holidays.
Mickelson appreciated the short meeting this time of year – happy holidays to all.
Mayor Smith said she will follow up on a plan to educate folks on the loan proposition – and echoed the happy holidays sentiment.
Adams encouraged people to throw their name in the ring – she never in a million years thought she'd be doing this, and she is and it's great to serve your community in this way.
Zastrow thanked he council members and Mayor for attending AML conference – a fantastic opportunity. Thanked the mayor for the time she has been investing, thanked audience for attending and participating, and wished everyone happy holidays.
Ranney thanked those on zoom for attending, thanked the audience for attending, thanked staff for all the work that goes into the packet – it is appreciated. She wished everyone happy holidays and said we will see you next year.

Q. Executive Session - none

R. Adjournment
Hearing no objection ***Ranney*** adjourned the meeting at 8:17 pm.

Approved: March 4, 2026

Attest: _____
Susan Bourgeois, City Clerk

DRAFT

Regular City Council Meeting
January 7, 2026 @ 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 January 7, 2026, in the Cordova Center Community Rooms.

B. 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***, ***Kasey Kinsman***, ***Wendy Ranney***, and ***Dave Zastrow***. Council member ***Mike Mickelson*** was present via zoom videoconference. Also present were Public Works Director ***Kevin Johnson*** and Deputy City Clerk ***Colette Gilmour***.

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

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

F. Communications by and Petitions from Visitors
1. Guest speakers - none
2. Audience comments regarding agenda items - none
3. Chairpersons and Representatives of Boards and Commissions – none

G. Approval of Consent Calendar
4. Council action to waive protest for Liquor License renewal for Baja Taco, LLC dba Baja Taco, Restaurant Eating Place license #5653
5. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of unexcused absences of Council member Aaron Hansen from December 3, 2025, Regular Meeting of Council member Sherman from December 17, 2025, Regular Meeting
Vote on the Consent Calendar: 7 yeas, 0 nays. Ranney-yes; Hansen-yes; Kinsman-yes; Adams-yes; Sherman-yes; Mickelson-yes; and Zastrow-yes. Consent Calendar was approved.

H. Approval of Minutes – none
I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers
6. Mayor's Report – ***Mayor Smith*** reported: 1) does not look like the Aurora will be back in service timely for tip-off tournament; 2) she will work on 2026 ferry summer schedule comments – being solicited now by AMHS; 3) SRS legislation has been signed – in 40 days the money should be to the states and then we will see what we've been allocated; 4) CSD in the middle of a superintendent search – they'll be bringing candidates to town – Jan. 18-20; 5) fishing disaster funding through PSMFC will be coming – City will have a share – this is for 2020; 6) Cordova is a USCG City – she has reached out to the Commander locally, to see what we can do about celebrating that; 7) she is working on setting up a housing working group; 8) she sees 2026 as a rebuilding year – she wants us to support staff in their endeavors, especially being mindful that they are being asked to continue working with fewer staff members due to budgetary cuts – hopeful we can carry new year energy into the rest of the year; 9) she wanted to acknowledge the loss of a community member today – we lost ***Barbara Dowd*** – the mother of our City Manager and a long-time resident of the long term care facility at CCMC.
7. City Manager's Report – ***Greenwood*** was not present.

DRAFT

8. City Clerk's Report - ***Gilmour*** reported: 1) declaration of candidacy closes Feb. 2 – currently no declared candidates; 2) applications are out for absentee by mail for the election – can apply for those until Feb. 25; 3) property tax exemption applications are due by Jan. 15 – all available on website under City Clerk: property tax information.
a. March 3, 2026, Regular City Election notices (how to register, declare, vote absentee); **b**. 2025 City Council attendance report

K. Correspondence
9. City Council correspondence primer: **a**. 12-01-25 **J. Gold** email regarding library funding cuts; **b**. 12-14-25 Email from **J. Harry** of ARVO (AK rural vet outreach) regarding 2026 Cordova clinic; **c**. 12-18-25 Public & Agency review period for amendment to Aquatic Farmsite Lease near Cdv; **d**.12-23,29,30-25 Emails btw **Mayor Smith** and DoT Commissioner **Anderson** regarding Aurora; **e**. 12-30-25 DoT & AMHS notice of public review period for summer '26 ferry schedule

L. Ordinances and Resolutions
10. Resolution 01-26-01 A resolution of the Council of the City of Cordova, Alaska authorizing the conveyance of approximately 750 usable square feet of storage space located on the North Harbor loading dock and referred to as the Old Sea Grant building at 224 Breakwater Ave Cordova, Alaska
M/Kinsman S/Ranney to approve Resolution 01-26-01 A resolution of the Council of the City of Cordova, Alaska authorizing the conveyance of approximately 750 usable square feet of storage space located on the North Harbor loading dock and referred to as the Old Sea Grant building at 224 Breakwater Ave Cordova, Alaska
Kinsman sees no red flags – CPI is built into the lease, he likes that – he will support this. ***Ranney*** said the PWSSC needs a footprint in the harbor – this is the place they have been using, seems to work well for them, she sees no reason not to renew this.
Vote on the motion: 7 yeas, 0 nays. Motion was approved.

M. Unfinished Business - none

N. New & Miscellaneous Business
11. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – ***Ranney*** asked for an update on the Copper Star case – ***Johnson*** said he'd pass that along to the City Manager – executive session will be on Feb. 4 meeting to handle that request. Council opted to cancel Jan. 21 meeting and fill in with a special meeting if necessary.

O. Audience Participation
Samantha Hagerthy-Schneider gave a pool update.

P. Council Comments
Adams is looking forward to the rebuilding as mentioned by the Mayor – she is cautiously optimistic about the pool.
Zastrow echoed those comments about rebuilding, the importance of having a multi-year plan. He put in a plug for citizens to encourage participation by thinking about running for Council, School Board, or HSB.
Mickelson appreciates all the effort that has been put into the pool. Kudos to Parks & Rec department and to the local businesses that have assisted.
Ranney said she is hopeful and encouraged for the new year. She asked people to check with seniors in their lives to ensure they have submitted appropriate property tax exemption applications.
Sherman said she is cautiously optimistic for a new year – hopeful that the pool news will have be good news.
Kinsman relayed a comment form his 10-year-old son who said on a recent trip the water in Utah was awful and Cordova's water is just delicious in comparison – even straight out of the tap.

DRAFT

Q. Executive Session - none

R. Adjournment
Hearing no objection ***Mayor Smith*** adjourned the meeting at 7:51 pm.

Approved: March 4, 2026

Attest: _____
Susan Bourgeois, City Clerk

DRAFT

MAYOR'S REPORT

Date:	February 27, 2026
To:	Cordova City Council
From:	Mayor Kristin Smith

MOU between City of Cordova and Cordova Chamber of Commerce: the Chamber submitted a draft MOU to the City, which I've looked over with the City Manager, and we'd like to propose some edits before putting it before the Council for review and consideration.

State Operating Budget: testified on State Operating Budget at Senate Finance Committee hearing, SB 213 (operating budget) and SB 214 (capital budget). Still early days in the budget process but it's so important to advocate for state funding that comes from our collective tax payments and should be coming back to our communities for the benefit of our schools, our roads, and our municipal service systems. Check with the Legislative Information Office on budget bill hearing schedule, (907)424-5461.

University of Alaska Land Management office meeting rescheduled: the University's Land Management office didn't have any new information about the proposed Whiskey Ridge Subdivision, so the meeting was postponed until April.

March 13, USCG Appreciation Lunch: NVE is looking for donations of desserts and local or handmade items (about 60) to include in gift bags for USCG households. Contact Raven Cunningham at raven.cunningham@eyak-nsn.gov to help out.

Board of Fish Comment deadline March 2, 2026: Council members and community members please testify in support of PWS hatcheries in advance of the State Board of Fish meeting on 3/17/26 – 3/19/2026. A quick summary of the proposals' intent:

1. Proposal 170: Statewide 25% egg take reduction.
2. Proposal 171: PWS pink salmon reductions.
3. Proposal 172: Statewide moratorium on pink salmon and chum salmon hatchery production, by-passing Regional Planning Team and ADF&G Commissioner review and evaluation processes.

To submit comments to directly to the State of Alaska:
https://survey123.arcgis.com/share/0d52c679593240f3a48366fb80f7e3a9

For more information:

CDFU website: https://cdfu.org/bof-statewide

Salmon Hatcheries for Alaska web site:
https://www.salmonhatcheriesforak.org/statewide-board-of-fisheries-meeting-2026

CITY OF CORDOVA

Samantha Greenwood
City manager

At the meeting:

Staff reports

- Pool Update
- Working with the insurance and the broker on a vehicle claim
- Kevin and I attended the AML/State Thriving Community Capacity Builder Meeting. We will be receiving $27,000 to work with an engineer and develop a grant application for Chase Avenue. Kevin will be the lead.
- The automated timekeeping system through Caselle is working well; we have started slowly, allowing us to work through glitches. In the next pay period, City Hall, Streets, Harbor, and Emergency Services will submit their time sheets through the timekeeping program.
- There has been no update from the State on when the Forest Receipts funds will be released.

March 18th Meeting

- Recommendation to the Council on renewing the State lease for the ski hill area
- 2025 Year-End Financial Report

On Going

- Meeting weekly with HR and the Finance Director on union negotiations
- Multiple Working Meetings on NVE Second Street Lot negotiations – finalizing lease terms
- Meeting weekly with HR to update/develop City Policies and annual training
  - Policy priorities:
    - City vehicle policy -finalizing
    - Drug and Alcohol Policy- finalizing
    - Payroll and Time Keeping – developing

2/27/2026

Dear Mayor and Members of City Council,

I am writing in response to the recent correspondence submitted by Cordova Little League (CLL). I would like to provide clarification regarding the adopted rental structure, outline a clear cost breakdown for the referenced May–June season, and address a few statements referenced.

First, I want to acknowledge the valuable role Little League plays in our community. Their volunteer commitment and participation levels are meaningful to youth recreation in Cordova, and Parks and Recreation appreciates that contribution.

The fee schedule presented in our meeting reflects the base rental rates formally adopted by City Council. The nonprofit and tax-exempt discounts were formally listed in writing on the same schedule but were not itemized in dollar form, which may have created confusion.

After applying for the nonprofit discount and tax exemption, the adjusted fee schedule rates are as follows for the fields that they requested.

Cordova Municipal Field (nonprofit rate)
Daily: $42.02
Weekly: $147.20
Monthly: $1,121.50

Field of Dreams (nonprofit rate)
Daily: $42.02
Weekly: $147.20
Monthly: $1,121.50

Snack Shack (nonprofit rate)
Daily: $35.05
Weekly: $210.28
Monthly: $560.75

The season referenced in the correspondence is May through June **(two months).** If both fields and the snack shack are reserved for consistent seasonal use during that period, the rate structure would apply as follows:

Two-Month Season (May–June) Calculation

Cordova Municipal Field
$1,121.50 × 2 months = **$2,243.00**

Field of Dreams
$1,121.50 × 2 months = **$2,243.00**

Snack Shack
$560.75 × 2 months = **$1,121.50**

For context, if the full seasonal total of $5,607.50 were allocated directly across participants, the potential two-month impact would be approximately:

120 players: $46.73 per player for the 2-month season
140 players: $40.05 per player for the 2-month season
160 players: $35.05 per player for the 2-month season

This equates to approximately $17–$23 per player per month, depending on participation.

It is important to clarify that passing costs directly to families is not the only option available to an organization. Alternatives may include sponsorships, fundraising, grants, allocation of concession revenue, tournament hosting, partnerships, or internal budget adjustments. Many youth organizations operate successfully within municipal rental structures by utilizing a combination of these approaches.

As confirmed during our meeting, the CLL will have priority scheduling for the fields and snack shack during the CLL season.

Both the fields and snack shack are City-owned facilities. As public assets, the City is responsible for liability coverage, maintenance, utilities, compliance, and long-term capital improvements. For that reason, we operate under a municipal facility model with tiered pricing to ensure costs align with usage and impact.

This structure ensures that occasional users are not overcharged, while extended or priority users contribute proportionally to facility wear and operational demand. It promotes equity and transparency, all while protecting taxpayers from subsidizing exclusive or high-volume use. This also establishes a clear rental structure that allows for expanded access beyond a single user group, including adult leagues, camps, clinics, and other community events. This ensures fuller utilization of City assets, diversifies City revenue, and supports long-term recreation sustainability.

During our meeting, Little League also requested clarification from DEC regarding snack shack permitting requirements. Follow-up communication with DEC confirmed that each individual group operating out of the snack

shack nonprofit or for profit must obtain its own Temporary Event Application permit. Like a shared kitchen model, the property owner does not hold the permit unless they are directly processing food. Each operating group is responsible for securing its own permit.

The Parks and Recreation Department remains committed to collaboration and open communication. We value Little League's presence in Cordova and will continue working toward solutions that balance youth recreation, fiscal responsibility, and responsible stewardship of public facilities.

Respectfully,

Samantha Hagerthy-Schneider
Director, Parks and Recreation
City of Cordova
(907) 424-6274
shagerthyschneider@cityofcordova.net

Fax
(907) 563-1368

Telephone
(907) 562-2424

Appraisal Company of Alaska

405 w 27th Ave.
ANCHORAGE, ALASKA 99503
office@appraisalalaska.com

Assessment Update – Current Year

I am writing to provide an overview of property assessment activity within Cordova for the current assessment year. Overall, the local real estate market remains stable. Sales activity has been consistent, and the broader market does not indicate a significant shift requiring across-the-board value changes.

State Law Requirement
Under Alaska Statute (AS 29.45.110), municipalities are required to assess property at its "full and true value as of January 1" of each assessment year. "Full and true value" is defined as the estimated market value of the property. This requirement is established by the State of Alaska and is not discretionary at the local level. The assessor is obligated to adjust values when market evidence indicates assessments are not aligned with market conditions, and likewise, to refrain from broad adjustments when values remain reasonably consistent with market data.

Assessment Level and Market Analysis
Based on verified sales data, the current residential assessment-to-sale ratio is approximately **87.63%**, indicating that overall values remain generally aligned with market conditions and within acceptable standards. Our office continues to conduct ratio studies, validate sales, and monitor market trends to ensure uniformity and compliance with state requirements.

Value Changes This Year
For the current assessment year:

- **No broad market-related changes were made to building values.**
- Certain **apartment properties were reviewed and updated** where market data supported adjustments.
- **Land values were increased** where sales analysis indicated that certain areas were trending below market levels.

All other changes were limited to routine updates such as new construction, physical changes observed during inspection, or data corrections.

The assessment process is data-driven and based on verified market evidence and accepted mass appraisal methodology consistent with Alaska statutes and professional standards. The assessor's responsibility is to estimate market value; tax amounts are determined separately by the mill rate adopted by the City Council.
We will continue to monitor market conditions closely and make adjustments when warranted to maintain fairness and equity across all property classes.
Please feel free to contact our office with any questions regarding individual properties or general market trends.

Sincerely,
Mike Renfro & Martins Onskulis & Arne Erickson
Assessors Office, Appraisal Company of Alaska

Council Packet Correspondence Primer:
Communicating with Your Elected Cordova Officials

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

What gets published in Council packets as Correspondence?

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

What <u>does not</u> 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 <u>not</u> 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.

A memo from Susan Bourgeois, CMC, City Clerk

DATE: February 12, 2026

TO: Mayor and City Council, public

SUBJECT: Agency and Public review period for preliminary decision regarding Aquatic Farmsite leases near Cordova

Steps in this process:

1. A business or citizen requests a lease from State of Alaska Department of Natural Resources, specifically, Division of Mining Land and Water.
2. Agencies are made aware of the full project scope, and a 20-day agency review period begins
3. The Division makes a preliminary ruling on the request and then a 30-day agency and public review period ensues.

The City Clerk receives notice first when the agency review period opens – the full project application is put into a council packet for Council review and Council can direct staff to comment.

After the Division of Mining, Land and Water makes a preliminary decision on the lease request, the Clerk receives notice again and puts the one-page public notice into a Council packet under correspondence. The one-page notice has a link to the website where the text of the preliminary decision can be read as well as the full project packet can be reviewed. This one-page public notice also gives the public direction and timelines for making comments.

This is a request for a proposed aquatic farmsite lease – the public and agency review period is now open and the deadline for comments is March 16, 2026.

DNR has a website explaining this process:
https://dnr.alaska.gov/mlw/aquatic/application/

Outlook

Public and Agency Notice of ADL 234314 - Chenega Regional Development Group, LLC Preliminary Decision

From Cougan, Karen A (DNR) <karen.cougan@alaska.gov>
Date Thu 2026-02-12 12:48 PM
To Cougan, Karen A (DNR) <karen.cougan@alaska.gov>
Cc Kopnicky, Jen L (DNR) <jen.kopnicky@alaska.gov>; Gettis, Emily M (DNR) <emily.gettis@alaska.gov>

1 attachment (119 KB)
ADL 234314 Chenega Regional Development Group LLC Public Notice.pdf;

Good afternoon,

Please see the attached Public and Agency Notice of the DNR Preliminary Decision (PD) regarding a proposed aquatic farmsite lease, ADL 234314, located within Elrington Passage, Prince William Sound, approximately 2.1 nautical miles southwest of Chenega, Alaska. The Public and Agency Notice comment period is from **February 13, 2026, until March 16, 2026.** The PD can be accessed starting on Friday, February 13, 2026, via the State of Alaska website cited within the attached notice.

Please contact me if you have any questions.

Sincerely,

Karen Cougan
Natural Resource Specialist 3
Alaska Department of Natural Resources
Division of Mining, Land, & Water
Aquatic Farm Leasing Program
550 W. 7th Ave, Suite 900C
Anchorage, AK 99501
907-269-8543
karen.cougan@alaska.gov

State of Alaska
Department of Natural Resources
Division of Mining, Land & Water
Southcentral Regional Land Office
550 W. 7th Ave., Suite 900C
Anchorage, AK 99501-3577

ADL 234314
Aquatic Farmsite Lease
Chenega Regional Development Group, LLC
Elrington Passage, Evans Island
(USGS Quad Map Seward A-3)

Public and Agency Notice
Pursuant to AS 38.05.945

Pursuant to AS 38.05.083, the Southcentral Regional Land Office (SCRO) has made a Preliminary Decision to offer a 10-year lease to Chenega Regional Development Group, LLC for 53.4 acres, more or less, of state-owned tide and submerged lands for the operation of an aquatic farmsite for the purpose of commercial cultivating and harvest of Pacific oysters (*Crassostrea* (*Magallana*) *gigas*). The proposed aquatic farm will consist of two parcels, 43.2 acres and 10.2 acres, more or less, used for the installation of 2,400 Aqua-Pacific cages on a submerged double longline culture system. The location of the project area is further described as being within the NW1/4 of Section 2 and N1/2 of Section 3, Township 2 South, Range 8 East, and the SE1/4 of Section 34 and SW1/4 of Section 35, Township 1 South, Range 8 East, Seward Meridian,

The public and agencies are invited to review and comment on this proposed project. A copy of the decision can be found at https://aws.state.ak.us/OnlinePublicNotices/default.aspx. Questions concerning how to comment should be directed to Karen Cougan at (907) 269-8543 or by e-mail at karen.cougan@alaska.gov or by fax to (907) 269-8913. **All comments must be received in writing at the above listed mailing address or e-mail on or before 11:59 PM on March 16, 2026.** To be eligible to appeal DNR's Final Decision, under AS 38.05.035(i)-(m), a person must have submitted written comments during this comment period.

The State of Alaska, Department of Natural Resources, complies with Title II of the American with Disabilities Act of 1990. Individuals with audio impairments that have questions concerning this PD may call Relay Alaska at 711 or 1-800-770-8973 for assistance at no cost.

DNR reserves the right to waive technical defects in this publication.

Outlook

Re: Letter to Council in Feb. 4, 2026 packet

From Joy Landaluce <joy.landaluce@gmail.com>
Date Thu 2026-02-12 8:28 AM
To Susan Bourgeois <cityclerk@cityofcordova.net>

Could you place this in the upcoming agenda? Just wanting to state again how I was in city hall twice paying taxes and questioning changes to the Senior tax exemption during this period that you speak of and highlighted. I also did not recieve the letter. I would appreciate it. Feel free to share your letter to me also.

On Sat, Feb 7, 2026, 9:32 AM Joy Landaluce <joy.landaluce@gmail.com> wrote:

> My concern is that on two occasions, December and February I was at the front desk with proof of payment. I was also questioning the changes to the exemption and at neither visit was a form ever mentioned. Had it been I would have filled it out immediately. Thank you for this email. I appreciate it. Time to move forward. I love this city and I am happy to do my part.
>
> On Fri, Feb 6, 2026, 5:26 PM Susan Bourgeois <cityclerk@cityofcordova.net> wrote:
>
> > Joy,
> > Thank you for the recent letter you submitted to City Council and the public testimony you gave at Wednesday night's meeting. When Council discussed it, they unanimously decided not to take a vote on the matter because your application for the 2025 Senior Citizen property tax exemption was not submitted within the acceptable timeframe. Here is the pertinent piece of City Code:
> >
> > 5.07.010 - Senior citizen and disabled veteran exemptions.
> > A. The real property owned and occupied as the primary residence and permanent place of abode by a: (1) resident sixty-five years of age or older; (2) disabled veteran; or (3) resident at least sixty years old who is the widow or widower of a person who qualified for an exemption under subsection (A)(1) or (2) of this section, is exempt from taxation on the first one hundred fifty thousand dollars of the assessed value of the real property. Only one exemption may be granted for the same property and, if two or more persons are eligible for an exemption for the same property, the parties shall decide between or among themselves who is to receive the benefit of the exemption. Real property may not be exempted under this subsection if the assessor determines, after notice and hearing to the parties, that the property was conveyed to the applicant primarily for the purpose of obtaining the exemption. The determination of the assessor may be appealed under AS 44.62.560—44.62.570.
> > B. To be eligible for an exemption under subsection (A) of this section for a year, the individual applying for an exemption must also be eligible for a permanent fund dividend under AS 43.23.005 for that same year or for the immediately preceding year.
> > C. An exemption may not be granted under subsection (A) of this section, except upon written application for the exemption on a form approved by the state assessor. An applicant who qualifies for the exemption under this section need not file an application for successive tax years if there is no change in ownership, in residency or permanent place of abode, or other factor affecting qualification for the exemption. Applications must be filed no later than January 15 of the first year for which the exemption is sought. The city council, for good cause shown, may authorize the assessor to accept as timely filed an application filed after January 15 and before May 1 of the assessment year for which the exemption is sought. An application received after May 1 will be accepted as an application for the following assessment year. If the application is filed within the required time and is approved by the assessor, the assessor shall allow an exemption in accordance with the provisions of this section. The assessor shall require proof in the form they consider necessary of the right to, and amount of an exemption claimed under subsection (B) of this section and shall require a disabled veteran claiming an exemption under subsection (B) of this section to provide evidence of the disability rating. The assessor may require proof under this subsection at any time.

The highlighted section is clear. Since your application was received after May 1, 2025, we counted it as your application for the following year. The two other seniors you spoke of applied after January 15, but before May 1, 2025. We are sorry for the confusion and that this has upset you but unfortunately we had no ability to allow you the exemption for 2025. There were other seniors who also inadvertently missed the deadlines and did not receive their 2025 exemption.

Thank you,

Susan Bourgeois
City Clerk, City of Cordova
PO Box 1210
601 First Street
Cordova, AK 99574
D: 907.424.6248 C: 907.253.6248 M: 907.424.6200
cityclerk@cityofcordova.net

CITY OF CORDOVA

February 13, 2026

Admiral Kevin Lunday
Commandant, US Coast Guard
U.S. Coast Guard
2703 Martin Luther King Jr. Ave. SE
Washington, D.C. 20593

RE: PWSRCAC Recertification Docket USCG-2025-1064

Dear Commandant Lunday,

The City of Cordova strongly supports recertification of the Prince William Sound Regional Citizens' Advisory Council (PWSRCAC) as the citizens' advisory group for Prince William Sound. PWSRCAC works with industry and regulators to ensure response readiness, evaluate risks, and propose solutions.

As a community that was economically and socially devastated by the *Exxon Valdez* oil spill 37 years ago and still bears its scars, we place enormous value on the work conducted annually by the PWS Regional Citizens' Advisory Council and consider the organization an essential partner in safeguarding Prince William Sound's marine resources.

PWSRAC's work on weather data collection directly benefits our commercial fishing fleet, the largest commercial fishing fleet in southcentral Alaska. In addition to its many other data collection and monitoring functions, the PWSRCAC offers several youth education and community outreach opportunities to share its scientific learning with PWS communities. A few examples of PWSRCAC's excellent work include:

Monitoring Weather in Prince William Sound: The Council maintains two weather buoys in Port Valdez, which have been collecting data for six years: one near the Valdez Marine Terminal, the other near the Valdez Duck Flats. The Valdez Duck Flats weather buoy was pushed off station by ice in February 2025, and plans are under way to relocate it. These buoys improve understanding of weather conditions in Port Valdez that could affect marine vessel safety and movement of spilled oil, as well as help with decisions regarding the timing of protecting environmentally sensitive sites in the area. The Council works with the Alaska Ocean Observing System and the National Oceanic and Atmospheric Administration's PORTS® (Physical Oceanographic Real Time System) to share the data collected by these buoys.

NOAA Weather Buoy Outages: In recent years, the Council has voiced support for NOAA's National Data Buoy Center to receive additional funding for timely repairs to Seal Rocks (Station

601 First Street PO Box 1210 Cordova, Alaska 99574 Telephone (907) 424-6200

46061) and the other important weather buoys in the Gulf of Alaska. Wind and wave data from the Seal Rocks buoy is the primary source of information that the U.S. Coast Guard uses to make critical navigation safety decisions for outbound laden oil tankers. Council staff provided support and were invited to give testimony at Alaska Legislature committee hearings for a joint resolution to urge the U.S. Congress and NOAA to address outages of their weather stations. The joint resolution passed in Spring 2025. As of June 2025, the Seal Rocks buoy and others in the region were repaired or replaced and are working properly.

Protecting Alyeska Contracted Fishing Vessel Response Program: One of the most important lessons from the *Exxon Valdez* oil spill was that local fishing crews not only help with a quick response but also provide important local knowledge and skills. The SERVS contracted fishing vessel program forms the backbone of the oil spill response system in Prince William Sound. If another real event were to occur, Prince William Sound's fishing crews are ready to respond.

The Council participated in a workgroup that helped develop a legislative solution to allow the current fleet of vessels contracted by Alyeska's Ship Escort Response Vessel System, or SERVS, to remain in their spill prevention and response system. This legislative solution was included in the new National Defense Authorization Act (NDAA) passed by Congress in 2025. For context, in 2023, the U.S. Coast Guard issued a Work Instruction requiring Certificates of Inspection for vessels that tow boom and other response equipment during oil spill drills and actual incidents. This Work Instruction was issued in response to a provision in the 2023 NDAA. Unfortunately, the Work Instruction applied to the fleet of uninspected vessels contracted by SERVS. Most of these vessels were built for purposes other than oil spill response, such as commercial fishing. If implemented, these inspections would pose significant challenges, potentially delaying a response. Additionally, many of the vessels have not been subject to this type of inspection before and the modifications needed to be issued a Certificate of Inspection would likely exclude many from the SERVS program altogether.

Environmental Monitoring: PWSRCAC continues its Long-Term Environmental Monitoring Program (LTEMP), initiated in 1993, to monitor hydrocarbons pollution and impacts in the *Exxon Valdez* oil spill region. In 2024, a pilot study identified 23 metals found in sediments near two monitoring sites in Port Valdez. The study noted that sediments near the terminal held higher amounts of metals than the reference site at Gold Creek. The analysis showed that some of the metals could be above the threshold for negative effects. Further monitoring and analysis are recommended.

The Council also supports citizen-based monitoring efforts for marine invasive species that may be introduced in ballast water or on the hulls of tankers arriving at the Valdez Marine Terminal. In September 2024, the Council released a report describing a survey for marine invasive species conducted in 2023, throughout Prince William Sound. Three species of concern were detected in this study. Two of the three have not been detected in Prince William Sound in previous studies. This brings the total number of invasive benthic marine invertebrate species in the Sound to seven.

The Council has continued its work monitoring sensitive species in Prince William Sound that may be impacted and could use additional protection during an oil spill response. In 2024, the Council released a report that combined 14 years of data showing areas where marine birds tend to gather in the spring. In 2025, the Council released a report on marine bird and mammal surveys conducted in September and November 2024, in and around the tanker escort zone and the terminal. This was the first of four proposed years of surveys during the fall and early winter. Data from spring and fall surveys have been incorporated into NOAA's online spill response planning tool, the Environmental Response Management Application that will assist oil spill response decision-makers during incidents.

Monitoring of Cleanup Drills and Spill Response: PWSRCAC devotes considerable effort to monitoring drills, exercises, and training events, as well as the responses to actual incidents, which fortunately are relatively rare in Prince William Sound. Staff often participate as members of drill planning teams along with ADEC, USCG, and industry. Drill monitoring reports are prepared by staff and contractors. When significant spills occur, Council staff, Board members, and volunteers work with Alyeska staff to understand why they occurred and how Alyeska would prevent similar incidents in the future.

Geographic Response Strategies for the Copper River Delta and Flats: The Council has been leading an effort to build out Geographic Response Strategies (GRS) for the Copper River Delta vicinity on the coastline near Cordova. There are over 700 GRS in Alaska supporting and improving oil spill response, but this area was notably missing with past work done in the late 1990s still unfinished. This effort, which began in 2025, has included extensive participation from regulatory and trustee agencies, but also from local commercial fishers, who have been vital to the understanding and planning for a response in this highly dynamic area. In the spring of 2026, the Council anticipates providing the draft GRS to the PWS Area Committee for approval and then having this information incorporated into ADEC's GRS website.

Review of Valdez Marine Terminal and Prince William Sound Tanker Oil Spill Contingency Plans: As part of our OPA 90 mandate, PWSRCAC reviews and comments on changes to oil spill prevention and response plans that cover the Valdez Marine Terminal and tankers that transit Prince William Sound. PWSRCAC participates in a workgroup consisting of industry, regulators, and stakeholders, which meets on a quarterly basis to discuss conditions of approval and advocate for improvements to the terminal plan. Additionally, PWSRCAC participates in drill and exercise design teams with industry and regulators that test response readiness.

In the past year, Council staff or contractors published two peer-reviewed papers in the Proceedings of the 2024 International Oil Spill Conference on long-term environmental monitoring and building collaborative social science to understand the impacts of spills, and a peer-reviewed paper in the journal "Environmental Science: Advances" on the oiled ballast water treatment process at the Valdez Marine Terminal. The Council's long-term environmental monitoring was presented at the Pacific Northwest Chapter meeting of the Society of Environmental Toxicology & Chemistry and with a poster at the Alaska Marine Science

Symposium. A presentation on invasive species risk from biofouling in our region was shared at the Alaska Invasive Species Conference.

GAO Report Looks at Joint Pipeline Office: In June 2025, the Government Accountability Office, or GAO, released their report examining the current status of the Joint Pipeline Office, or JPO. The Council has been raising concerns about the diminishment of agency oversight at the Valdez Marine Terminal (VMT) for over 15 years. In 2023, Senators Lisa Murkowski and Dan Sullivan asked the GAO to conduct the assessment. The Senators' request was initiated after a Council-sponsored report found that, among other issues, there had been a reduction in regulatory oversight of the VMT in recent years. The Council was encouraged to see recommendations in the GAO report to clarify roles and responsibilities within the JPO. However, the report falls short of adequately characterizing the reduction in meaningful technical and comprehensive monitoring by the JPO that existed when they were first created. In the interest of supporting the JPO, the Council continues to communicate with the Alaska Congressional Delegation, regulatory agencies, and industry to determine what the next steps should be.

Risks and Safety Culture at the Valdez Marine Terminal: In 2023, the Council released a report titled, "Assessment of Risks and Safety Culture at Alyeska's Valdez Marine Terminal." This report was initiated in response to safety concerns brought to the Council by current and former Alyeska employees. The report found unacceptable safety risks at the terminal. Since that time, the Council has been monitoring the actions taken by Alyeska to improve the work culture and more effectively promote a culture of safety. Though many of the safety issues have been addressed by Alyeska since the report was released, the Council is still monitoring: recent loss of key staff with extensive institutional knowledge; unaddressed gaps in regulatory oversight and monitoring; and continued reports from employees concerned about safety issues.

Thank you for your careful review of the PWS Regional Citizens' Advisory Council recertification, an action that will strongly benefit our commercial and subsistence fisheries, marine transport, and tourism resources in Prince William Sound.

Sincerely,

Kristin Smith
Mayor

From: Abby Fredrick <abby.fredrick@silverbayseafoods.com>
Sent: Wednesday, February 18, 2026 2:42 PM
To: Kristin Smith <mayor@cityofcordova.net>
Subject: RE: sum up from yesterday

Hi Kristin,

Thanks for all the time this week and for the opportunity to provide feedback on the summary.

- Silver Bay Seafoods and Bristol Bay Economic Development Corporation Announce Partnership to Strengthen Alaska Seafood Industry (link to 2025 press release)
    - In 2025, Silver Bay Seafoods acquired 50% of OBI Seafoods (the other 50% of OBI is owned by Ocean Beauty aka Bristol Bay Economic Development Corporation) and Silver Bay Seafoods is managing all OBI business and operations.
- Silver Bay Seafoods is a fishermen-owned company with fishermen representation on the board – bringing a strong fishermen focus to its operational planning and priorities
- 2025 goal was to stabilize commercial fishing operations for fishermen and bring as much value to fishermen as possible – 2025 was a good volume year, and we had the ability to utilize the product capabilities at all of the plants in the region to achieve a profitable year for our fishermen partners.
- 2026 forecast in PWS is very low:
    - especially for PWSAC (2026: 6.4M fish – compared to 28M forecast in 2025) - most of those fish will go to cost recovery,
    - while VFDA has a better forecast (2026: 10.8M fish roughly, although waiting on official forecast to be published; 20M fish in 2025), and more common property opportunity is expected to be available at VFDA.
- In 2026 Silver Bay will continue to provide markets and full fleet support services exactly like 2025
- SBS will operate a crew of approximately 8 employees for facility operations and fleet support to supply ice, fuel, gear for Cordova fishermen
- With the 2026 forecast established, we're taking deliberate steps to position the fleet for stability in a low-volume year – and because of this we do not plan to operate the Cordova plant in 2026.
- Every year, we analyze and structure our programs to maximize value and opportunity for the fleet. We intend to design our programs each year to maximize value and opportunity for the fleet.
- The Cordova facility brings critical capabilities (fillet lines, fresh programs for example) and capacity to the South Central network of processing facilities under the Silver Bay program – we are excited about the results from 2025.
- For 2027, we expect (hope) to see higher forecasts and our operational plans will adjust accordingly.

Please let me know if you have any questions.

-Abby

Abby Fredrick
VP Investor & External Affairs
Mobile: 907-209-3037
208 Lake Street, Sitka, AK 99835
abby.fredrick@silverbayseafoods.com
www.silverbayseafoods.com

Outlook

RFP issues

From James Burton <james.burton@ymail.com>
Date Fri 2026-02-13 10:15 AM
To Susan Bourgeois <cityclerk@cityofcordova.net>

Hi Susan and good morning,

In discussions with the city planner, it was advised to direct communication to council regarding language in the RFP - specifically its form, and example lease. To make a long story short, the way that the RFP is written and the draft lease contained within, it's extremely problematic for construction financing unless you use outside collateral rather than the build project itself.

I have been interested in Lot 2, Block 7 North Fill Development Park lot for the last few years when it was apparent ownership would revert back to the city. However, without having an option to purchase the lot outright in the RFP, I am precluded from submitting a proposal. Having an option to purchase does not prevent the city from awarding the lot to someone interested in a lease or lease with option to purchase, but it does allow others to submit a more genuine and fully developed proposal.

For further clarify, it doesn't appear possible to build a facility that requires financing, under the terms of the lease. I know these points can be negotiated down the line in the process. However, in order to respond to the RFP, design drawings and costs are also required of the proposers. It is not financially responsible on my part to take on those expenses knowing the existing RFP language is not acceptable to lenders.

This is the feedback I've received:

- The 10-year lease term is generally insufficient for conventional construction lending.
- Assignment and subordination provisions limit a lender's ability to secure its collateral.
- There are no lender notice and cure provisions in the event of default.
- The lease functions more as a short-term tenant lease rather than a ground lease structured for vertical development financing.

Having sat in those seats, I understand the difficulty in protecting the city's interest in property - specifically ensuring performance. There are currently 2 lots in the south fill that spurred these changes to the city's land disposal process. I understand the guidance given by legal and how these leases are written. Sitting on this side and trying to come up with an investment strategy in Cordova has shed an entirely new light on it.

My request is an extension of the RFP period with the addition of an option for purchase, or a much longer term lease with purchase option that includes some language changes that lenders would accept.

Thank you,
James

Forest Service
U.S. DEPARTMENT OF AGRICULTURE

Forest Service News Release

Contact: National Press Desk
Email: SM.FS.pressoffice@usda.gov

Forest Service announces $182 million in retroactive Secure Rural Schools payments to support counties, schools and wildfire preparedness

(Washington, D.C., February 20, 2026) -- The U.S. Forest Service today announced it is issuing $182 million in retroactive Secure Rural Schools (SRS) payments for 2024, delivering critical funding to eligible states and counties with National Forest System lands. These payments help sustain public schools, maintain local roads, strengthen wildfire preparedness, and support other essential services in rural communities.

"For many rural counties, SRS payments aren't optional – they're essential," said Forest Service Chief Tom Schultz. "The Forest Service's annual payments provide reliable, predictable funding that rural states and counties depend on. These payments strengthen local schools and infrastructure while honoring the partnership between national forests and the communities that surround them."

The 2024 payments include Title I and Title III allocations, which help fund education, transportation infrastructure and critical community services in rural areas. They also enhance wildfire readiness at the local level by supporting Firewise Communities programs, reimbursing counties for emergency services on national forests, and supporting the development of Community Wildfire Protection Plans — making communities safer and improving coordination with Forest Service wildfire response efforts.

Because SRS had not yet been reauthorized when 2024 payments were issued, the Forest Service initially made payments under the 1908 revenue-sharing framework, as required by law. With reauthorization, the agency is now reconciling payments to ensure counties receive the full amounts owed under the program.

Since 1908, 25% of Forest Service revenue from timber sales, mineral leases, livestock grazing, recreation fees and other sources have been shared with states and counties containing national forests. By the 1990s, long-term reductions in timber revenue significantly reduced these payments, prompting Congress to enact the Secure Rural Schools and Community Self-Determination Act of 2000 to provide more stable funding for at-risk local services.

Over the past decade, the Forest Service has distributed $2.6 billion through the SRS program.

For more information about the Secure Rural Schools program, visit: https://www.fs.usda.gov/working-with-us/secure-rural-schools

Cordova Little League

P.O. Box 1098 Cordova, Alaska 99574

February 23, 2026

Mayor Smith and Members of the City Council
City of Cordova
PO Box 1210
Cordova, Alaska 99574

Re: Request for In-Kind Contribution – Fields and Snack Shack Access for Cordova Little League

Dear Mayor Smith and Council Members,

On behalf of the Board of Directors of Cordova Little League (CLL), I am writing to respectfully request that the City continue its longstanding practice of providing priority access to the Field of Dreams and Sandlot Fields, along with associated snack shack use, during CLL's regular May–June season as an in-kind contribution in support of youth recreation in Cordova.

As you may know, CLL was organized and chartered in 2004 by a dedicated group of parents, volunteers, and community leaders to provide structured summer recreation for local youth ages 4–16. CLL is an Alaska nonprofit corporation and a tax-exempt public charity under Section 501(c)(3) of the Internal Revenue Code. Our program is funded entirely through donations, sponsorships, fundraising activities, and player registration fees.

Participation in the program remains exceptionally strong. In recent years, CLL has served between 120 and 160 players annually across 9 to 14 teams, supported each season by approximately 45 to 60 volunteer coaches, board members, and parents. Participation among youth ages 4–12 consistently represents a substantial portion of Cordova's elementary school enrollment, often exceeding 70 percent. The program provides meaningful opportunities for youth development, citizenship, teamwork, discipline, and physical well-being.

Under the recently adopted fee schedule, rental costs for the Field of Dreams and Sandlot during CLL's regular May–June season would total approximately $6,400. At the lower end of our annual participation range (120 players), this equates to roughly $53 per child for field access alone.

Concessions during the games are a vital component of the Little League program. If snack shack rental fees are also applied, total seasonal facility costs would increase to approximately $8,000, or roughly $67 per child at 120 participants. In addition, the recent removal of the nonprofit exemption from local sales tax on fundraising activities further impacts program sustainability.

Because concessions represent CLL's primary annual fundraiser, the application of a 7.0 percent sales tax directly reduces the net revenue available to support youth programming.

For additional context, CLL's average player registration fee is approximately $65 per season. Under the new fee structure, facility rental costs alone would approach, and in some cases exceed, the amount we charge a child to participate in the entire program. This comparison underscores the magnitude of the change and its potential impact on affordability for local families, which could in turn affect participation levels in a program that has historically served a substantial majority of Cordova's elementary-aged children.

Since its inception, CLL has been a committed community partner in the development and maintenance of local ballfields. Over the past 22 years, we estimate that CLL and its donors have invested between $300,000 and $400,000 in park development, maintenance, capital improvements, and equipment at the Field of Dreams and Sandlot Fields.

CLL played a critical role in the development and ongoing maintenance of the Field of Dreams. I've attached a copy of the September 20, 2007 article in The Cordova Times for reference. Following installation of the grass sod, CLL purchased a TORO Groundsmaster 7200 riding mower and, through volunteer labor, performed substantial field maintenance at no cost to the City. What began as a handshake understanding was later formalized in the 2010 Field Maintenance Agreement (also attached). That agreement remained in place until the City purchased its own tractor and assumed primary mowing responsibilities. For many years, this arrangement reduced financial pressure on the City while ensuring safe, game-ready field conditions throughout the season — a mutually beneficial partnership.

Prior to the recent adoption of the Parks & Recreation fee schedule, CLL had been working collaboratively with former Parks & Recreation Director Duncan Chisholm regarding potential improvements to the Snack Shack facility, including expanded storage and a second-story press box. Those discussions reflected CLL's continued willingness to invest in facilities that directly support youth recreation. Given the current uncertainty surrounding field access and use terms, our Board has placed those capital improvements on hold pending clarification of the City's policy position.

The community has collectively invested in Cordova's parks through municipal taxation. In addition, CLL has substantially enhanced these facilities through private fundraising and volunteer labor over more than two decades. Consistent with this long-standing partnership and past practice, CLL respectfully requests that the City Council affirm and continue providing priority field access and associated snack shack use during CLL's regular season as an in-kind municipal contribution supporting nonprofit youth sports.

We believe this approach recognizes both the City's role as steward of public facilities and the significant private investment and volunteer commitment that has strengthened these fields for the benefit of Cordova's youth.

We welcome the opportunity to discuss this matter further and to work collaboratively toward a framework that supports both the sustainability of City facilities and the long-term vitality of youth recreation in our community.

Thank you for your consideration.

Respectively,

David Reggiani
League President
(907) 268-9023
cordovalittleleague@gmail.com
www.CordovaLL.com

Attachments:

- Cordova creates a diamond in the rough, The Cordova Times, September 20, 2007
- 2010-2012 City-Cordova Little League Field Maintenance Agreement
- Parks & Recreation Department - Cordova Little League: Facility Use & Rental Guidelines Meeting – February 20, 2026
- Parks & Recreation Department Fields and Snack Shack Reservation Form

Cc: Samantha Greenwood, City Manager
Members, Parks & Recreation Commission
Samantha Hagerthy-Schneider, Parks & Recreation Director
Mya Bingham, CLL Director & Vice President – Baseball
Ally Pappas, CLL Director & Vice President – Softball
Danielle Lundli, CLL Director & Secretary
Laura Hanson, CLL Director & Player Agent
Chris Bolin, CLL Director & Safety Officer
Bill Howard, CLL Director & Umpire-in-Chief
Kayti Ammerman, CLL Director
Josh Pearson, CLL Director
Susie Powell, CLL Director

The Cordova Times
Prince William Sound's oldest newspaper
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Good reads
Page 7

Cordova creates a diamond in the rough

Team of volunteers saves fortune in building ballfield

SYLVIA LANGE
For The Cordova Times

Four years ago, a dedicated and determined group of Cordovans dreamed of returning Little League to Cordova.

David Reggiani, Jeff Hawley, Janice Warga, Dan Gray, J.R. Lewis, Mike Adams, Rob Eckley, Steve Hanis, Barry Merritt, Dave Anderson and Sam Ronnegard comprised the founding Little League board.

The first order of business was to give Cordova's sandlot field some renewed attention. Improvements meant a new scoreboard generously provided by the International Brotherhood of Electrical Workers and installed by Cordova Electric Cooperative.

Local fund raising included large cash donations from Bear & Wolf Salmon Co. and Trident/Norquest Seafoods, which brought about updated equipment, fencing and recently, a new backstop with freight provided by Alaska Marine Lines.

These generous donations were matched by untold volunteer hours from Little League supporters and parents when time is at its most valuable in Cordova: during fishing, hunting and the short summer season.

Little League volunteers groom the field, tend the snack shack, coach and umpire the games and accompany the teams on away

See Page 8, **Field**

Courtesy photos/Sylvia Lange

Mayor Tim Joyce, above, drives the four-wheeler that carries the sod to its final destination. Michelle Wilson, right, works with the crew to get the sod laid so the new ball field will be ready for use next summer.

Fire destroys fishing boat, Good Samaritan vessels help

Crew escapes injury, Coast Guard investigates

near Black Point at the northern entrance to the Tatitlek Narrows in Prince William Sound.

No injuries have been reported, and no pol-

life raft and abandoned ship. They were recovered by the Good Samaritan fishing vessel Tri-K that was in the area and taken to Cordova.

"I came down from the top house and was near the galley when I heard the rpm's drag," Jones said.

"I jumped down into the engine room and heard a fire in the transmission stack area,"

Field ...

From Page 1

games, as well as arrange fund raising and donations.

Cordova's youth have turned out in force, as nearly 40 percent of all children of Little League age participate.

This year a girls' softball division was added to the current roster of three T-ball teams, two minor, two major, one junior and one senior team. Local sponsors of each team and concession sales provide the core fund raising for the League's activities.

History in the making

When the city of Cordova began the closure of the landfill on Whitshed Road in 2000, the Cordova Parks and Recreation Department under then-Director Jeff Hawley and the Little League board saw the opportunity to use the area for a new ball field.

In 2006 the league began plans in earnest for the new regulation-size ball field featuring a grass field.

Parks and Recreation received a land, water and conservation fund grant for $117,000, and the city had another $50,000 remaining from a landfill closure grant to begin the project.

The city also had to match the $117,000 grant from the general fund, bringing the total to $284,000 for the new ball field and recreational area.

USKH Engineering from Anchorage was contracted to draw up the plans for a ball diamond, perimeter track and multiuse area to be called the Orca Inlet Recreational Area.

Little League collaborated with the city to make the ball diamond and procured donations from Chugach Alaska Corp. and Eyak Corp. of approximately $50,000 worth of fill rock, gravel and sand.

Alaska Marine Lines pledged the enormous task of freighting the soil and sod from the growing field in the Matanuska Valley to the new Orca field.

All told, AML provided freight for over a million pounds of peat and 300,000 pounds of sod in 25 vans unloaded at the field by volunteers. The dream now looked like it would be a reality for the 2008 season.

On Saturday, Sept. 8, the first vans bearing the sod were staged next to the bare sand field on Whitshed Road.

> *Our volunteers saved us $80,000 and made this happen, when otherwise it would not."*
>
> — Dave Reggiani, Little League President

Wilson Construction had completed the rock, sand and grading of the field the previous week. The Little League sent out the call for volunteers, and come they did, despite 30 mile per hour winds with higher gusts and a steady heavy rain.

Many of them had already spent a couple of days unloading vans of peat and spreading it on the multiuse side of the field. Now came the payoff: instant grass.

"We were told by the sod grower that laying down the sod would cost about $40,000 for this size field and about the same for spreading the peat. Our volunteers saved us $80,000 and made this happen, when otherwise it would not," Little League President Dave Reggiani said.

The weather failed to dampen the spirits of the 50-70 hardworking volunteers, who provided four-wheelers, trailers, water, sandwiches, muscle and good spirits and got the job done. Seven hours of unloading, rolling and fitting sod on Saturday and another half day Sunday, and the field was transformed.

The heavy rain provided a good soaking for the new grass field, which contrasted beautifully with the brightly colored rain gear of the volunteers.

Rainbow brightens the day

By mid-afternoon, when the work seemed endless, over Orca Inlet a rainbow smiled on the crew.

"That rainbow really cheered me up. I conduct a workout class five days a week and I was stiff and sore the next day. I can only imagine, given the effort by everybody, what some folks felt," Parks and Recreation Director Susie Herschleib said.

"I am so honored to serve a community that can come together like this. You can count on me to help maintain this wonderful recreational hub," she added.

Cordova's "powers that be" were well in attendance with at least three Council members and Mayor Tim Joyce all putting their back into the job. The community spirit in Cordova was something to be proud of.

How many towns would have 60-70 volunteers out laying grass sod in gale-force winds and driving rain? Topping that was the fact that participants smiled because they knew what they were doing was going to be something really good for the community and its children.

"This field will rival any in the state when it is complete. It would not have happened without all the donations and volunteers," Joyce said.

"This showcases to all, visitors, included, Cordova's exceptional volunteerism and how attractive and successful we can make our city," Cordova City Manager Scott Hahn said.

When Jeff Hawley, now parks and recreation director in Unalaska, was apprised of the project's progress, especially in the past month, he replied with hometown pride: "Sometimes money spoils communities, and efforts like the one you just did would never happen," he added. "You all must be feeling wonderful. Great job. Way to go Cordova."

Courtesy photo/Sylvia Lange

School board member Pete Hoepfner is helping to move the sod from the four-wheeler to the new field on Sept. 8.

Courtesy photo/Greg Meyer

Brian Reggiani takes a break on Sept. 8 during the laying of the sod for the new ball field.

JoyLandaluce/Cordova Times

Four-wheelers are a great help in getting the sod rolls to the right location on Sept. 8 at the new ball field.

Courtesy photo/Sylvia Lange

Volunteer Anita Smyke and team director Leslie Lewis put in a long day on Sept. 8 working and organizing the volunteers.

Courtesy photo/Greg Meyer

Dane Meyer and John Banks help with the last rolls of sod on Sept. 8.

Courtesy photo/Sylvia Lange

A rainbow appears on Sept. 8 over the new field of dreams, Cordova's new park and ball field.

Courtesy photo

Courtesy photo/Greg Meyer

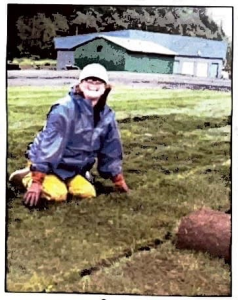
Jay Beebon, above, helps unload the rolls of sod out of the Alaska Marine Lines van. Keith Nolan, left, is happy to pitch in on the volunteer work needed on Sept. 8.

Courtesy photo/Sylvia Lange

Cordova Little League President David Reggiani and Little League coach Greg Meyer, above, cannot believe the professional touch the sod adds to the completed look of the ball field. Port manager for Alaska Marine Lines Jim Holley, left, is happy to volunteer time and freight for the ball-field project.

Courtesy photo/Sylvia Lange

Trying out the pitcher's mound at the new ball field, Dane Meyer throws the ball to Sierra Doane.



Courtesy photo/Sylvia Lange

Cindy Appleton is happy to donate her time on Saturday, Sept. 8, to lay sod on the new ball field.

AGREEMENT FOR FIELD MAINTENANCE BETWEEN
THE CITY OF CORDOVA
AND CORDOVA LITTLE LEAGUE BASEBALL 2010-12.

This agreement is intended to clearly outline the responsibilities of each party; THE CITY OF CORDOVA, P.O. BOX 1210, CORDOVA, AK, 99574, herein referred to as "CITY" and CORDOVA LITTLE LEAGUE, P.O. BOX 1098, CORDOVA, AK, 99574, herein referred to as "CLL" regarding maintenance to the ball field at the ORCA INLET RECREATION AREA AND TRAIL, WHITSHED ROAD, CORDOVA, AK, 99574. The CITY proposes a 2 year contract with bi-annual reviews. Either party can release themselves from this contract provided they give a 30 day advance notice.

TERM OF AGREEMENT

The term of this agreement will be May 1, 2010 through April 30, 2012.

SCOPE OF WORK OUTLINED FOR CITY:

1. The CITY will be responsible for field security, providing protection from potential vandalism.
2. The CITY will be responsible for scheduling and coordinating field use. CLL will be given priority in scheduling between May 1st and July 31st. During CLL's regular season the CITY will consider only those requests by outside groups that use the field for softball or baseball.
3. The CITY will provide a dumpster with pick up service May 1st - July 30th.
4. The CITY will begin daily trash receptacle pick up starting August 1st.
5. The CITY will coordinate with CLL a transition plan for taking over field maintenance prior to the first week of August.
6. The CITY will mow the field starting the first week of August.
7. The CITY will coordinate and execute, if needed, an action plan for watering the field in the event of an extended dry spell.

SCOPE OF WORK OUTLINED FOR CLL:

1. CLL will consult with the CITY regarding turf maintenance, providing the CITY with the type of any and all chemicals used and regiment's adopted.
2. CLL will provide equipment and operator to mow grass once per week May 1st through July 30th.
3. CLL will purchase and apply lime and fertilizer to the grass as needed.
4. CLL will provide equipment and operator to aerate the grass as needed.
5. CLL will purchase and apply grass seed for over-seeding as needed and specifically to the high wear zones.
6. CLL will reshape the field as necessary.
7. CLL will purchase and apply white sport line marker in accordance to Little League specifications.
8. CLL will maintain the field in a highly clean state (daily trash patrols May1st – July 30th.)

INDEMNIFICATION AND RELEASE OF LIABILTY

The CLL is an independent contractor and under no circumstances shall be deemed to be an agent or employee of the City. To the fullest extent permitted by law, CLL shall indemnify, defend and hold harmless the City and its officers, agents and employees from and against all claims, losses, damages and expenses arising out of or resulting from the performance of this agreement, regardless of whether or not such claim, loss, damage or expense is caused in part by a party indemnified hereunder or arises by or is imposed by law without regard to the negligence of any such party.

To the fullest extent permitted by law, the City shall indemnify, defend and hold harmless the CLL and its officers, agents and volunteers from and against all claims, losses, damages and expenses arising out of or resulting from the performance of this agreement, regardless of whether or not such claim, loss, damage or expense is caused in part by a party indemnified hereunder or arises by or is imposed by law without regard to the negligence of any such party.

ENTIRE AGREEMENT:

This document represents the entire agreement between the parties.

CITY OF CORDOVA

By: _____

Susan Herschleb / City of Cordova Director of Parks and Recreation

Date: 4/20/2010

CORDOVA LITTLE LEAGUE BASEBALL

By: _____

Dave Reggiani / Cordova Little League Baseball President

Date: 4/21/2010

Cordova Little League: Facility Use & Rental Guidelines Meeting

Date: Friday, February 20th Time: 1:30pm

Meeting Purpose

- Review facility use terms and conditions
- Clarify rental procedures
- Explain priority scheduling structure
- Reinforce shared responsibility for safe, sustainable, and accessible facilities

Parks & Recreation Provides:

- Standard maintenance to industry standards
- Field preparation and safety inspections
- Restroom servicing, trash removal, utilities
- Liability oversight and compliance

Little League Responsibilities:

- Equipment setup and breakdown for all rental areas
- Field lining and sport-specific preparation
- Dugout and spectator area clean-up
- Reporting maintenance concerns promptly

Rental Process

- Submit seasonal rental application either on paper or Civic Rec
- Provide required documentation (insurance, business license)
- Follow established scheduling timelines
- Execute facility use agreement
- Remit fees per adopted structure

Priority Scheduling

- Recognized youth leagues receive seasonal priority when reserved in advance
- Open dates available for additional community use
- Centralized calendar management to avoid conflicts (Civic Rec)

Commitment Moving Forward

- Clear expectations
- Professional and consistent operations
- Data-driven planning and reporting
- Strong partnership to maintain safe, playable facilities

FIELDS AND SNACK SHACK

RESERVATION FORM

PLEASE PRINT CLEARLY

CORDOVA PARKS & RECREATION

CONTACT DETAILS

Name

Organization

Postal Address

City / State

Zip Code

Cell phone

E-Mail

FIELD FEES

	PRICE
Daily	$60.00
Weekly	$210.00
Monthly	$1600.00

SNACK SHACK FEE

	PRICE
Daily	$50.00
Weekly	$300.00
Monthly	$800.00

All fees include City Sales Tax (6%). Payments are accepted by cash, check and credit card. Reservation subject to approval by City of Cordova. Please make checks payable to City of Cordova. A 25% Discount will be applied all verified non profits.

USE DETAILS

Rental Start M M D D Y Y

Rental End M M D D Y Y

Rental Field

Hollis Hendricks (Grassy Field)

Cordova Municipal Field (Sand Lot)

Multi Purpose Field

Snack Shack

Orca Inlet Recreation Area (Field of Dreams)

Purpose

BY SIGNING BELOW, YOU ACKNOWLEDGE THAT YOU HAVE READ THIS AGREEMENT, FULLY UNDERSTAND ITS TERMS AND THE RIGHTS YOU ARE GIVING UP BY SIGNING IT AND THE AFFIRMATIVE OBLIGATIONS IT PLACES UPON YOU, AND SIGN THE AGREEMENT FREELY AND VOLUNTARILY WITHOUT INDUCEMENT.

Date M M D D Y Y

Signature

OFFICE USE ONLY

Staff Member initials

Payment Amount

Date Paid:

Rental Approved Yes No

Cash

Check #

Credit

Reason if declined

RESERVATION TERMS & CONDITIONS

1.INTRODUCTION

The City of Cordova (the "City") makes available City-owned facilities, including the Bidarki Recreation Center, the Bob Korn Memorial Swimming Pool, Hollis Hendricks Park, the Multi-Purpose Field, and the Cordova Municipal Field (collectively, the "Public Facilities") to members of the public ("reservees") who agree to adhere to federal, state, and municipal laws and all applicable Public Facilities rules and City regulations. In order to reserve the Public Facilities, reservees must agree to the following terms releasing the City from any and all liability related to the use of the Public Reservations are available April-November, depending on facility and staff availability. Certain dates or times may not be available due to City use, maintenance, or weather conditions. Rental requests will be processed on a first-come, first-served basis. All requests are considered pending until the reservation is approved, a facility use agreement is signed, and full payment is received.

2. WAIVER AND RELEASE

By their very nature, Public Facility environments can be unpredictable. This means that even the most carefully managed and safest set of circumstances cannot eliminate all risks associated with use of the Public Facilities; these types of risks (such as falls, contact with other Facility Patrons, improper use or failure of equipment, and drowning) are called inherent risks. Additionally, certain conduct or actions by others, including other Facility Patrons, may cause damage to property or result in injury to a Facility Patron. Further, naturally-occurring human disease and viruses (including but not limited to COVID-19) occur in all environments, including the Public Facilities. Although the City endeavors to take reasonable measures to mitigate contact, exposure, transmittal, or contamination of diseases and viruses between or among people (including Public Facility Patrons, employees, and third parties), it is the sole responsibility of the reservee and members of their party to safeguard themselves and others from such risks.
Accordingly, all Facility Patrons must assume responsibility for all risks – inherent, disease- or virus-related, or otherwise – as a condition of using the Public Facilities, including those that result in bodily injury, illness, property loss, or death. This includes the Bidarki Recreation Center, Bob Korn Memorial Swimming Pool, Hollis Hendricks Park, the Multi-Purpose Field, the Cordova Municipal League Field, and the Snack Shack (collectively, the "Public Facilities").
The Public Facilities have many unattended areas where no staff will be monitoring the Facility Patrons or their activities. All Facility Patrons must assume full responsibility for themselves and all of the activities in which they choose to engage, and must agree to the general and specific rules governing each Public Facility or activity, including but not limited to rules governing the use of the Public Facilities.
Additionally, while the City strives to maintain the safety of the Public Facilities, it may make MISTAKES or act NEGLIGENTLY in trying to do so. In exchange for the use of the Public Facilities, the Facility Patrons (and anyone who could legally stand in their place) agree to defend, release, indemnify, and hold harmless the City (and its past, present, and/or future city council members, administrators, officers, employees, volunteers, agents, attorneys, insurers, representatives, designees, and assigns) from liability or claims stemming from the City's NEGLIGENCE or MISTAKES, whether related to inherent risks or otherwise, for any claim brought by reservees, their minor child/dependent, or any third parties.
In light of this limitation of City liability, groups and organizations wishing to reserve the Public Facilities may wish to maintain insurance coverage for the scope of their activities within the Public Facilities. Failure of any group, organization, or member thereof to maintain such insurance coverage may not be construed as grounds to impose any liability upon the City for any acts, omissions, mistakes, negligence, or damages whatsoever.

3. RESERVATION PROCESS

- All rentals must be submitted as a reservation request form or online to be reviewed by the Department Director or designee.
- Rental of the Public Facilities & Parks requires at least two (2) weeks prior to the date(s) requested. This will allow us to coordinate with department staff. Rental requests submitted after this time will only be considered on a case-by-case basis.
- The Public Facility or Park WILL NOT BE RESERVED until the reservation request has been reviewed for approval by the City and paperwork and payment are completed.
- Rental requests will be processed on a first-come, first-served basis and are subject to Public Facility and staff availability.

4. RULES AND REGULATIONS

Each of the Public Facilities and Parks has its own rules. These rules may be accessed at www.cityofcordova.net, may be posted at the Public Facilities, or communicated by City staff. By reserving a Public Facility or any area thereof, reservees acknowledge that they will ensure themselves and all members of their party comply with each Public Facility's rules. In addition, reservees must not carry out any illegal acts on the Public Facilities premises and must comply with each Public Facility's health and safety requirements. The City may, in its sole discretion, modify its rules, regulations, or policies without notice at any time. The City reserves the right, at its own discretion and acting reasonably, to refuse entry or ask a reservee or member of the reservee's party to leave the Public Facilities. The City specifically reserves the right to deny entry or ask a reservee or member of a reservee's party to leave the Public Facilities for noncompliance with rules, policies, regulations, and/or laws; drug or alcohol use; and/or inappropriate or unsafe behavior.

FIELD USE RULES

Public Access & Shared Use:

- While the Park Field may be reserved, other areas of the park (e.g., trails, playgrounds, picnic areas) may remain open to the public.
- Reservees are responsible for managing their participants while respecting public access in adjacent areas.
- Reservees must ensure their activities do not impede or endanger other park users.

Alcohol, Smoking, Vaping, and Illegal Substances:

- Alcohol, tobacco, vaping, cannabis, and other illegal substances are strictly prohibited on all Park Field premises, including surrounding areas and parking lots.
- Violation may result in immediate termination of the rental, ejection from the facility, and potential City fines.

Field Care:

- Reservees must use the field responsibly and avoid actions that could damage turf, infields, or other playing surfaces.
- Reservees must report any damage or unsafe conditions immediately to City staff.
- The City may charge for repair of any damage caused by negligence or misuse.

Conduct & Supervision:

- Reservees are responsible for all participants, spectators, volunteers, and vendors associated with their event.
- All participants must behave in an orderly, safe, and respectful manner.
- Events involving minors must have adequate supervision: minimum 1 adult per 15 minors, with chaperones present at all times.

Safety & Emergency Access:

- Emergency access routes must be kept clear at all times.
- Reservees must ensure participants avoid unsafe areas, including maintenance zones and off-limits areas.
- Any injuries or emergencies must be reported immediately to City staff and emergency services if needed.

Pets & Animals:

- Pets are allowed only if leashed at all times.
- Owners are responsible for cleaning up after their pets and disposing of waste in designated trash areas.
- Pets must not interfere with participants or other park users.

General Rules & Compliance:

- Reservees must comply with all City codes, ordinances, and Park-specific rules, which may be updated by the City without prior notice.
- Failure to comply may result in cancellation of future reservations, loss of deposit, or additional fees for damage or rule violations.
- The City reserves the right to stop an event at any time for safety, conduct, or rule compliance issues.

5. FEES

FULL payment of all fees are due within three (3) days of approval of the reservation by the City. The Director must approve any alternate payment schedule. Your facility rental is inclusive. Time for set-up and clean up MUST by included in your reservation and you are charged for this time. If your rental goes over the permitted time, you will responsible for paying additional rental fees. The reservee must pay for all time reserved, even if not used (i.e. late start or early end of rental). Refunds are not given if your event ends early. The reservee shall assume and reimburse the City for any or all costs and expenses determined by the City to be unusual or extraordinary.

6. CANCELLATION & REFUNDS

Although the City endeavors to make its Public Facilities available to reservees at the date and time agreed- upon in each executed reservation form, unanticipated issues outside of the City's control such as facilities concerns; scheduling errors; staff unavailability; or harsh weather conditions may necessitate cancellation or rescheduling of reservations with or without notice. If a cancellation is necessary, the City will endeavor to take all reasonable steps to provide the reservee with notice of the cancellation; however, occasionally no notice will be possible in light of the circumstances. Where a cancellation is necessitated, any pre-paid reservation fee will be refunded to the reservee as soon as practicable if reservee chooses not to reschedule the reservation.

For reservee initiated cancellations, all cancellations must be submitted in writing by the reservee and will be eligible for a refund according to the following schedule.

- 7+ days. Full refund minus $10 service charge.
- <7 days. Non refundable.

Failure to notify the City of a cancellation will not release the reservee from their rental obligations.
Please note: Refunds by Check may take 2 to 4 weeks to process.

8. DECORATIONS
Decorations, signage, and any other similar items will not be hung in such a way that may cause damage to walls, doors or structures. The use of scotch, duct, masking tape, staples, push pins, or glue to place signs or decorations anywhere in the facility if prohibited. Blue painters tape is acceptable. Helium balloons are not allowed at facilities and feilds. Any and all use of candles or open flames is prohibited.

9.SMOKING, DRUGS & ALCOHOL
- Smoking/Vaping is prohibited inside or within 20 feet of the entrances to the Public Facility. AS 18.35.301.
- Alcoholic beverages are prohibited as per City Code: 6.12.030.
- Possession, consumption, or impairment from drugs (including marijuana), is prohibited within a Public Facility .

10.CONDUCT
The reservee is solely responsible for any and all accidents or injuries to persons or property resulting from the use of the Public Facility. The reservee is responsible for the control and supervision of all people in attendance at their event. The reservee shall take care that no damage is done to the Public Facility and that all of the attendees conduct themselves in an orderly manner in and around the Public Facility including surrounding areas and parking lot. If damages or behavior of the group are deemed inappropriate or unsafe for any reason, the event may be stopped in progress and denied further use of the Public Facility. Groups composed of minors (under the age of 18) must be supervised as per the Child Supervision Policy.

11.INSURANCE
The City may require a Certificate of Insurance, depending on the size and/or nature the event/League. The City requires all certificates of insurance to be submitted ACORD form or on the insurance company's letterhead. The **City of Cordova, P.O. Box 1210, Cordova, AK 99574** must be listed as the certificate holder as well as an additional insured with respect of general liability. An endorsement naming "The City of Cordova, its officials, agents, employees, and volunteers" must accompany the Certificate of Insurance. General Liability Insurance must be in the amount of $1,000,000. The named insured must match the name of the reservee on the application. The Certificate of Insurance is due **at least 7 days** prior to the event.

12.SETUP & CLEANUP
Reserves' may only access the Park Field during their reserved time. Early delivery of supplies requires Director approval.
Reserve Responsibilities:
- Day-to-day setup and cleanup of the field and any reserved areas field prep, chalking, dragging, light maintenance, team equipment setup
- Removal of personal trash, decorations, and any equipment brought in.
- Ensuring the reserved area is left clean and organized for the next use.

City Maintenance Responsibilities:
- Routine maintenance of the bathrooms, including cleaning and restocking supplies.
- Emptying of trash from common areas and dumpster management.
- Larger maintenance or overarching needs related to buildings, structures, or the overall field.

Reservees are fully responsible for all activities during their rental, including setup, breakdown, and general tidying of the field. Failure to properly maintain the reserved area may result in additional fees.

13.GOOD STANDING & BUSINESS LICENSE REQUIREMENT
Eligibility to Rent:
- All reservees must be in good standing with the City of Cordova. Good standing means the reservee:
  - Has no outstanding fees, fines, or penalties owed to the City, including past rentals.
  - Has not been banned or restricted from using City facilities due to safety, conduct, or legal violations.
  - Is compliant with all applicable City codes, ordinances, and regulations.
  - Holds a current City of Cordova business license if operating as a business, nonprofit, or other organization conducting activities for profit or selling goods/services at the Snack Shack.
  - Paying sales tax on any items sold.

Nonprofits:
  - IRS-recognized nonprofit organizations are not exempt from good standing requirements.
  - Nonprofits must ensure all fees, fines, and compliance issues are resolved before reserving facilities and fields.
  - Verification of nonprofit status and licensing may be required prior to approval.
  - Nonprofit status (including 501(c)(3)) **does not automatically exempt** an organization from collecting sales tax.
  - If a nonprofit is:
    - Selling merchandise (shirts, gear, books, etc.)
    - Charging admission to events
    - Selling food or beverages
    - Providing taxable services

Then the nonprofit it liable for paying sales tax to the City of Cordova.
City Discretion:
The City may deny or cancel a reservation if the reservee, including nonprofits, does not meet the good standing and licensing requirements.

MAYOR'S PROPOSAL

Date:	February 17, 2026
To:	Cordova City Council and City Clerk
From:	Mayor Kristin Smith

Housing Supply Accelerator Group

A common refrain heard from several sectors of Cordova's economy – among US Coast Guard households stationed here, community professionals like teachers, nurses, police officers, firefighters, and young families trying to get a toehold here – emphasizes a lack of affordable, "missing middle" housing. Similar to trends across the country where, for decades, there has been a lack of more modest "starter home" construction, Cordova's housing inventory is critically short of homes in the range of 1,500 – 2,500 square feet that provide an on-ramp to homeownership for small households. I propose establishing a Housing Supply Accelerator Group of housing stakeholders from across our community to collaborate on identifying suitable code modifications, infill development strategies, housing development models, and workforce development strategies that can help with increasing the housing stock available to Cordova's working family households.

Goals

1. Assist with reviewing Cordova zoning code for revisions that could help increase housing stock in Cordova.
2. Help review and consider models for housing development (e.g. housing trust, land trust, cooperative) that could help increase housing stock in Cordova.
3. Collaborate in reviewing policy examples from other communities and organizations for adaptation in Cordova (e.g. RurAL CAP, Housing Solutions Lab, Housing Alaskans, Sout Bend Small Developers Handbook) to help increase housing stock.
4. Identify strategies for increasing Cordova's construction workforce (home construction, plumbing, electrical).

Housing Supply Accelerator Group Stakeholder Members

Developing housing involves many steps in the process, and this group should reflect those steps by including representatives for many sectors. A group of 8 – 11 people would be sufficiently representative, acknowledging that not every member will be able to attend every group meeting.

Membership should include, contractors, homebuilders, developers, lenders, community organizations, housing organizations, City of Cordova (Planning and Public Works Depts.), Housing Alaskans, real estate agents, North Pacific Rim Housing Authority, and RurAL CAP.

This group will be asked to meet quarterly, and to make commitments to follow up on small research or document review assignments in between meetings. Additional community meetings may be convened as needed or appropriate, depending on initiatives proposed by the group.

CITY OF CORDOVA, ALASKA
RESOLUTION 03-26-10

A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING THE CREATION OF A CORDOVA HOUSING SUPPLY ACCELERATOR COMMITTEE, WHOSE ROLE IS TO ADVISE THE CITY COUNCIL ON STRATEGIES TO INCREASE HOUSING STOCK IN CORDOVA AND TO ADVISE ON OTHER HOUSING ISSUES/CONCERNS WITH WHICH COUNCIL MAY TASK THE COMMITTEE.

WHEREAS, the Prince William Sound Housing Needs Assessment Report (MRG 2023) identified a housing shortfall of 20 x 1 BR and 20 x 2-3 BR units in Cordova; and

WHEREAS, the Cordova Housing Supply Accelerator Committee is being authorized to tackle issues revolving around housing concerns and the housing shortage within Cordova; and

WHEREAS, the Cordova Housing Supply Accelerator Committee will consist of 7 members from varied fields of employment and with diverse knowledge and skillsets; and

WHEREAS, Mayor Kristin Smith will be a voting, ex officio member and will chair the Cordova Housing Accelerator Committee; and

WHEREAS, the Cordova Housing Supply Accelerator Committee will remain in force until such time Cordova City Council determines the Committee is no longer needed.

NOW, THEREFORE, BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby authorizes the Cordova Housing Supply Accelerator Committee to advise City Council on housing issues in Cordova.

PASSED AND APPROVED THIS 4th DAY OF MARCH 2026.

_____
Kristin Smith, Mayor

ATTEST:

_____
Susan Bourgeois, CMC, City Clerk

DRAFT

AGENDA ITEM 11
City Council Meeting Date: 3/4/26
CITY COUNCIL COMMUNICATION FORM

FROM: Kevin Johnson, Acting City Manager
Sheryl Glasen, Finance Director

DATE: 2/26/2026

ITEM: Resolution 03-26-11 – FY26 Budget Amendment Address Increased Revenue and Repairs to the Bob Korn Memorial Pool

---

____	ORDINANCE	X	RESOLUTION
____	MOTION	____	INFORMATION

I. REQUEST OR ISSUE: Staff requests that the City Council decide on amending the 2026 City budget to allocate funding to complete the repairs needed to address the current known drainage issue with the Bob Korn Memorial Pool.

II. RECOMMENDED ACTION / NEXT STEP: Staff has prepared the following motion for City Council to open this agenda item for discuss: "I move to approve Resolution 03-26-11 amending the FY26 budget and allocating money to complete the current identified repair need at the Bob Korn Memorial Pool".

III. FISCAL IMPACTS: Passage of this resolution would amend the FY26 budget to reflect an increase in anticipated revenue of $343,149 and allocating $100,000 of that revenue to the Parks and Recreation Pool – Repair and Maintenance budget.

IV. BACKGROUND INFORMATION: The City has been informed that we will be receiving an increase in revenue of $47,000 from the Utility Cooperative Shared Tax. We will also be receiving $296,149 in Misc. Revenue from the 2018/2020 Fisheries Disaster Monies. This represents a total increase in FY26 revenue of $343,149.

City administration is requesting that the City Council amend the FY26 budget to reflect the increases in these two revenue streams. Additionally, Council is asked to at the same time allocate $100,000 of this additional revenue to complete the repair of the current know drainage issue at the Bob Korn Memorial Pool. The remaining $243,149 would be placed in the Transfer to Other Capital Project budget line item.

Alternatively, City Council can amend the FY26 to reflect the increase in revenue but not allocate additional money to the Parks and Recreation Pool – Repair and Maintenance budget. This option would

mean that Parks and Recreation staff would direct the contract currently working on the pool to stabilize the pool in its current condition and staff would begin the process of indefinitely closing the Bob Korn Memorial Pool facility.

Below are key points for council consideration in determining if additional funding should be allocated to the Parks and Recreation Pool – Repair and Maintenance budget.

Background

The Bob Korn Memorial Swimming Pool was closed in May 2025 to investigate a substantial water leak. Over the course of several months, staff and outside contractors conducted diagnostics and completed repairs to three identified areas of water loss.

Following those repairs, staff proceeded with an initial fill of the pool. During this process, a failure occurred at the main sumps and drain assemblies. Those components were repaired, and a second attempt to fill the pool was made. After reaching full capacity, the pool again began leaking. As a result, the pool was fully drained to allow for further structural assessment and investigation into the underlying cause.

Findings

A 5-foot by 7-foot exploratory cut was made in the bottom of the deep end of the pool. The aluminum paneling in that section was removed to allow for full structural assessment.

The investigation revealed that the extended period in which the pool remained empty allowed groundwater to repeatedly flow upward through the hydrostatic relief valves. Over time, this groundwater movement displaced and shifted the underlying crushed bedrock foundation.

As a result:

- The foundation material beneath the deep end where the main drains and sumps are located has shifted significantly.
- The drain and sump assemblies are now approximately 18 inches higher than the surrounding deep-end floor elevation.
- There are areas where crushed bedrock is no longer present beneath the pool floor, creating voids and instability.

These conditions have compromised the structural integrity and proper function of the pool basin.

Proposed Plan of Action

To properly address these issues and restore structural stability, the following steps are necessary:

1. **Complete Removal of Deep-End Floor**
   The entire bottom of the deep end, including the sumps and main drains, will be cut out and removed.
2. **Foundation Restoration**
   The crushed bedrock base will be re-leveled and properly compacted to restore uniform support across the deep end.
3. **Drain and Sump Reinstallation**
   The main drains and sump assemblies will be reinstalled at the correct elevation and alignment to meet design specifications and safety standards.

4. **Water Table Stabilization**
   Once the structural work is complete, water will be added to the pool to maintain downward pressure and stabilize the water table, preventing further hydrostatic movement.
5. **Liner Repair**
   The final step will be repair and restoration of the pool liner. This work will be completed by Renosys to ensure proper sealing and finishing.

V. <u>SUMMARY AND ALTERNATIVES:</u> The City has been informed that we will receive an additional $343,149 of revenue that could be budgeted for the FY26 budget year. Staff requests that the FY26 budget be amended to reflect this increase in revenue as well as allocating $100,000 of the monies to the Parks and Recreation Pool – Repair and Maintenance budget to complete the current pool repair. Alternatively, the Council could choose to amend the budget to reflect the increased revenue but not allocate additional money to the pool repair. This option would mean that staff would take actions to indefinitely close the Bob Korn Memorial Pool facility.

CITY OF CORDOVA, ALASKA
RESOLUTION 03-26-11

A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING AMENDMENT TO THE FY26 BUDGET REVENUES & EXPENSES IN THE AMOUNT OF $343,149

WHEREAS, the City Council has adopted the City Operating Budget and appropriated funds for FY26 for the period of January 1, 2026, to December 31, 2026; and

WHEREAS, the following amendments to the FY26 budget include an adjustment to Utility Cooperative Shared Tax for $47,000 to reflect the increase indicated by the telephone cooperative; and

WHEREAS, the following amendments to the FY26 budget include an increase in Misc Revenue to reflect the anticipated 2018/2020 fisheries disaster monies of $296,149; and

WHEREAS, the following amendments to the FY26 budget include an increase to the Recreation – Swimming Pool Repair & Maintenance expenses of $100,000; and

WHEREAS, the remaining additional revenue will be offset by a transfer to Other Capital Project fund of $243,149 for future consideration; and

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

Account	Description	FY26 Budget	Proposed	Adjustment
101-302-40225	Utility Cooperative Shared Tax	190,000	237,000	47,000
101-397-49740	Misc Revenue	50,000	346,149	296,149
101-702-54020	Pool – Repair & Maintenance	8,000	108,000	-100,000
101-901-59999	Transfer to Other Capital Project	0	243,149	-243,149
	Net Change in General Fund Budget			0

NOW, THERFORE, BE IT RESOLVED by the City Council of the City of Cordova, Alaska, that amendment to the FY26 Budget in the amount of $343,149 as specified in the above chart, is hereby authorized and approved.

PASSED AND APPROVED THIS 4th DAY OF MARCH 2026.

_____
Kristin Smith, Mayor

ATTEST:

_____
Susan Bourgeois, CMC, City Clerk

DRAFT

AGENDA ITEM 12
City Council Meeting Date: 3/4/26
CITY COUNCIL COMMUNICATION FORM

FROM:	**Samantha Hagerthy-Schneider, Director, Parks & Recreation**
DATE:	**2/26/26**
ITEM:	**Resolution 03-26-12 - Award of Sole Source Contract to Petersons Welding, for Bob Korn Memorial Pool Repairs**
NEXT STEP:	**Council approval of a resolution authorizing the City Manager to enter into the contract**

____	ORDINANCE	__X__	RESOLUTION
____	MOTION	____	INFORMATION

I. <u>REQUEST OR ISSUE:</u> To approve a sole source contract with Petersons Welding

5.12.150 - Sole source procurements.
A. The city may procure supplies, services, or construction without competition where the city manager determines in writing that one of the following circumstances applies:

1. Supplies, services, or construction that reasonably meet the city's requirements are available from only one vendor;
2. The supplies, services, or construction have a uniform price wherever purchased;
3. The supplies, services, or construction may be purchased from or through another governmental unit at a price lower than that obtainable from private vendors;
4. The price of the supplies, services, or construction is fixed by a regulatory authority; or
5. The contract is for professional services that the council by resolution determines to procure without formal competition.

B. The award of any contract under this section shall be subject to prior council approval in accordance with Section 5.12.040.

The request for approval of this contract meets the requirements of 5.12.150(A)(5) above and is in the best interest of the city.

Parks and Recreation staff has historically worked with Petersons Welding related to certain pool maintenance needs and is currently actively working with them on diagnosing a pool drainage issue. During this diagnosis it was determined that to properly complete the repair it would cost an additional

amount above the original contract value which pushes it above the threshold for needing City Council approval. With Petersons Welding historical knowledge of the pool as well as being actively involved with the current repair, entering into a sole source contract is the best option for our immediate need and request that City Council approve the City Manager to enter into a contract with Petersons Welding.

II. RECOMMENDED ACTION / NEXT STEP: Staff's suggested motion for Council: "I move to approve Resolution 03-26-12, a resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole-source contract with Petersons Welding, for repair services at the Bob Korn Memorial Pool in an amount not to exceed $50,000.00."

III. FISCAL IMPACTS: The contract before you is for a not to exceed amount of $50,000.00. This cost covers the current provided estimate to complete the drainage repair, roughly $36,000.00, to the pool and provides for a roughly $16,000 buffer for any unforeseen complications that may arise during the repair that may need to be addressed.

This cost will be covered through a budget amendment (Resolution 03-26-11) that will be considered by the City Council prior to deciding approval of this item.

IV. BACKGROUND INFORMATION: The Parks and Recreation Department has historically contracted with Petersons Welding for certain pool maintenance needs. This has given them a unique understanding of the condition, layout, and construction of the pool and its associated systems.

Petersons Welding was contracted to perform a diagnosis of the pool drainage system after it was discovered that there was an issue when the pool was refilled in January. As part of this diagnosis, it was determined that the subsurface material below the pool shell had been compromised by groundwater due to the pool sitting empty for an extended period of time. The estimated cost to repair the damaged subgrade and reseal the pool shell came in over the $25,000 threshold requiring City Council approval to enter into a contract that exceeds that amount.

As Petersons Welding has historical knowledge and is the contractor that has currently opened the pool shell to perform the diagnostic work, staff believes that it is in our best interest to have Petersons Welding continue the work and complete the repair and we ask that the City Council approves entering into a sole source contract with them at this time.

V. SUMMARY AND ALTERNATIVES: Approval of a contract with Petersons Welding will allow for the repairs to be completed in a timely manner and by someone one that has knowledge of the pool and its current situation. Staff respectfully recommends approval of Resolution 03-26-12.

CITY OF CORDOVA, ALASKA
RESOLUTION 03-26-12

A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A SOLE SOURCE CONTRACT WITH PETERSONS WELDING FOR REPAIR SERVICES FOR THE BOB KORN MEMORIAL POOL IN AN AMOUNT NOT TO EXCEED $50,000

WHEREAS, Petersons Welding has conducted diagnostic services for a drainage issue related to the pool; and

WHEREAS, during that diagnosis it was determined that the cost to complete the repair needed would be in excess of the $25,000 threshold requiring City Council approval; and

WHEREAS, since Petersons Welding has historical knowledge of the pool systems and is the contractor currently conducting repairs to the pool, it is in the best interest of the City to have Petersons Welding complete the repairs; and

WHEREAS, City Council does hereby approve the following as required in Cordova Municipal Code Section 5.12.040 Council approval of contracts:

A. Contractor: ***Petersons Welding***
B. Contract price: ***not to exceed $50,000***
C. Nature and quantity of the performance that the City shall receive: ***Pool Repair Services***
D. Time for performance: ***March 2026***; and

WHEREAS pursuant to Cordova Municipal Code Section 5.12.150A, the City Manager has determined in writing that, due to the reasons listed above and in the associated memo, City Council agrees in approving this resolution that the city requirements are being met to enter into a sole contract with Petersons Welding.

NOW, THEREFORE BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby authorizes the City Manager to enter into a sole source contract in an amount not to exceed $50,0000 with Petersons Welding to complete the repairs to the current known drainage issue with the Bob Korn Memorial Pool.

PASSED AND APPROVED THIS 4th DAY OF MARCH 2026

_____
Kristin Smith, Mayor

ATTEST:

_____
Susan Bourgeois, City Clerk

DRAFT

City Council of the City of Cordova, Alaska
Pending Agenda
March 4, 2026 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:

   4/15/2026 **7/15/2026** **10/21/2026** **1/20/2027**
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
March 4, 2026 Regular Council Meeting

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

1) Cordova Fisheries Committee:

auth res 10-24-32 approved Oct 2, 2024

committee appointed 3/5/25

1- Kory Blake
2- Rod Jensen
3- Kelsey Hayden
4- Trae Lohse
5- Tyler Dillon
6- Jerry McCune
7- John Williams

previous meetings: 3/13/25, 5/8/25, 10/16/25, 2/11/26

next meeting date: end Mar-26 or Apr-26

2) Cordova Trails Committee:

re-auth res 11-18-29 app 11/7/18

auth res 11-09-65 app 12/2/09

1-Elizabeth Senear
2-Toni Godes
3-Dave Zastrow
4-Ryan Schuetze
5-Stormy Haught
6-Michelle Hahn

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

1) Prince William Sound Regional Citizens Advisory Council

David Janka appointed March 2024 2 year term until May 2026

2) Prince William Sound Aquaculture Corporation Board of Directors

Tommy Sheridan appointed June 2024 3 year term until Oct 2027

3) Alaska Mariculture Alliance

Sean Den Adel appointed March 2024 no specific term

CITY OF CORDOVA, ALASKA
RESOLUTION 12-24-39

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

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

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

Port and Harbor
North Harbor Efficiency and Safety
- Stabilize Breakwater Ave through sheet piling to create usable uplands for industrial commercial, walking corridor and parking
- Improve pedestrian safety by creating a sidewalk and boardwalk system to navigate between the north and south harbors.
- Provide additional cranes, laydown areas, and in-harbor fuel services

Waste Oil Equipment /Maintenance Building
Shipyard Expansion
Three-Stage Dock

Public Works
Water Infrastructure
- Booster station at Murchison tank to improve water delivery during peak flow
- Permanent siphon at Crater Lake to improve water delivery during peak flow
- Upgrade pump stations and equipment
- Feasibility study for water service and fire protection (hydrants) to outlying areas
- Replacement and relocation of Morpac tank

Water Equipment
- Vac truck
- Backhoe

Sewer Infrastructure
- Replacement/upgrade of wastewater plant and SCADA
- Replacement/upgrade of all lift stations
- Replacement of force main in Odiak Slough
- Upgrade pipe infrastructure

Sewer Equipment
- Dump truck
- Backhoe

Streets Infrastructure
- Storm drain systems upgrades - Council Ave. and Third St. aka "jailhouse door system"
- Lake Ave. hillside
- Evaluation of existing storm drain systems
- Sixth St. and Seventh St. drainage, sidewalks, and street surface upgrades
- Chase Ave. upgrades including sidewalks, drainage, and new surfacing

most recently approved CIP list-Dec 24

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.

most recently approved CIP list-Dec-24

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

CITY OF CORDOVA CORPORATE SEAL JULY 8, 1909 ALASKA

David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

most recently approved CIP list-Dec-24

March 2026

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	Cordova General Election 7am - 8pm CCA	4 7:00 Council reg mtg CCAB	5	6	7
8	9 Mar 3, 2026 Election: last day of Early Voting	10 6:30 P&Z CCAB	11 6:00 Harbor Cms CCAB	12	13	14
15	16	17 5:30 CTC Board Meeting CCER	18 7:00 Sch Bd HSL 7:00 Council reg mtg CCAB	19	20	21
22	23	24	25 6:00 CEC Board Mtg CCER	26 12:00 Hosp Svc Bd HCR	27	28
29	30 Sewards Day Holiday City Offices closed	31 6:00 P&R CCM	1	2	3	4
5	6	Notes				

Legend:
CCAB-Community Rms A&B
HSL-High School Library
CCA-Community Rm A
CCB-Community Rm B
CCM-Mayor's Conf Rm
CCER-Education Room
LN-Library Fireplace Nook
CRG-Copper River Gallery
HCR-CCMC Conference Room

Cncl - 1st & 3rd Wed
P&Z - 2nd Tues
SchBd, Hrb Cms - 2nd Wed
CTC - 3rd Tues
P&R - last Tues
CEC - 4th Wed
Hosp Svcs Bd - last Thurs

April 2026

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1 7:00 Council reg mtg CCAB	2	Passover 4/1-9	
5	6	7 6:30 P&Z CCAB	8 6:00 Harbor Cms CCAB	9	10	11 DTK 4/11 @ Reluctant
12	13	14	15 7:00 Sch Bd HSL 7:00 Council reg mtg CCAB	16	17	18
19	20	21 5:30 CTC Board Meeting CCER	22 6:00 CEC Board Mtg CCER	23	24	25
26	27	28 6:00 P&R CCM	29	30 12:00 Hosp Svc Bd HCR	1	2
3	4					

Notes

Legend:
CCAB-Community Rms A&B
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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:	**Kristin Smith**		March 4, 2025		March-28
3 years		Mayor@cityofcordova.net			
Council members:					
	Debra Adams		March 4, 2025		March-28
3 years		CouncilSeatA@cityofcordova.net			
	Cathy Sherman		March 7, 2023 March 3, 2020		March-26
3 years		CouncilSeatB@cityofcordova.net			
	Kasey Kinsman, Vice Mayor		March 7, 2023		March-26
3 years		CouncilSeatC@cityofcordova.net			
	Wendy Ranney		March 5, 2024 July 5, 2023	elected by cncl	March-27
3 years		CouncilSeatD@cityofcordova.net			
	David Zastrow		March 5, 2024		March-27
3 years		CouncilSeatE@cityofcordova.net			
	Aaron Hansen		March 4, 2025		March-28
3 years		CouncilSeatF@cityofcordova.net			
	Mike Mickelson		March 4, 2025		March-28
3 years		CouncilSeatG@cityofcordova.net			

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 2-18-26)

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

Hospital Services - Board of Directors - Elected

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

Library Board - Appointed

length of term		Date Appointed	Term Expires
3 years	**Mary Anne Bishop, Chair**	Nov '06, '10, '13, '16, '19, Dec '22, '25	November-28
3 years	**Debra Adams**	Dec '21, '24	November-27
3years	**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 2-18-26)

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, '25	November-28
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, chair**	May '24	November-26

Historic Preservation Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	**Chris Bolin, Planning Commission member**	Feb' 26	appt'd by PC	November-28
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 2-18-26)