

**Mayor**  
*Kristin Smith*

**Council Members**  
*Debra Adams*  
*Lee Collins*  
*Aaron Hansen*  
*Kasey Kinsman*  
*Michael Mickelson*  
*Wendy Ranney*  
*David Zastrow*

**City Manager**  
*Samantha Greenwood*

**City Clerk**  
*Susan Bourgeois*

**Deputy City Clerk**  
*Colette Gilmour*

**Regular City Council Meeting**  
**May 6, 2026 @ 7:00pm**  
**Cordova Center Comm Rooms**  
**Agenda**

**A. Call to order**

**B. Pledge of allegiance**

I pledge allegiance to the Flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible with liberty and justice for all.

**C. Roll call**

Mayor Kristin Smith, Council members Debra Adams, Lee Collins, Aaron Hansen, Kasey Kinsman, Michael Mickelson, Wendy Ranney, and David Zastrow



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

**E. Disclosures of Conflicts of Interest & Ex Parte Communication**..... (page 1)

- ex parte should be disclosed 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 – **Charlotte Westing**, ADF&G Wildlife Biologist, spring “Bear Aware” presentation
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. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of unexcused absence of Aaron Hansen from the April 15, 2026, Regular Meeting
5. Council Minutes:
  - a. Minutes of the Council Regular Meeting of March 18, 2026..... (page 2)
  - b. Minutes of the Council Public Hearing of April 1, 2026..... (page 7)
  - c. Minutes of the Council Regular Meeting of April 1, 2026..... (page 8)

**H. Approval of Minutes** – in consent calendar

**I. Consideration of Bids/Proposals/Contracts** - none

**J. Reports of Officers**

6. Mayor’s Report..... (page 12)
7. City Manager’s Report..... (page 14)
8. City Clerk’s Report

**K. Correspondence**

9. City Council correspondence primer: correspondence policies & procedures..... (page 24)
  - a. 04-10-26 Letter from Senator Sullivan regarding Children’s mental health..... (page 25)
  - b. 04-16-26 Email & letter from CLL requesting Council review of Substitute Ordinance 1221..... (page 27)

**L. Ordinances and Resolutions**

**10. Resolution 05-26-19**..... (voice vote)(page 36)

A resolution of the Council of the City of Cordova, Alaska, acknowledging the proposed budget of the Cordova Public School district for fiscal year ending June 30, 2027, and determining the amount of local sources available for school purposes subject to modification before City Council final approval of the City’s FY27 budget in December 2026

**11. Resolution 05-26-20..... (voice vote)(page 60)**

A resolution of the Council of the City of Cordova, Alaska, authorizing the City to enter into a lease with an option to purchase for one police vehicle with Community Leasing Partners in an amount not to exceed \$54,445, appropriating \$10,556 for the 2026 payment of that lease with option to purchase, and approving the use of sole source procurement through the innovative procurement method

**M. Unfinished Business - none**

**N. New & Miscellaneous Business**

**12. Council certification of the accuracy of the 2026 Property Assessment Roll..... (voice vote)(page 66)**

**13. Mayor Smith’s appointment and Council concurrence to fill a vacancy on..... (page 71)  
the Cordova Trails Committee**

**14. Mayor Smith’s appointment and Council concurrence to fill all the seats on..... (page 74)  
the Housing Supply Accelerator Committee**

**15. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 88)**

**O. Audience Participation**

**P. Council Comments**

**Q. Executive Session**

**16. Council discussion with City Manager regarding land sale negotiation with PWSEDD for the Shared Seafood Processing Facility, a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City**

**17. Recommendations from City Manager regarding Collective Bargaining Agreement negotiations, a subject which is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government**

**18. Council discussion with City Liability Insurance Company’s Attorney regarding Copper Star Travel Lift incident, 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**

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## Conflicts of Interest – How to Declare/How to Determine

Declare any financial interest - or any you think someone else may think you have.

1. Mayor, or Chair weighs in; determines if there is an interest and if so, is it "substantial".
2. See 3.10.050 A - doesn't include if everyone in town, or a large number of people in town, has the same interest. If you are a member of NVE or are on the CEC Board, if it is not a "compensated position" then there is no conflict (stipends do not constitute compensation).
3. Chair weighs the 4 items listed under 3.10.050 C - that analysis determines if there is a "substantial" financial interest.
4. The body may overrule the Chair decision. Any member may declare a conflict that another member may have and then chair and/or body will make a ruling.

### **3.10.010 Conflicts of interest—Council members.**

- A. Except as otherwise provided in this section, **no Council member or the Mayor shall participate in an official action in which he or she has a substantial financial interest.** Participation in an official action includes voting, debating or discussing a matter with Council members or any person authorized to act on the matter.
- B. Immediately after Council approves the agenda at a regular or special meeting, **the Mayor and each Council member shall declare any financial interest in an official action appearing on the agenda** and ask to be excused from participating in the matter if the disclosed financial interest is substantial. Any member may question whether another Council member or the Mayor has a substantial financial interest in an official action appearing on the agenda.
- C. Once a financial interest has been disclosed by a Council member, **the Mayor shall determine whether or not the interest exists and, if so, if it is substantial.** If the Mayor or a Council member discloses a financial interest held by the Mayor, the City Council shall determine if the Mayor has a substantial financial interest.
- D. A determination of the Mayor under this section may be overridden by a majority vote of Council.
- E. If the Mayor is ruled to have a substantial financial interest in a matter, the Mayor shall yield the chair to the Vice Mayor during Council discussion and its vote on the matter, and shall not participate in discussion of or vote on the matter.
- F. Rule of Necessity. Exceptions to a ruling excusing a Council member from participation shall be made in cases where:
  1. By reason of being excused for conflicts of interest the number of Council members is reduced to less than the minimum number required to approve the official action;
  2. No other body of the City has jurisdiction and authority to take the official action on the matter; and
  3. The official action cannot be set aside to a later date, within a reasonable time, when Council could obtain the minimum number of members to take action who are not excused for conflicts of interest.

When Council determines this exception applies, then all members, except the applicant when the applicant is a Council member, shall participate in the official action.

### **3.10.050 Definitions.**

As used in this chapter and throughout the City Charter and Code, unless the context otherwise requires, the following terms shall have the meanings set forth in this section:

- A. "Financial interest" means an interest in or control of an asset or debt or a position in an organization or business held by a person or a member of that person's household which may produce or has produced monetary gain or loss. A "financial interest" does not include any interest or control that is the equivalent of or arises from an interest held by all members of the public or a substantial class of persons to which that person belongs as a member of a profession, occupation, industry, or region. **An interest in a membership, appointment or unpaid volunteer position with a nonprofit or public entity is not a "financial interest" unless the position is compensated. A mere stipend for meeting attendance or expenses associated with a volunteer position does not constitute compensation.**
- B. "Official action" means a recommendation, decision, approval, disapproval, vote, or other similar action made while serving as a City Council member, a City commission or board member or as a City employee or officer, including City Manager.
- C. "Substantial financial interest" means a financial interest that the presiding officer or governing body determines is substantial after weighing the following factors:
  1. Whether the financial interest is a substantial part of the consideration;
  2. Whether the financial interest will be significantly impacted or changed by the outcome of the official action;
  3. Whether the financial interest is immediate and known or attenuated and dependent on factors beyond the official action; and
  4. Whether a reasonable person would consider the financial interest significant and would expect a person to take actions and make decisions to protect that financial interest.

Notwithstanding these factors, a financial interest that would result in a pecuniary gain or loss exceeding five thousand dollars in a single transaction or more than ten thousand dollars in the aggregate in twelve consecutive months is presumed to be "substantial" unless City Council or the board or commission taking the official action determines that the financial interest under the specific circumstances is not substantial.

**Regular City Council Meeting**  
**March 18, 2026 @ 7:00 pm**  
**Cordova Center Community Rooms A & B**  
**Minutes**

**A. Call to order** – Vice Mayor **Kasey Kinsman** called the Regular City Council Meeting to order at 7:00 pm on March 18, 2026, in the Cordova Center Community Rooms.

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

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

**D. Approval of Regular Agenda**

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

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

**F. Communications by and Petitions from Visitors**

1. Guest speakers – an after-action report from the 2026 Active Threat Response Training was presented by: Acting Chief of Police **Cameron Hayden** of CPD, Trooper **Peter Heid** of Alaska Wildlife Troopers, City Fire Marshal **Aaron Sayles**

2. Audience comments regarding agenda items

**Steve Vican** of 106 Cabin Ridge Rd., spoke to agenda item 15 – he did not agree with the option to redesignate the land as residential in case the City wanted to sell it at some point. He'd prefer it to remain recreational use only. Background material in the packet includes an email between City Planner and DNR and she lists 3 options; he'd prefer Council go with option 1 or 3 but not option 2.

**Jeremiah Beckett** of 317 First St. spoke to agenda item 4b. minutes from February 4 when he spoke about the legal case he is involved in with the City of Cordova.

**Patrick Callahan**, general counsel for NVE said the Tribal Council has approved the draft PSA before City Council as Ordinance 1238, item 12. He urged City Council to approve it also.

3. Chairpersons and Representatives of Boards and Commissions – none.

**G. Approval of Consent Calendar**

4. Minutes: **a.** Minutes of the Council Public Hearing of February 4, 2026; **b.** Minutes of the Council Regular Meeting of February 4, 2026

5. Resolution 03-26-15 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to dedicate a portion of Lot 1, Block 9, Original Townsite as Right-of-Way for the Second Street rebuild project

6. Resolution 03-26-16 A resolution of the Council of the City of Cordova, Alaska re-authorizing the City Trails Committee, whose role is to advise the Parks and Recreation Commission on the development of new trails, enhancement of existing trails and the development of additional trail resources, by amending the membership to seven members & setting terms of office at three years with no limits to number of terms a member may serve

7. Mayor Smith's appointment and Council concurrence of Dave Janka as the City of Cordova representative to the PWSRCAC Board of Directors

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

**H. Approval of Minutes** – in consent calendar

## I. Consideration of Bids/Proposals/Contracts - none

### J. Reports of Officers

8. Mayor's Report – **Mayor Smith** reported: A couple of meetings ago Council discussed the staffing levels at DoT, and she did call **Matt Myska** and talked to him and **Rob Mattson**, and they told her there are a few vacancies, but the union and the State are negotiating currently, so she believes it is not really appropriate for the City to be involved in any way with that. They are contracting with Wilson Construction to fill gaps temporarily in Cordova. **Kinsman** added that essentially every airport in the state is hurting from a DoT staffing perspective. **Kinsman** thanked the Mayor for her letter (under correspondence) to advocate for Cordova on the Board of Fish proposals. **Mayor Smith** reported that **Mike Webber** spoke at Board of Fish (she had assisted in nominating him as a traditional knowledge expert) – and that one proposal was withdrawn due to his input – so that was a win for Cordova.

9. City Manager's Report – **Greenwood's** written report touched on: 1) automated timekeeping working well; 2) we are eligible for the Denali Commission Gap grant funding for Second Street – will be submitting that; 3) next mtg we will bring a recommendation for Council to renew State lease for ski hill; 4) working on policies with HR, prioritizing the following: City vehicles, drug & alcohol, payroll & timekeeping.

a. Preliminary FY25 Budget to Actual financial report 12-31-25; b. Bob Korn Memorial Swimming Pool update – including pictures.

Finance Director **Sheryl Glasen** had a written report in the packet – as far as ending 2025, she said these are preliminary year-end 2025 numbers and she does not see anything surprising. She knows we had many discussions during budget prep about how 2025 might be ending with decreased revenues coming in – however, expenses came in lower also which is why we are not seeing a \$1.3 million deficit, thankfully – the deficit looks like \$575K instead. She is still reconciling some of the pension relief numbers and she anticipates that deficit being cut in half still – possibly more in the neighborhood of \$280K deficit when all is said and done. **Glasen** also reported that audit prep so far is going well.

10. City Clerk's Report – **Bourgeois** reported: 1) seeking applicants for Housing Supply Accelerator Committee; 2) Election certification later – last ballots counted this morning, resolution is in front of you with the latest numbers of ballots included; 3) assessment notices were mailed a few weeks ago – appeal period closes April 1.

### K. Correspondence

11. City Council correspondence primer: correspondence policies & procedures: a. 03-02-26 Mayor Smith comments to Board of Fish

### L. Ordinances and Resolutions

12. Ordinance 1238 Authorizing the City Manager to enter into a Purchase & Sale Agreement with the Native Village of Eyak for Lots 19-25, Block 6, Original Townsite – 1<sup>st</sup> reading

**M/Zastrow S/Sherman** to adopt Ordinance 1238 Authorizing the City Manager to enter into a Purchase & Sale Agreement with the Native Village of Eyak for Lots 19-25, Block 6, Original Townsite

**Zastrow** said we heard from NVE's legal counsel which is great – we have discussed this already looks like one small change to what would happen if they did not meet substantial completion within the given timeframe, which is clear on page 9 of 16 of the purchase and sale agreement. He will support this.

**Sherman** said it was nice to hear that the Tribal Council has approved this before we take action – she is in favor. **Adams** said she is happy to see this moving forward. **Kinsman** said he agrees, and this is a good example of a partnership of these two entities in our community.

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

13. Resolution 03-26-13 A resolution of the Council of the City of Cordova, Alaska certifying the results of March 3, 2026, City of Cordova General Election

**M/Ranney S/Sherman** to approve Resolution 03-26-13 A resolution of the Council of the City of Cordova, Alaska certifying the results of March 3, 2026, City of Cordova General Election

**Ranney** said she was glad we had choices in this election, at least in the Council race. **Sherman** said she agrees with the comment about having options, she was also encouraged that the voters got out and educated themselves about the proposition. **Zastrow** appreciates the participation, in those running for offices and in the voters who turned out to support them. **Adams** said she was glad to see that people came out to vote and happy to see that the proposition was approved. **Mayor Smith** echoed comments before her and encouraged those who ran and did not win to consider running again in the future, seats are available every year. **Kinsman** asked the Clerk about the turnout – the updated resolution says the ballots cast was 429 – how does that compare. **Bourgeois** reported that the voter turnout was 21.83% which is on the lower end, but there have been smaller turnouts such as 11 and 12 percent in 2023 and 2024. She said every third year when we are electing Mayor & 3 Council seats we often see a higher turnout – that was last year when we saw 36.5% turnout. **Kinsman** asked if she could look into how to adjust that in the future – align seats so it is Mayor & 2 Council seats. **Bourgeois** said she would report back.

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

**14.** Resolution 03-26-14 A resolution of the Council of the City of Cordova, Alaska authorizing amendment to the FY26 budget revenues & expenses in the amount of \$194,584

**M/Zastrow S/Sherman** to approve Resolution 03-26-14 A resolution of the Council of the City of Cordova, Alaska authorizing amendment to the FY26 budget revenues & expenses in the amount of \$194,584

**Zastrow** we have some debt to take care of, we worked through our options, there is an amount we have to reimburse a taxpayer for, and this is how we can accomplish that. The other part of this amendment to the budget is on a more positive note, we will authorizing the completion of the master plan for parks & rec – where we can identify much needed work to infrastructure. **Sherman** agreed with those comments and will support this. **Kinsman** thanked staff for putting this together as Council had asked – it is clear, concise and explains it well.

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

#### **M. Unfinished Business - none**

#### **N. New & Miscellaneous Business**

**15.** Council action on lease renewal with State of Alaska DNR for Lot 2, USS 1765 approximately 209.86 acres, Mount Eyak Recreation Area

**M/Ranney S/Sherman** to direct the City Manager to apply to renew the lease of the Mount Eyak Recreation Area with DNR.

**Ranney** said it would be foolish of us to give that up, ski hill is extremely important to this community. **Sherman** agrees that this is a lease we should renew, she hopes there will be more discussion if there are going to be designated changes, but we have to renew the lease first. **Greenwood** explained she did not mean that memo to come across as we are immediately going to go up there and build houses. She was simply attempting to be proactive looking into what could happen in the future and the first step is certainly to get back into the lease. **Hansen** said he supports renewing the lease. **Kinsman** expressed that he thought he understood the memo, and appreciated the Manager's memo, he thought it was clear, she did a great job. **Mayor Smith** reiterated how valuable the Ski Hill is to the community.

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

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

**Bourgeois** said the following are upcoming meeting dates: April 1, PH & Regular Meeting; April 7, 6pm – BOA; April 9, 6pm – Parks & Rec Fees Work Session; April 15 – Regular Meeting; April 20, 7pm – BOE.

**Kinsman** asked about next steps for bear fence now that the proposition has passed – he asked for a report on that at a meeting soon.

#### **O. Audience Participation**

**Sherman Powell** urged Council to place the draft MOU between Council and CLL on the April 1 meeting agenda. He said April 9 would be too late as they are trying to get the season started now.

**Brian Wildrick** followed up with Council on the after-action report for the Active Threat Response Training. He said it was a great training opportunity. He learned that he would like to see 2 dispatchers on at all times to decrease the City's liability. He has also been working on E-911 and thinks it is important for us to move ahead with that, he hopes in the near future to be bringing a resolution to reimplement E-911 surcharge to get that project rolling again. He put forward a request to the Rural Health Initiative for funding for the E-911 system.

**Mya Bingham** asked Council to put a decision on the CLL MOU on the April 1 agenda.

**Steve Vican** appreciated Council's clarification on the ski hill item.

**Becky Niles** of 503 Fourth St. read a letter into the record from **Bill Howard** requesting the CLL item be on the April 1 agenda. In speaking for herself, she commented also that she would hope Council could handle this sooner, i.e. on April 1.

City Council revisited Pending Agenda based on all the public comment and asked for an item about Little League on the next agenda instead of waiting until after the April 9 work session. **Mayor Smith** and Council member **Zastrow** commented that the City has not been able to present all the information and that was the plan for April 9 work session – they believed rushing the issue to the April 1 meeting would be premature. **Ranney** and **Hansen** believed it could work if we waived the fees for this season, and did so on April 1, then the MOU could be worked through over the next year.

#### **P. Council Comments**

**Adams** thanked staff for the thorough packet and the time they are willing to give when she comes to ask questions. She is pleased with the election including all the work that went into educating the people about the ballot prop. She thanked Council member **Sherman** for her service.

**Hansen** thanked staff for the informative materials in the packet. He appreciated the community coming out to speak tonight.

**Zastrow** thanked **Sheryl Glasen** for the financial update and thanked Council member **Sherman** for her service. He appreciated the City streets crew and the great job plowing with this latest storm.

**Ranney** thanked the CPD and CVFD for completing the training and reporting on its success. She thanked Council member **Sherman** for her service.

**Kinsman** thanked Council member **Sherman** for her historical insights over the years they have served together. He welcomed **Lee Collins**, excited to work together and thanked **Sonya** and **John** for running and hopes they consider doing so again. He thanked the Public Safety employees for the after-action report presentation tonight.

**Sherman** also thanked the City crews for the plowing, especially on Sunday. She is excited to hear E-911 is being worked on. Thanked **Sheryl** for the financials. Praised the staff as the best in a long time at presenting items in the packets – make meetings run smoothly and not last late into the evenings like they used to. She mentioned that the Moose Lodge is celebrating its 100-year anniversary on May 5, 2026.

**Mayor Smith** thanked **Cathy Sherman**, said she has served Cordova in so many ways, she leads by example – thanks for the heart and hard work that you have given over the years.

#### **Q. Executive Session**

**17.** Council discussion with City Manager regarding land sale negotiation with DMI a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

**M/Sherman S/Zastrow** to go into an executive session for a Council discussion with City Manager regarding land sale negotiation with DMI a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City.

Hearing no objection **Vice Mayor Kinsman** declared the motion approved.

**Vice Mayor Kinsman** recessed the meeting at 9:05 to clear the room for the executive session.

Council entered the executive session at 9:11pm and was back in open session at 9:22pm. At that time, **Vice Mayor Kinsman** said Council directed staff to proceed as was discussed in the executive session and Council thanked staff for the updates and information.

**R. Adjournment**

Hearing no objection **Vice Mayor Kinsman** adjourned the meeting at 9:22 pm.

Approved: May 6, 2026

Attest: \_\_\_\_\_  
Susan Bourgeois, City Clerk

DRAFT

**City Council Public Hearing  
April 1, 2026 @ 6:45 pm  
Cordova Center Community Rooms  
Minutes**

**A. Call to order**

**Vice Mayor Kasey Kinsman** called the Council public hearing to order at 6:45 pm on April 1, 2026, in the Cordova Center Community Rooms.

**B. Roll call**

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

**C. Public hearing**

**1. Ordinance 1238**

An ordinance of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a Purchase & Sale Agreement with the Native Village of Eyak for Lots 19-25, Block 6, Original Townsite

**Vice Mayor Kinsman** opened the hearing for public testimony on ordinance 1238 at 6:46 pm.

**David Allison** of 203 Whiskey Ridge Rd. spoke in support of Council approving the ordinance.

The public hearing was recessed at 6:50pm until anyone else arrived to give testimony. Council came back into the Public Hearing at 6:59pm and there was no one interested in giving public testimony present.

**D. Adjournment**

Hearing no objection **Vice Mayor Kinsman** adjourned the public hearing at 6:59 pm.

Approved: May 6, 2026

Attest: \_\_\_\_\_

Susan Bourgeois, CMC, City Clerk

**Regular City Council Meeting**  
**April 1, 2026 @ 7:00 pm**  
**Cordova Center Community Rooms A & B**  
**Minutes**

**A. Call to order** – Vice Mayor **Kasey Kinsman** called the Regular City Council Meeting to order at 7:00 pm on April 1, 2026, in the Cordova Center Community Rooms.

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

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

**D. Approval of Regular Agenda**

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

**E. Disclosures of Conflicts of Interest and ex parte communications**

Council member **Aaron Hansen** declared that he is a Tribal Member of the Native Village of Eyak and agenda item 12 is an ordinance authorizing a land disposal to the Village. He did not believe it rises to the level of a substantial financial interest. **Vice Mayor Kinsman** agreed that it was not a substantial financial interest and therefore, ruled that no conflict exists. Council concurred with the Vice Mayor's ruling.

Council member **Lee Collins** declared a conflict on agenda item 13, he works for PWSEDD and they are a party involved in the land disposal item. **Vice Mayor Kinsman** ruled there was a substantial financial interest and asked **Collins** to recuse himself from both the discussion and vote when the item comes before the body. Council concurred with the Vice Mayor's ruling.

**F. Communications by and Petitions from Visitors**

1. Guest speakers – none

2. Audience comments regarding agenda items

**Dave Reggiani**, on behalf of Cordova Little League, spoke in support of agenda item 15.

**Aaron Hansen** of 600 Alder St. spoke as a citizen, not in his role as a City Council member, in support of agenda item 15.

**Kate Williams** of 414 Third St. spoke in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**Kelsey Hayden** of 164 Prince William Marina Rd., spoke in her capacity as Director of CDFU, in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**Brian Wildrick** of 302 Adams Ave. spoke with his two sons, **Rowan & Makena Wildrick**, in support of agenda item 15.

**John Williams** of 414 Third St. spoke in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**David Allison** of 203 Whiskey Ridge Rd. spoke in support of agenda item 15 and spoke in opposition to Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**Stephen Phillips** of 100 Gandil Dr. spoke in his capacity as Fire Chief about the 4Q 2025 report that is included in the packet, item 10a.

**Skye Steritz** of 200 First St. spoke in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**Nelly Hand** of 105 Orca Circle Dr. spoke in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**Seawan Gehlbach** of 707 Railroad Ave. spoke in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

3. Chairpersons and Representatives of Boards and Commissions – none.

## G. Approval of Consent Calendar

4. Council action to waive protest for Liquor License renewals for Alaskan Hotel, Bar & Liquor Store, package store license #40 & beverage dispensary license #41
  5. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council member Mike Mickelson from the March 18, 2026, Regular Meeting
  6. Resolution 04-26-17 A resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to apply to the State of Alaska, Department of Environmental Conservation (ADEC) for a loan from the Alaska Clean Water Fund for the project entitled Cordova Landfill Litter and Bear fence
  7. Minutes: a. Minutes of the Council Regular Meeting of February 18, 2026
- Vote on the Consent Calendar: 7 yeas, 0 nays. Ranney-yes; Adams-yes; Hansen-yes; Collins-yes; Mickelson-yes; Kinsman-yes; and Zastrow-yes. Consent Calendar was approved.

## H. Approval of Minutes – in consent calendar

## I. Consideration of Bids/Proposals/Contracts - none

## J. Reports of Officers

7. Mayor's Report – **Mayor Smith** was not present.
8. City Manager's Report – **Greenwood's** written report touched on: 1) recently handled an insurance claim for a totaled vehicle; 2) audit prep is ongoing; 3) secure rural schools funding came in for 2025, \$562,798; still unknown if 2026 will be paid and if so when; 4) union negotiation prep still ongoing; 5) NVE Second Street land disposal negotiations ongoing.  
**Greenwood** asked **Samantha Hagerthy-Schneider** to give a pool update.  
a. Public Works – Sewer Division report concerning “flushable” wipes (hint-they're NOT flushable)
9. City Clerk's Report – **Bourgeois** reported: 1) seeking applicants for Housing Supply Accelerator Committee; 2) she will address the full April calendar at Pending Agenda tonight.
10. Staff Reports: a. Cordova Volunteer Fire Department, Chief Stephen Phillips, 4Q 2025

## K. Correspondence

11. City Council correspondence primer: correspondence policies & procedures: a. 03-13-26 Mayor Smith traditional knowledge nomination of Mike Webber to Board of Fish; b. 03-20-26 Letter from J. Gold et al suggesting ICE preparedness measures; c. 03-25-26 Letter from R Wheeler of 60 North Seafoods supporting a cold storage and shared processor space for Lot 2, Block 7, NFDP; d. 03-25-26 Letter from Noble Ocean Farms supporting PWSEDD's proposal to construct a multipurpose processing facility on Lot 2, Block 7, NFDP

## L. Ordinances and Resolutions

12. Ordinance 1238 Authorizing the City Manager to enter into a Purchase & Sale Agreement with the Native Village of Eyak for Lots 19-25, Block 6, Original Townsite – 2<sup>nd</sup> reading  
**M/Mickelson S/Hansen** to adopt Ordinance 1238 Authorizing the City Manager to enter into a Purchase & Sale Agreement with the Native Village of Eyak for Lots 19-25, Block 6, Original Townsite  
**Mickelson** said we have been over this multiple times, pretty cut and dried, all that is left is the final vote. **Hansen** agreed. **Collins** said he is excited for this, likes the way this is looking, he is in support. **Kinsman** agreed, this will be a great addition to the community. Such a cultural center will be beautiful and important for Cordova.  
Vote on the motion: 7 yeas, 0 nays. Hansen-yes; Adams-yes; Zastrow-yes; Mickelson-yes; Kinsman-yes; Ranney-yes; and Collins-yes. Motion was approved.

## M. Unfinished Business - none

## N. New & Miscellaneous Business

13. Council action on disposal and method of disposal for Lot 2, Block 7, North Fill Development Park

Council member **Lee Collins** was conflicted on this agenda item; he left the Council table and sat in the audience for the discussion and vote.

**M/Adams S/Zastrow** to approve the proposal from PWSEDD to purchase Lot 2, Block 7, North Fill Development Park.

**Adams** said she spent a lot of time reading through the proposals; both are strong. She appreciates Planning Commission weighing in on this though was confused that they ranked PWSEDD proposal higher yet recommended the Kelly proposal. She understands there are some unknowns with this proposal but she believes there is also more opportunity and that is why she supports it. She commented that Kelly's have a wonderful business model but she believes it is a good opportunity to look at some diversity in the business community. **Zastrow** said he agrees with all of that and also believes this is a niche development that will serve Cordova well. Some small businesses need a place like this to continue to do what they do and/or to expand. **Ranney** said this was a difficult decision, she has struggled – she likes the concept and would like to see a facility like this in Cordova – she still has a lot of questions. She is still deciding what to do, she said PWSEDD has admitted they don't have an anchor tenant yet, she thinks that is crucial. She thinks Kelly's proposal is a sure deal. **Hansen** asked if they have said they can abide by a 5-year substantial completion. City Planner **Amanda Coward** said, they have proposed a phased approach. He believes that what is stated in their proposal is what is needed in this town. He would support a shorter term for substantial completion then in the event they didn't get the funding, the lot could go back out for others. **Mickelson** also has longevity and process questions about this proposal but agrees with **Ranney** when she said our scope only goes so far in evaluating these proposals. He does appreciate the outpouring of support from members of the community as seen tonight in the public comment. He does believe that the substantial completion component is an important part of the dialogue. **Kinsman** said this has substantial community support from some of the big entities in town as well, not just the direct marketers, NVE, CDFU and others support this.

Vote on the motion: 5 yeas, 1 nay, 1 coi. Collins-conflicted; Kinsman-yes; Adams-yes; Zastrow-yes; Mickelson-yes; Hansen-yes; and Ranney-no. Motion was approved.

**14. Council action on disposal and method of disposal for Lots 11-14, Block 32 Original Townsite**

**M/Mickelson S/Hansen** to approve the proposal from **David Evans** and **David Paddock** to purchase a portion of Lots 11-14, Block 32, Original Townsite.

**Mickelson** said he has concerns about where this is and what would happen in a big snow year. He certainly supports increasing housing here but wants to ensure drainage and where snow goes is addressed. **Hansen** said he will support this development. **Adams** asked **Coward** how we handle the road up there. **Coward** said they will do a survey and replat to ensure the road remains the City's. **Ranney** is in support of new housing. **Collins** added that this builder has completed other projects in town which proves his capabilities. **Zastrow** agrees with **Collins** and also he likes the intended homes, 3br/2ba modest, affordable homes; this is the kind of development he wants to see for Cordova. **Kinsman** reiterated that the language used was "Cordova affordable".

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

**15. Council action to waive FY26 adopted fees for fields and snack shack for Cordova Little League**

**M/Ranney S/Adams** to waive the field and snack shack fees for Cordova Little League for the 2026 season.

**Ranney** said she hopes to see the City and CLL work together toward a solution that works best for both organizations. **Adams** agreed and said she sees how valuable Little League is and wants to support it. **Collins** said he would support. **Mickelson** said he would support and hope we get a good timeline for discussing this ahead of next year so everyone is clear on how it will be in the future. **Zastrow** said he concurs but struggles at how urgent it became ahead of the season and stated that the staff had arranged for a meeting next week, on April 9 to discuss this. He wants to still have that meeting. He absolutely agrees with how important kids' sports are to this community but he understands we have now set a precedent that if you have a grievance and a reason you can find a way to not have to pay to support our Parks & Rec. **Zastrow** said there are some things that volunteers could do but in the end the bulk of the work falls to City staff and that costs money. No matter who comes forward to offer in-kind support, there is still a

cost to the City. **Hansen** said he strongly supports this. He does not believe we should recoup costs on children; he'd prefer to see businesses sponsor teams – find support in that manner. **Kinsman** said he looks forward to the work session also. He is in a lot of agreement with Council member **Zastrow's** comments. He looks forward to a partnership but contends that all of it still costs money.

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

**16.** Council election of one of its members to serve as Vice Mayor for 1 year

**Mickelson** nominated **Kasey Kinsman** for Vice Mayor, **Zastrow** nominated **Wendy Ranney** for Vice Mayor.

Council voted by secret ballot and the results were **Kinsman** – 4 votes, **Ranney** – 3 votes.

**Kasey Kinsman** remains as Vice Mayor for another year.

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

**Bourgeois** went over some upcoming dates/times of meetings/events for a busy April ahead.

### **O. Audience Participation**

**Chris Bolin** of 607 Birch thanked Council for the action taken tonight for Cordova Little League.

### **P. Council Comments**

**Adams** said she appreciated the audience participation tonight. She said the preparation for tonight was a lot – she read and contemplated those proposals; she did not come by her decision lightly.

**Collins** said this was his first night at the table, in a council chair, he looks forward to many more and being involved in these important decisions. He appreciates the thorough packet and the audience participation.

**Zastrow** said this was a monster packet with a ton of information – huge amount of work on staff and he really appreciates it. He appreciates this group – a wonderful council to work with and he welcomed Council member **Collins** to the table. He looks forward to PWSEDD and partners developing this communal facility, hopes during negotiations Council doesn't throw impediments in their way with a possible shortened timeframe.

**Mickelson** thanked staff for continued diligence. He didn't take the NFDP lot disposal lightly – looks forward to working through the issues. He was at Board of Fish a couple of weeks ago – wants to emphasize how big of an impact the Board decisions are for our City – luckily things went our way this time.

**Ranney** thanked staff for the hard work, spent the weekend debating the proposals, looks forward to the negotiations/discussions, welcomes **Lee Collins** to the table.

**Hansen** thanked staff – all staff who keep the city running – as far as the proposals he thanks the proposers for the work put into those. He thanked his fellow Council members for their input and welcomed **Lee Collins**.

**Kinsman** is grateful for the audience tonight – your voice matters, it is not citizens of Cordova vs. the City of Cordova – it is all of our city. Thanked Council for their vote of confidence in him to be elected again to Vice Mayor role. He ended with: "in Cordova, wipes ARE NOT FLUSHABLE."

### **Q. Executive Session** – none

### **R. Adjournment**

Hearing no objection **Vice Mayor Kinsman** adjourned the meeting at 9:22 pm.

Approved: May 6, 2026

Attest: \_\_\_\_\_  
Susan Bourgeois, City Clerk

## MAYOR’S REPORT

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Date: April 30, 2026  
To: Cordova City Council  
From: Mayor Kristin Smith

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**State Capital Budget:** testified on SB 214 in support of funds for water and wastewater infrastructure, school repairs, AMHS support, and support for investment in Alaska municipalities in general. Two Cordova projects are listed in the capital budget: \$8,497,000 for Second Street reconstruction and \$13,487,089 for Whitshed Road bike path.

**Cordova Fisheries Committee:** 4/28/26: Kelsey Hayden of CDFU reported that HB 33, allowing people to testify on Board of Fish issues even if there is a perceived conflict of interest, has passed the House and the Senate and is now on the Governor’s desk for signature. Kelsey also checked in with processors about opening for groundfish processing, and learned that Trident, which opened April 13, has processed about 225,000 lbs. of black cod and 25,000 lbs. of halibut so far, Copper River Seafoods had processed 80,000 lbs. of black cod on one day, and 60 North is open for processing as well.

**Power Cost Equalization:** The PCE program is funded by earnings of the PCE Endowment Fund. [Alaska Statute 42.45.085](#) provides that five percent of the PCE Endowment Fund’s three-year monthly average market value may be appropriated to the PCE Program. It has only been in recent years that the five percent draw on the endowment has been sufficient to fully fund PCE payments (<https://www.akenergyauthority.org/PCE>). The Alaska Energy Authority has worked with legislators to secure an additional \$11 million in PCE funding for 2026/2027, for a total of approximately \$60 million for the coming winter.

**Capital Improvement Planning:** I discussed this effort a little more with the City Manager, and we agreed that I would take a pass at drafting some mock-ups for the four (five if you include heavy equipment, as the Manager has suggested) capital project priorities and a summary table to help project prospective funding sources on a 5 to 7-year horizon. I feel strongly that the City needs a table or funding source database to track funding sources that would be suitable for each priority project.

**PERS/TRS benefits:** Here’s an update from the Alaska Municipal League and attached is the e-mail I sent to legislators regarding HB 78 which would reinstate a defined benefit (DB) retirement savings benefit for State and (optionally) municipal employees.

From AML: [HB 78](#) – the return to defined benefit bill – was adopted by both bodies and sent to the Governor, too, and we’ll see what he does with that. One of the things we’re happy with about [HB 78](#) is the inclusion now of an opt-out provision for local governments who are wary of the liability that may be created by a new DB system. We also pushed back against the move from 22% to 24%, with the Legislature landing on 22.5% as a compromise (AML e-mail, 5/1/2026).

On Apr 22, 2026, at 4:00 PM, Kristin Smith <mayor@cityofcordova.net> wrote:

Dear Senators Kiehl, Tobin, and Stevens, and Representative Stutes,

I'm writing to convey the projected impact of HB 78 on our municipality. Based on the proposed increase in the bill of going from 22% to 24% allocation on our municipal payroll, we would be working to absorb an annual increase of \$88,000.

This is effectively the equivalent of a full-time, professional position within our City team. We cut two positions last year because of funding shortfalls from the State and Federal levels. We would likely have to cut another position in our 2027 budget if this increase were to be adopted.

These increases, which are levied to make up for the State's actuarial errors made decades ago, are crushing our municipalities, school districts and hospitals. If the increase is adopted, I can't emphasize strongly enough that State funds to cover this increase must be appropriated by the Legislature. That would be an initial downpayment on the State's unfunded liability it created when it decided to blend payments received from all municipalities across the State rather than track each community's payments and withdrawals from PERS/TRS.

The City of Cordova has been complying with the State's assessments to fund its PERS/TRS liabilities for decades, but it means those funds — which come from our local tax revenues — aren't available for us to reinvest in our streets, our aging water and sewer systems, and to use as matching funds to leverage grants to help with maintaining our infrastructure.

I understand the interest in re-establishing a defined benefit system for the State of Alaska. We have six — out of seven — positions vacant at our local ADOT/PF Maintenance & Operations station, and we hear regularly that it's largely because the State's compensation package isn't sufficiently competitive. (In other words: we currently have ONE person working to maintain all of our State roads, including the Copper River Highway, and service our jet airport.)

If you must raise the rate to make the State more competitive as an employer, please don't put the burden of funding the additional incentive on our already over-extended municipalities.

Thank you for your consideration,

Kristin Smith

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



Samantha Greenwood  
City manager

## **Staff reports**

- Pool Update
  - Planning Update -posting public notice of land available for land disposal
  - Public Works Update - Lead Line Survey
  - Cordova Police Department ICE memo
  - Museum and Library Summer Programs
- 
- There has been some interest from private entities about expanding the shipyard area and the services. Staff would like to issue a Solicitation of Interest to gauge interest and gather others' visions and needs for an expanded shipyard. Staff will work with the Harbor Master, Harbor Commission, and the Fisheries Committee chairs and their boards to develop the solicitation and vet the responses.
- 
- Reviewing, updating, and working with the broker on liability renewal
  - Masterplan contract signed
  - Review of the MOU and O&M manual and provided feedback to CRWSP
  - Kevin and I attended a meeting with the AML Coastal Resilience cohort Zoom meeting
  - Met with Alaska Aerospace, who are working on securing land at the airport for a mobile rocket tracking station.
  - Completed and turned in insurance renewal – received credit on liability premium for early completion
  - Meet with Broker to discuss property schedule values and deductibles. I will be updating and verifying values.
  - Meeting with NVE on BRIC grant and possible opportunities to work together
  - Listen to the WaterSmart grant webinar
  - Will be attending innovate Cordova session this weekend.

## **On Going**

- Meeting weekly with HR and the Finance Director on union negotiations
- Meeting weekly with HR to update/develop City Policies and annual training
  - Policy priorities
  - Drug and Alcohol Policy- finalizing
  - Payroll and Time Keeping – developing

**Land Disposal Map Redesignation of a Portion of Lots 4A & 4B, Harvill Subdivision,  
Approximately 1,780 Square Feet in Size**

A letter of interest was received requesting the purchase of a portion of land that is identified as ‘Not Available’ on the land disposal maps. City Council must decide whether the status of this requested area should be changed to ‘Available’ prior to the letter of interest moving forward to the City Council for review.

**Cordova Municipal Code Requirements**

The property is currently designated on the land disposal maps as ‘Not Available.’ The Cordova Municipal Code (CMC) 7.40.030 requires that if land is designated as ‘Not Available’ on the land disposal maps, when it is proposed to be changed, the City Planner shall notify the public of the proposed change. No action shall be taken on the letter of interest by the City Council regarding the disposal status of a property prior to notice. This notice would be publicly visible for thirty (30) days.

The Planning Commission has recommended selling this property by directly negotiating with the applicants. The Harbor Commission will hear this letter of interest at their May 13, 2026, regular meeting. Upon closure of the public notice, comments will be compiled, and memos will be provided to the Council to vote on whether to make the land available, and a second memo will be provided to proceed with the disposal process, including the letter of interest, P&Z, and Harbor Recommendations

**Reason for Considering the Redesignation Request**

The applicants who submitted the letter of interest would like to complete an addition to their single-family home. To comply with the setback requirements for the business district, they have discussed purchasing property from their neighbor to the north to replat into their existing lot. Their neighbor has suggested a land swap. If the applicants can acquire the requested portion of Lots 4A & 4B in the Harvill Subdivision, approximately 1,780 square feet, from the City, they will enter into this land-swap agreement.

The City currently uses the majority of the property as a vessel staging area for the harbor boat launch. However, the requested portion of lots 4A & 4B are not usable by the public as there is currently an easement area that allows for access across this lot to the neighboring property. This makes the requested portion of the property unusable by the public, and its sale would not affect the current use of the boat launch staging area.

[See Images Attached for Visual Representation of Area]



# CITY OF CORDOVA



April 27, 2026

Memo to City Manager and City Council

## **Re: EPA Lead Service Line Inventory and Replacement Plan**

The U.S. Environmental Protection Agency's Lead and Copper Rule Improvements (LCRI) requires the City to complete a comprehensive Lead Service Line Inventory and Replacement Plan by November 1, 2027. The City has completed an initial inventory of all service connections; however, of approximately 950 total connections, roughly 650 remain classified as "unknown" service line material. Federal requirements mandate that all service line materials be identified and documented prior to the deadline.

The City initiated outreach efforts in 2024 and 2025 by notifying property owners with unknown service line materials and requesting that they perform a self-inspection and report results. This effort yielded limited response, with approximately 20 properties providing information. As a result, the City will need to take a more direct and resource intensive approach to complete the inventory. Potential methods include direct outreach by phone or in person, to property owners to facilitate inspections, in-person verification by staff accessing individual crawlspaces, or physical investigation using vacuum excavation (vactor) equipment to expose the service line within the ROW or property owners' yard. This work will require a significant investment of staff time and resources and will place additional demands on the Water Division. To encourage self-reporting, staff is exploring offering credits on utility bills for those that preform the inspection themselves.

In addition to completing the inventory, the City is also required to develop a replacement plan for any service lines identified as lead or galvanized. At this time, two galvanized service lines have been identified, and no lead service lines have been confirmed. The replacement plan must outline how replacements will be completed if property owners do not take action themselves. If the service line replacement is performed by Water Division staff, the City has the authority to recover associated costs. Staff is evaluating an approach that would allow costs to be repaid over time through a cost recovery charge on their utility bill. The City's preference remains to encourage property owners to complete replacements independently by using local contractors where feasible.

With only two materials of concern being discovered in the 350 identified lines, staff hopes this trend continues and that replacements will be limited. Staff will continue to develop an implementation strategy and will keep the Council informed as this effort progresses toward the federal compliance deadline.

Thank you,  
Kevin Johnson  
**Public Works Director**



CITY OF CORDOVA

# POLICE DEPARTMENT

610 RAILROAD AVE CORDOVA, AK 99574 PHONE: (907) 424-6100

Mayor Smith & City Council  
Cordova Center  
601 First Street  
Cordova, AK 99574

## MEMORANDUM

Dear Mayor Smith and Council,

I am writing to you today to provide clarification on the issue of Immigration and Customs Enforcement (ICE) and CPD's role if Federal ICE Officers arrive in Cordova.

First and foremost, I should say that CPD's primary function is not to ascertain who and who's not in this country legally. I can't stress that enough. CPD is not actively looking for people here in Cordova (US) illegally.

With that said, if a person is detained and subsequently arrested for committing a crime upon probable cause and it is determined that they are not a citizen of the United States, they will be detained only for the period necessary to resolve the criminal investigation or regulatory contact which originally justified the detainment or arrest of the individual. Officers may contact ICE after the contact/detainment to convey necessary/relevant information using appropriate channels of communication.

Should ICE arrive in Cordova for the purposes of enforcement action, CPD as a municipal law enforcement agency, will assist/support its federal partners within allowable/legal limits. It is not in CPD's purview to question ICE's probable cause to support their enforcement action should they act.

It is important to remember that an individual's "Unlawful Presence" in the United States (Cordova) is a civil matter governed by Federal Immigration Law. Municipal police lack the authority to arrest individuals for civil immigration violations.

I hope this resolves any unanswered questions or concerns you may have and highlights CPD's jurisdiction as it pertains to civil Immigration and customs enforcement.

Respectfully,  
Cameron L. Hayden

Sgt./Acting Chief of Police  
Cordova Police Dept.  
610 Railroad Ave.  
Cordova, AK 99574



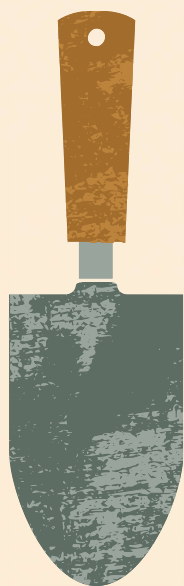
**Cordova, Alaska**

# Summer Reading Program

**Cordova Public Library  
601 First St.**

**Join the Cordova Public Library for  
Summer Reading.  
Get your Reading Logs Starting May  
27<sup>th</sup>**

**Weekly Program  
Weds. : June 3<sup>th</sup> - July 29<sup>th</sup>  
1:00 pm - 2:30 pm  
Education Room!**





**Cordova, Alaska**



# STORYTIME

Join the Cordova Public  
Library for Storytime  
this Summer

Weekly Program every  
Wednesday at 11:00am to 12:00pm  
In the Children's Area



# Summer Reading Overview

## Cordova Public Library

### Program Overview

The Cordova Public Library is excited to present its 2026 Summer Reading Program, *Grow into Reading*. This program is designed to encourage lifelong learning, support literacy development, and provide enriching, accessible activities for youth, teens, and families throughout the summer months.

### Goals & Objectives

- **Prevent Summer Learning Loss:** Support continued literacy development for youth during the school break.
- **Encourage Lifelong Reading Habits:** Foster a positive relationship with books and learning.
- **Promote Community Engagement:** Provide free, inclusive programming for families and individuals of all ages.
- **Support Local Partnerships:** Collaborate with local organizations to enhance program offerings.

### Program Components

#### 1. Reading Challenge

Participants track their reading minutes each week to earn incentives and a prize (one prize per person/week). All age groups (children, teens, and adults) are encouraged to participate.

#### 2. Weekly Programs & Activities

- Continuing Storytime
  - Wednesdays at 11 am
  - Target Age Group- 0-5 years old
- Summer Reading Program
  - Wednesday at 1 pm
  - Target Age Group 6- 12 years and families
  - Students under 8 years of age must be accompanied by an adult or sibling older than 14.
  - STEM/STEAM or Craft activities
  - Guest presenters and local partner programs

#### 3. Community Partnerships

We are working to partner with local organizations to provide educational and engaging experiences that help connect reading to real-world topics such as gardening, the environment, and local culture.

#### 4. Incentives & Prizes

Participants will receive small rewards for milestones. Past prizes include small toys, books, bakery cookie coupons, brewery coupons (over 21), milkshake cards, and Laura's gift cards.

# Cordova Walking Tour



## Mondays

June 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup>, 29<sup>th</sup>

July 6<sup>th</sup>, 13<sup>th</sup>, & 27<sup>th</sup>

or by Appointment

## Time:

1:00 pm to 2:00 pm,

Museum open until 4 after the tour.

## Meeting Point :

Cordova Historical Museum

601 First St.

## Cost:

- Main St/ 30-minute, \$10/person
- Town Tour/1 hour, \$20/person

## Tour Highlights

- Explore Historic Buildings and Landmarks
- Learn about Local Legends and Cultural Stories
- Enjoy a Guided Tour by Museum Staff and Time to Walk through the museum after.

## What To Bring

- Comfortable Walking Shoes
- Camera for Memories



## Reserve Your Spot Now!

P. 907-424-6665

W. [www.cordovamuseum.org](http://www.cordovamuseum.org)

E. [abivin@cityofcordova.net](mailto:abivin@cityofcordova.net)

## **Walking Tour Overview Cordova Historical Museum**

### **Program Overview**

The Cordova Historical Museum Walking Tour is an engaging, place-based educational experience that connects participants with the rich cultural, economic, and social history of Cordova, Alaska. The tour guides visitors through key historic sites in the downtown and waterfront areas, highlighting the stories of the fishing industry, railroad development, and community life. Through storytelling, visual interpretation, and historical artifacts, participants gain a deeper understanding of how Cordova has evolved over time.

### **Goals and Objectives**

The primary goals of the walking tour are to:

- Foster appreciation for Cordova’s unique history and cultural identity
- Support lifelong learning through accessible, informal education.
- Encourage preservation of historical sites and stories
- Enhance tourism and local economic awareness.

By the end of the walking tour, participants will:

- Identify key historical landmarks and describe their significance.
- Recognize the impact of industries such as commercial fishing and the Copper River and Northwestern Railway on Cordova’s development.
- Make connections between past and present community life.
- Demonstrate increased interest in local history through discussion, questions, or further exploration of museum resources.

### **Program Components**

Town Tour

- Duration: 1 Hour
- Distance: 1 mile
- Start Point: Fishermen’s Statue, South Harbor
- End Point: Cordova Historical Museum

Main St. Tour

- Duration: 30 minutes
- Distance: 0.5 mile
- Start Point: Cordova Historical Museum
- End Point: Cordova Historical Museum

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

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

### **What gets published in Council packets as Correspondence?**

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

### **What does not get published in Council packets as Correspondence?**

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

### **More information about items not subject to publication:**

- Correspondence that is not subject to publication in a Council packet will, however, be forwarded to the Mayor and City Council members with notification that the communication will not be included in the Council packet and the reasons for the exclusion.
- The City will attempt to contact the writer of the correspondence to inform them that the City has determined not to publish what they have sent. Notifications will be sent to the return address on the communication if one has been provided. (the best way to ensure the City is able to reach the writer is if the correspondence has been emailed through the City Clerk [cityclerk@cityofcordova.net](mailto: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](mailto: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.

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## Cracking down on Big Tech to protect our kids' mental health

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From Senator Dan Sullivan <Senator@sullivan.senate.gov>

Date Fri 2026-04-10 3:32 PM

To Susan Bourgeois <cityclerk@cityofcordova.net>

DAN SULLIVAN  
ALASKA

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SUITE 706  
HART SENATE OFFICE BUILDING  
WASHINGTON, DC 20510

United States Senate

COMMITTEES

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ARMED SERVICES  
COMMERCE, SCIENCE, AND  
TRANSPORTATION  
ENVIRONMENT AND  
PUBLIC WORKS  
VETERANS' AFFAIRS

Dear Alaskan,

I'm writing to you about an issue I hear about in every corner of our state: the growing crisis in children's mental health, and how the online world is affecting it.

The statistics are deeply concerning. Suicide rates among young people have risen dramatically in recent years, more than 60 percent since 2007, according to data from the Centers for Disease Control and Prevention. At the same time, indicators of poor mental health, specifically among teenage girls, have surged, with nearly 60 percent reporting persistent feelings of sadness or hopelessness in 2021—an alarming increase over the past decade.

What's driving this? There are many factors. But I don't believe it's a coincidence that these trends accelerated alongside the rapid expansion of social media and the growing amount of time our kids spend online.

In July 2023, I hosted the U.S. Surgeon General, Dr. Vivek Murthy, in Anchorage to hold a series of town hall-style roundtables—as well as a Facebook Live discussion—to discuss the mental health crisis among our youth, how social media impacts that crisis, and how we can unite our resources to combat it. Hundreds of Alaska mental health experts, parents, youth, public officials, Alaska Native and non-profit leaders, attended and shared insights and possible solutions.

That work helped lead to the Senate's recent unanimous passage of the [\*Advancing Digital Support \(ADS\) for Mental Health Services Act\*](#)—legislation I introduced to bring greater transparency and accountability to social media platforms. The ADS for Mental Health Act requires platforms to report on their targeted advertising and encourages them to dedicate a portion of that advertising space to mental health public service announcements and community-based resources. If these platforms are going to reach our kids every day, they should also be part of the solution.

This builds on broader efforts I've supported, including the [\*Kids Online Safety Act \(KOSA\)\*](#) and the [\*Children and Teens' Online Privacy and Protection Act \(COPPA 2.0\)\*](#), to give parents significantly more control over what their kids are allowed to see online and hold platforms accountable for harmful content.

These are positive steps, but we need to do more. Solving this crisis requires coordination across schools, health care providers, and community organizations. I [supported the legislation](#) that established the 9-8-8 national suicide and mental health crisis hotline and continue to back efforts to expand telehealth resources so that distance is not a barrier to getting help. Prevention remains central to all of this work. More than 90 percent of individuals who attempt suicide have a treatable underlying condition—meaning that, with the right support at the right time, lives can be saved.

We are also confronting another urgent and growing threat to our young people: fentanyl. Increasingly, illegal drug dealers are using online platforms to target kids, often disguising deadly substances as something harmless. That’s why I launched the [“One Pill Can Kill – Alaska”](#) campaign and worked to strengthen prevention and education efforts so that every family understands the risks.

There is nothing more important than protecting our kids. We can have the strongest economy and the best quality of life in the world, but none of that means anything if our kids are addicted, depressed, or considering ending their lives.

Solving this crisis will take all of us—parents, educators, Alaska Native leaders, health professionals, and policymakers—working together. By expanding access to care, strengthening prevention, and bringing greater accountability to the digital spaces our kids inhabit, we can begin to turn the tide on this crisis.

As always, I welcome your thoughts and ideas on how we can better support Alaska’s families and protect the next generation. For more information on my work to combat this crisis, visit my website at [www.sullivan.senate.gov](http://www.sullivan.senate.gov).

Sincerely,



Dan Sullivan  
United States Senator



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## Request for Review of Substitute Ordinance 1221

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**From** David Reggiani <cordovalittleleague@gmail.com>

**Date** Thu 2026-04-16 9:23 AM

**To** Kristin Smith <mayor@cityofcordova.net>; Debra Adams <CouncilSeatA@cityofcordova.net>; Lee Collins <councilseatb@cityofcordova.net>; Kasey Kinsman <councilseatc@cityofcordova.net>; Wendy Ranney <councilseatd@cityofcordova.net>; David Zastrow <councilseate@cityofcordova.net>; Aaron Hansen <councilseatf@cityofcordova.net>; Mike Mickelson <councilseatg@cityofcordova.net>

**Cc** Sam Greenwood <citymanager@cityofcordova.net>; Susan Bourgeois <cityclerk@cityofcordova.net>

 1 attachment (1 MB)

260416 Mayor and Council - Review Request Ordinance 1221.pdf;

Dear Mayor and Members of the City Council,

Please find attached a letter from Cordova Little League requesting a review of Substitute Ordinance 1221, adopted on November 6, 2024.

This issue recently came to our attention during discussions with City staff regarding facility use and rental guidelines. Given the potential impact on local nonprofit organizations and their fundraising activities, we felt it was important to bring these concerns forward for your consideration.

We respectfully request that this letter be included in the upcoming public meeting packet and appreciate your time in reviewing the information provided.

Thank you for your continued service to the Cordova community. Please feel free to reach out if you have any questions or would like to discuss further.

Respectfully,

Dave

--

*David Reggiani*

*League President*

*Cordova Little League*

*PO Box 1098*

*Cordova, Alaska 99574*

*(907) 268-9023*

[cordovalittleleague@gmail.com](mailto:cordovalittleleague@gmail.com)

[www.CordovaLL.com](http://www.CordovaLL.com)

[www.CordovaLLsquare.com](http://www.CordovaLLsquare.com)

# Cordova Little League

P.O. Box 1098 Cordova, Alaska 99574

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April 16, 2026

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

## **Re: Request for Review of Substitute Ordinance 1221**

Dear Mayor Smith and Council Members,

On behalf of Cordova Little League, I am writing to respectfully request that the City Council review **Substitute Ordinance 1221**, adopted on November 6, 2024, in light of concerns that have recently come to our attention.

The issue arose during our February 20 meeting with the City Manager and Parks & Recreation Director regarding facility use and rental guidelines. Specifically, Provision 13 of the Fields and Snack Shack Reservation Form rental terms and conditions indicates that nonprofit organizations may be required to obtain a City of Cordova business license and collect sales tax on fundraising activities.

We would like to bring forward two primary concerns for your consideration:

### **1. Business License Requirement for Nonprofits**

Requiring a 501(c)(3) nonprofit organization to obtain a Cordova business license does not appear to be consistent with existing Cordova Municipal Code. CMC 6.05.020(b)(2) explicitly exempts charitable, educational, religious, or civic organizations recognized under Section 501(c)(3) or 501(c)(4) of the Internal Revenue Code, provided the organization is not engaged in an “unrelated trade or business.”

Cordova Little League, like many local nonprofits, operates entirely for charitable and youth development purposes, and our fundraising activities are directly tied to supporting our mission. As such, this requirement appears to be inconsistent with current code language.

## **2. Potential Omission in Sales Tax Exemptions**

It also appears there may have been an error or unintended omission in the drafting of Substitute Ordinance 1221 (see attached).

While the ordinance repealed former CMC Chapter 5.40 (“Sales Tax”) and enacted Chapter 5.10, the title block does state an intent “to clarify the exemption for nonprofit entities and expressly exclude rentals from the exemption.” This language appears to address rentals specifically.

However, the title block does not indicate the removal of longstanding exemptions related to **sales and services** previously included under CMC 5.40.030, specifically:

- (G) Sales, services, and rentals by or to religious organizations
- (H) Sales, services, and rentals by or to scouting, 4H, or similar youth organizations
- (I) Sales, services, and rentals by or to benevolent or civic organizations

While the exclusion of rentals may have been intentional, it appears that the broader removal of exemptions related to sales and services was not clearly identified in the ordinance title or summary. Given their historical role in supporting community-based organizations, we respectfully ask whether this outcome was intentional or inadvertent.

Additionally, to our knowledge, there has been no formal outreach or notification to affected nonprofit organizations regarding a change of this magnitude. Given the number of organizations that would be impacted, the absence of such communication suggests that the removal of these exemptions may not have been intentional.

We also note that, since the ordinance was enacted approximately 17 months ago, there has been no apparent enforcement of these provisions as they relate to nonprofit fundraising activities. This further supports the need for clarification and review to ensure alignment between City code, policy, and practice.

### **Importance of Nonprofit Fundraising Activities**

Fundraising is essential to the sustainability of organizations like Cordova Little League. These efforts often involve reselling donated or discounted goods, such as concession items, prepared foods like bake sale items, community or event meals such as breakfasts or dinners, and produce boxes, all made possible through the generosity of community partners and suppliers.

The addition of sales tax to these activities directly impacts their effectiveness. At Cordova’s current sales tax rate of 7%, this increases costs for participating families and can reduce overall participation, particularly at a time when many households in Cordova are already navigating economic constraints.

### **Request for Review**

Given these concerns, Cordova Little League respectfully requests that the City Council review Substitute Ordinance 1221 and consider reinstating the nonprofit-related exemptions that may have

been inadvertently removed. Clarifying the applicability of business licensing requirements for nonprofit organizations would also be greatly appreciated.

We value our longstanding partnership with the City of Cordova and remain committed to working collaboratively to ensure policies support both municipal needs and the vitality of our community's nonprofit organizations.

Thank you for your time and consideration. Please feel free to reach out if additional information would be helpful.

Respectively,



David Reggiani  
League President  
(907) 268-9023  
[cordovalittleleague@gmail.com](mailto:cordovalittleleague@gmail.com)  
[www.CordovaLL.com](http://www.CordovaLL.com)

Attachments:

- Fields and Snack Shack Reservation Form
- Substitute Ordinance 1221 from the 10/23/24 City Council Meeting Agenda and Packet

Cc: Samantha Greenwood, City Manager  
Susan Bourgeois, City Clerk

# FIELDS AND SNACK SHACK RESERVATION FORM



PLEASE PRINT CLEARLY

## 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       Rental End

M M D D Y Y 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 Facilities. 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](http://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.

# RESERVATION TERMS & CONDITIONS

## 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 be included in your reservation and you are charged for this time. If your rental goes over the permitted time, you will be 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.

# RESERVATION TERMS & CONDITIONS

## 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 is prohibited. Blue painters tape is acceptable. Helium balloons are not allowed at facilities and fields. 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

Reservees 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 is 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.

Mr. Reggiani's letter references the Regular City Council Meeting of October 23, 2024, specifically agenda item 18. Substitute Ordinance 1221, pages 68-152 of the packet.

That detail can be found on the City Website here: <https://www.cityofcordova.net/wp-content/uploads/2024/10/10-23-24-City-Council-Regular-Meeting-Packet.pdf>



last two years to reduce costs. The city has also had to lay off 2 part-time employees to balance the FY26 budget. The city did fund 2 essential unfilled positions in FY26: the police chief and an officer. The city has reduced or eliminated funding to outside organizations, such as the Chamber, the hospital, the school, and the ski hill, and reduced operational costs to the bare minimum. We have had many discussions about the city's lack of cash reserves and cash-flow issues, living within our means, and not depending on unreliable funding sources. Some of our major revenue reductions in FY26 were Forest Receipts/Secure Rural Schools Funding (down \$790,000), school bond debt reimbursement (down \$375,000), and the Raw fish tax (down \$ 360,000). For FY27, these State and Federal sources are still unreliable. Our major sources of revenue are Property tax and Sales tax.

**IV. FISCAL IMPACTS:** Finding and sustaining the school's \$362,000 request has limited solutions. The city received Forest receipts/Secure Rural Schools Funding in FY26 at a lower rate than anticipated; these funds will be used to make up the increase in the Second Street Paving Project match. There will be a second Forest receipts/Secure Rural Schools Funding payment, but the amount is unknown. There are still unknowns with the State's budget; currently, the school bond debt reimbursement is funded but still moving through the process. Given the reductions made to reach a balanced budget for FY26, there is no room to remove \$362,000 from general fund operations. These are proposed solutions to fund all or a portion of the requested funds:

1. Lower or do not fund the request
2. If any portion is going to be funded, the mill rate should be raised to support it. Using the 2026 values. If the mill rate stays at 11.44, we would collect an extra \$121,427. The mill rate would need to be raised by 0.75 mills to absorb the \$362,000. This is a sustainable solution for the future.
3. Take \$360,000 or some portion of it from the \$3 million borrowed permanent fund monies, which is not sustainable; those funds will run out in the future
4. Use the unknown amount of Forest receipts/Secure Rural Schools Funding that should be received in May 2026, also not sustainable due to the uncertainty of receiving Federal funds annually.

**V. CONFLICTS OR ENVIRONMENTAL ISSUES:** The difference in fiscal years between the School and the City has resulted in lopsided city payments. The current monthly payments are \$234,500 from January through June and \$129,333 from July through December. The largest payments occur from January to June, which coincides with the city's lowest points of the revenue cycle and cash flow. Our revenue cycle begins to climb in August, peaks in November, and by June we are at our lowest point. The larger payments are challenging for both the city and the school's cash reserve and cash flow. If the council increases funding for the school, we will need to pay the increased amount to the school from the city's FY26 budget to help correct this lopsided issue. This will require a budget amendment, meaning we would need to adjust the revenue source in the FY26 budget.

**VI. SUMMARY AND ALTERNATIVES:** This resolution does not include the \$362,000 that the school district has requested. If the council chooses to increase funding to the school, the resolution will need to be amended. Also, a future budget amendment with an identified revenue source must be approved.

This resolution enables the City to adjust its expected contributions to CSD concurrently with the formulation of the City's 2027 budget.

**CITY OF CORDOVA, ALASKA  
RESOLUTION 05-26-19**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
ACKNOWLEDGING THE PROPOSED BUDGET OF THE CORDOVA PUBLIC  
SCHOOL DISTRICT FOR FISCAL YEAR ENDING JUNE 30, 2027, AND  
DETERMINING THE AMOUNT OF LOCAL SOURCES AVAILABLE FOR SCHOOL  
PURPOSES SUBJECT TO MODIFICATION BEFORE CITY COUNCIL FINAL  
APPROVAL OF THE CITY'S FY27 BUDGET IN DECEMBER 2026**

**WHEREAS**, Alaska Statutes 14.14.060 (c) and 14.14.065 provide that the Cordova Public School District Board of Education shall submit the school budget for the following school year to the City Council by May 1 and the City Council shall determine the total amount of money to be made available from local sources for school purposes within 30 days of receipt of the School Board of Education's request; and

**WHEREAS**, Cordova School Board approved a proposed FY27 school district budget on April 8, 2026, and presented it to the City Council on April 13, 2026; and

**WHEREAS**, these statutes provide that the City's failure to determine the local funding level within 30 days of receipt of the proposed budget would result in automatic approval of the amount requested; and City Council's May 6, 2026, meeting date accommodates that timeframe (is within 30 days of the submitted request for local funding); and

**WHEREAS**, on December 3, 2025, City Council approved the City's FY26 operating budget which included an appropriation from the General Fund of \$1,983,000 as revenue support and \$151,000 as in-kind support for the Cordova Public Schools, of which \$676,000 of the revenue support and \$75,500 of the in-kind support was earmarked for the July 1 – December 31, 2026, time period; and

**WHEREAS**, the Cordova School Board proposes revenues in their FY27 (July 1, 2026 - June 30, 2027) operating budget of \$8,642,597 for the Cordova Public School District, which includes a request from the City of **\$2,550,000** consisting of \$2,345,000 in revenue support and \$205,000 of in-kind support; and

**WHEREAS**, due to the discrepancy in fiscal years between the City and the School District, City Council will deliberate the **\$1,307,000** revenue support balance and the \$102,500 in-kind support balance of the School District request for the January 1-June 30, 2027, portion of the FY27 school budget in the City's FY27 operating budget.

**WHEREAS**, due to the City of Cordova's budget constraints, with personnel, operating, and maintenance expenses already reduced to essential levels; and

**WHEREAS**, the City Council recognizes the importance of supporting the Cordova School District while balancing its obligation to maintain core services.

**NOW, THEREFORE BE IT RESOLVED THAT** the Council of the City of Cordova, Alaska, hereby acknowledges the Fiscal Year 2027 budget of the Cordova Public School District ending June 30, 2027, including City contribution of **\$2,188,000** consisting of revenue support of **\$1,983,000** and in-kind support of \$205,000, consistent with the City’s financial capacity; and

**BE IT FURTHER RESOLVED THAT**, the Council’s commitment to a local funding level consisting of revenue support and in-kind support is subject to modification during the City of Cordova FY27 budget deliberation and approval which will occur in fall/winter 2026.

**PASSED AND APPROVED THIS 6<sup>th</sup> DAY OF MAY 2026.**

Attest:

\_\_\_\_\_  
Kristin Smith, Mayor

\_\_\_\_\_  
Susan Bourgeois, CMC, City Clerk

**DRAFT**

**From:** [Alex Russin](#)  
**To:** [Sam Greenwood](#); [Sheryl Glasen](#)  
**Cc:** [Annie Linville](#); [Henk Kruithof](#)  
**Subject:** CSD FY27 Budget City Contribution Request  
**Date:** Monday, April 13, 2026 9:24:07 AM  
**Attachments:** [FY27 Budget DEED Format to the City 04132026.pdf](#)

Good morning, Sam and Sheryl,

Please find the District's FY27 draft budget information for the City Council attached as a PDF. For the Council's perspective, the City contribution section on pages 2-3 are the most relevant information in this document for Council's consideration.

The maximum allowable contribution for our FY27 budget is \$2,623,639, which is based on the state's Full Value Determination document generated in October 2025.

The District is requesting a total contribution from the City of \$2.55 million, which includes a cash contribution of \$2,345,000 and \$205,000 in in-kind contributions.

As we began the FY27 budget development process, the District was facing a \$1,421,033 deficit. To date, below shows the District's efforts to reduce the budget deficit while still maintaining program offerings, though some have been diminished.

We appreciate the City Council's consideration in supporting the District's request in order to reach a balanced budget and maintain as much programming as possible for students.

Please let me know if you have any questions.

Thank you.

Alex

Administrative Adjustment Considerations to Budget as of April 8, 2026		
Goal: Address \$1,421,033 Million Deficit		
<b>PROGRAMS</b>		
	<b>Cost Impact</b>	
Priority 2/3 Classroom Budget Requests	\$12,500	
Administrative Department Reductions	\$70,000	
Additional Grade 6 Teacher	\$131,000	
Extra-Curricular Activities Funding @ 1 Trip Per Group	\$217,000	
FY27 Pre-Paid Healthcare Expenditures from FY26 General Fund	\$300,000	
	\$730,500	Total Reduction in Expenditures
<b>REVENUE</b>		
District Scholarship (Revenue Transfer)	\$100,000	
Draw on Fund Balance (Operating Fund Revenue Transfer)	\$250,000	
	\$350,000	Total Revenue Transfers
<b>FY27 BUDGET DEVELOPMENT SUMMARY</b>		
Initial Projected Deficit	\$1,421,033	
Reduction in Expenditures	\$730,500	
	\$690,533	Projected Deficit (with reductions)
Possible Revenue Transfers	\$350,000	
	\$340,533	Projected Deficit (with revenues)

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget  
Signature Page**

School District Name: \_\_\_\_\_ CORDOVA \_\_\_\_\_

Proj. Brick & Mortar ADM: \_\_\_\_\_ 361 \_\_\_\_\_

Proj. Correspondence ADI \_\_\_\_\_ 5 \_\_\_\_\_

Proj. Districtwide Pre-K ADM: \_\_\_\_\_

Proj. Intensive SPED Count \_\_\_\_\_ 12 \_\_\_\_\_

Proj. Total SPED Count  
(includes Intensive  
Count): \_\_\_\_\_ 59 \_\_\_\_\_

Prepared by: \_\_\_\_\_  
Signature/Title \_\_\_\_\_ Date \_\_\_\_\_

Phone Number: \_\_\_\_\_

Approved by: \_\_\_\_\_  
Superintendent's Signature \_\_\_\_\_ Date \_\_\_\_\_

Approval of City/Borough Official of Local Contribution designated on Page 3:

\_\_\_\_\_  
Official Signature/Title \_\_\_\_\_ Date \_\_\_\_\_

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Summary**

CORDOVA  
District Name

<b>Beginning Fund Balance: July 1, 2026 - (Subject to 10% Limit-per AS 14.17.505(a))*</b>	<u>\$744,973</u>
<b>(Excluded from the 10% Limit)</b>	<u>\$300,000</u>
<b>Total Beginning Fund Balance</b>	<u>\$1,044,973</u>

**Revenue**

010 City/Borough Appropriations	(1) <u>\$2,550,000</u>
030 Earnings on Investments	(2) <u>75,000</u>
040 Other Local Revenues	(3) <u>121,000</u>
041 Tuition from Students	(4) <u>0</u>
042 Tuition - Other Districts	(5) <u>0</u>
047 E-Rate Program	(6) <u>144,000</u>
050 State Sources	(7) <u>5,356,507</u>
100 Federal Sources - Direct	(8) <u>40,000</u>
150 Federal Sources - Through the State	(9) <u>0</u>
190 Federal Sources - Other Agencies	(10) <u>0</u>
250 Transfers From Other Funds	(11) <u>100,000</u>
<b>Total Revenue</b>	<u>\$8,386,507</u>

**Expenditures**

100 Instruction	(12) <u>\$3,559,973</u>
200 Special Education Instruction	(13) <u>1,311,374</u>
220 Special Education Support Services	(14) <u>27,683</u>
300 Support Services - Students	(15) <u>170,413</u>
350 Support Services - Instruction	(16) <u>444,259</u>
400 School Administration	(17) <u>338,717</u>
450 School Administration Support Services	(18) <u>286,643</u>
510 District Administration	(19) <u>344,808</u>
550 District Administration Support Services	(20) <u>417,338</u>
600 Operations and Maintenance of Plant	(21) <u>1,246,700</u>
700 Student Activities	(22) <u>133,991</u>
780 Community Services	(23) <u>0</u>
900 Other Financing Uses	(24) <u>360,698</u>
<b>Total Expenditures</b>	<u>\$8,642,597</u>

<b>Ending Fund Balance: June 30, 2027 (Subject to 10% Limit per AS 14.17.505(a))*</b>	<u>\$788,883 **</u>
<b>(Excluded from the 10% Limit)</b>	<u>\$0</u>
<b>Total Ending Fund Balance</b>	<u>\$788,883</u>

\*\* Must be greater than or equal to zero

\*Note regarding Fund Balance – 10% Limit per AS 14.17.505(a) is reinstated as of FY2027 financials

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Revenues**

CORDOVA  
District Name

<b>010 City/Borough Appropriations</b>	Amount	
011 City/Borough Direct Appropriation	<u>2,345,000</u>	
012 City/Borough "In-Kind"		
(detail descriptions & dollar amts required for in-kind or budget will be returned)		
<u>Property Insurance</u>	<u>142,000</u>	
<u>Water, Sewar, Garbage</u>	<u>63,000</u>	
<u> </u>		
<u> </u>		
<b>Total City/Borough Appropriations</b>		<b><u><u>\$2,550,000</u></u></b>
		Transferred to (1) on page 2
 <b>030 Earnings on Investments</b>		
030 Earnings on Investments	<u>75,000</u>	
<b>Total Earnings on Investments</b>		<b><u><u>\$75,000</u></u></b>
		Transferred to (2) on page 2
 <b>040 Other Local Revenues</b>		
040 Other Local Revenues - Identify:		
(provide detail descriptions & dollar amts for local revenues)		
<u>Lab/Shop/Misc Fees</u>	<u>7,000</u>	
<u>Facility Rentals</u>	<u>114,000</u>	
<u> </u>		
<u> </u>		
<u> </u>		
<b>Total Other Local Revenues</b>		<b><u><u>\$121,000</u></u></b>
		Transferred to (3) on page 2
 <b>041 Tuition from Students</b>		
041 Tuition from Students		
<b>Total Tuition from Students</b>		<b><u><u>\$0</u></u></b>
		Transferred to (4) on page 2
 <b>042 Tuition - Other Districts</b>		
042 Tuition		
<b>Total Tuition - Other Districts</b>		<b><u><u>\$0</u></u></b>
		Transferred to (5) on page 2
 <b>047 E-Rate Program</b>		
047 E-Rate Program Revenue	<u>144,000</u>	
<b>Total E-Rate Program</b>		<b><u><u>\$144,000</u></u></b>
		Transferred to (6) on page 2

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Revenues**

CORDOVA  
District Name

<b>050 State Sources</b> (051 includes quality schools grants)		
051 Foundation Program	<u>4,856,665</u>	
055 Supplemental Aid	<u>                    </u>	
056 TRS On-Behalf Payments	<u>433,733</u>	
057 PERS On-Behalf Payments	<u>66,109</u>	
059 Tuition	<u>                    </u>	
090 Other State Revenues - <b>Identify</b>	<u>                    </u>	
<hr/>		
<b>Total State Sources</b>		<u><u>\$5,356,507</u></u>
		<small>Transferred to (7) on page 2</small>
<b>100 Federal Sources - Direct</b>		
110 Impact Aid (Public Law 874 (100%))	<u>40,000</u>	
140 Other Federal Revenue - <b>Identify</b>	<u>                    </u>	
<hr/>		
<b>Total Federal Sources - Direct</b>		<u><u>\$40,000</u></u>
		<small>Transferred to (8) on page 2</small>
<b>150 Federal Sources - Through the State of Alaska - Identify:</b>		
<hr/>		
<b>Total Federal Sources - Through the State</b>		<u><u>\$0</u></u>
		<small>Transferred to (9) on page 2</small>
<b>190 Federal Sources - Other Agencies - Identify:</b>		
<hr/>		
<b>Total Federal Sources - Other Agencies</b>		<u><u>\$0</u></u>
		<small>Transferred to (10) on page 2</small>
<b>250 Transfers From Other Funds - Identify:</b>		
Transfer from Scholarship Fund	<u>100,000</u>	
<hr/>		
<b>Total Transfers From Other Funds</b>		<u><u>\$100,000</u></u>
		<small>Transferred to (11) on page 2</small>
<b>Total Projected Revenues</b>		<u><u>\$8,386,507</u></u>

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Expenditures**

CORDOVA  
District Name

<i>Function 100 Instruction</i>	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>1,986,946</u>	<u>25.00</u>
320 Non-Certificated Salaries	<u>273,519</u>	<u>1.32</u>
<b>Total Salaries</b>	<u>\$2,260,465</u>	
Employee Benefits		
360 Employee Benefits	<u>1,121,564</u>	
380 Housing Allowance/Subsidy	<u>                    </u>	
390 Transportation Allowance	<u>                    </u>	
<b>Total Employee Benefits</b>	<u>\$1,121,564</u>	
<b>Total Salaries &amp; Employee Benefits</b>	<u>\$3,382,029</u>	
Non-Personnel		
410 Professional and Technical Services	<u>6,000</u>	
419 Chief Administrator Contract Services	<u>                    </u>	
420 Staff Travel	<u>                    </u>	
425 Student Travel	<u>                    </u>	
430 Utility Services	<u>                    </u>	
435 Energy	<u>                    </u>	
440 Other Purchased Services	<u>                    </u>	
445 Insurance and Bond Premiums	<u>                    </u>	
450 Supplies, Materials and Media	<u>141,944</u>	
480 Tuition and Stipends	<u>30,000</u>	
490 Other Expenses - Identify:		
_____	<u>                    </u>	
_____	<u>                    </u>	
_____	<u>                    </u>	
510 Equipment	<u>                    </u>	
<b>Total Non-Personnel</b>	<u>\$177,944</u>	
<b>Total Salaries, Benefits, Non-Personnel</b>	<u>\$3,559,973</u>	

Transferred to (12) on page 2



**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Expenditures**

CORDOVA  
District Name

**Function 220 Special Education Support Services - Students**

	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>5,000</u>	<u>0.00</u>
320 Non-Certificated Salaries	<u>          </u>	<u>          </u>
<b>Total Salaries</b>	<u>\$5,000</u>	
Employee Benefits		
360 Employee Benefits	<u>1,503</u>	
380 Housing Allowance/Subsidy	<u>          </u>	
390 Transportation Allowance	<u>          </u>	
<b>Total Employee Benefits</b>	<u>\$1,503</u>	
<b>Total Salaries &amp; Employee Benefits</b>	<u>\$6,503</u>	
Non-Personnel		
410 Professional and Technical Services	<u>19,000</u>	
419 Chief Administrator Contract Services	<u>          </u>	
420 Staff Travel	<u>          </u>	
425 Student Travel	<u>          </u>	
430 Utility Services	<u>          </u>	
435 Energy	<u>          </u>	
440 Other Purchased Services	<u>          </u>	
445 Insurance and Bond Premiums	<u>          </u>	
450 Supplies, Materials and Media	<u>2,180</u>	
480 Tuition and Stipends	<u>          </u>	
490 Other Expenses - Identify:	<u>          </u>	
<u>  </u>	<u>          </u>	
<u>  </u>	<u>          </u>	
<u>  </u>	<u>          </u>	
510 Equipment	<u>          </u>	
<b>Total Non-Personnel</b>	<u>\$21,180</u>	
<b>Total Salaries, Benefits, Non-Personnel</b>	<u>\$27,683</u>	

Transferred to (14) on page 2

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Expenditures**

CORDOVA  
District Name

<i>Function 300 Support Services - Students</i>	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>118,397</u>	<u>1.00</u>
320 Non-Certificated Salaries	<u>          </u>	<u>          </u>
<b>Total Salaries</b>	<u>          \$118,397</u>	
Employee Benefits		
360 Employee Benefits	<u>46,816</u>	
380 Housing Allowance/Subsidy	<u>          </u>	
390 Transportation Allowance	<u>          </u>	
<b>Total Employee Benefits</b>	<u>          \$46,816</u>	
<b>Total Salaries &amp; Employee Benefits</b>	<u>          \$165,213</u>	
Non-Personnel		
410 Professional and Technical Services	<u>1,200</u>	
420 Staff Travel	<u>          </u>	
425 Student Travel	<u>          </u>	
430 Utility Services	<u>          </u>	
435 Energy	<u>          </u>	
440 Other Purchased Services	<u>          </u>	
445 Insurance and Bond Premiums	<u>          </u>	
450 Supplies, Materials and Media	<u>4,000</u>	
480 Tuition and Stipends	<u>          </u>	
490 Other Expenses - Identify:	<u>          </u>	
<u>  </u>	<u>          </u>	
<u>  </u>	<u>          </u>	
<u>  </u>	<u>          </u>	
510 Equipment	<u>          </u>	
<b>Total Non-Personnel</b>	<u>          \$5,200</u>	
<b>Total Salaries, Benefits, Non-Personnel</b>	<u>          \$170,413</u>	

Transferred to (15) on page 2

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Expenditures**

CORDOVA  
District Name

<i>Function 350 Support Services - Instruction</i>	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>111,884</u>	<u>1.00</u>
320 Non-Certificated Salaries	<u>          </u>	<u>          </u>
<b>Total Salaries</b>	<u>          \$111,884</u>	
Employee Benefits		
360 Employee Benefits	<u>73,850</u>	
380 Housing Allowance/Subsidy	<u>          </u>	
390 Transportation Allowance	<u>          </u>	
<b>Total Employee Benefits</b>	<u>          \$73,850</u>	
<b>Total Salaries &amp; Employee Benefits</b>	<u>          \$185,734</u>	
Non-Personnel		
410 Professional and Technical Services	<u>56,000</u>	
420 Staff Travel	<u>          </u>	
425 Student Travel	<u>          </u>	
430 Utility Services	<u>134,650</u>	
435 Energy	<u>          </u>	
440 Other Purchased Services	<u>3,000</u>	
445 Insurance and Bond Premiums	<u>          </u>	
450 Supplies, Materials and Media	<u>64,875</u>	
480 Tuition and Stipends	<u>          </u>	
490 Other Expenses - Identify:	<u>          </u>	
_____	<u>          </u>	
_____	<u>          </u>	
_____	<u>          </u>	
510 Equipment	<u>          </u>	
<b>Total Non-Personnel</b>	<u>          \$258,525</u>	
<b>Total Salaries, Benefits, Non-Personnel</b>	<u>          \$444,259</u>	

Transferred to (16) on page 2



**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Expenditures**

CORDOVA  
District Name

**Function 450 School Administration Support Services**

	Amount	Personnel FTE
Salaries		
320 Non-Certificated Salaries	<u>125,907</u>	<u>3.76</u>
<b>Total Salaries</b>	<u>\$125,907</u>	
Employee Benefits		
360 Employee Benefits	<u>141,536</u>	
380 Housing Allowance/Subsidy	<u>          </u>	
390 Transportation Allowance	<u>          </u>	
<b>Total Employee Benefits</b>	<u>\$141,536</u>	
<b>Total Salaries &amp; Employee Benefits</b>	<u><u>\$267,443</u></u>	
Non-Personnel		
410 Professional and Technical Services	<u>1,200</u>	
420 Staff Travel	<u>          </u>	
425 Student Travel	<u>          </u>	
430 Utility Services	<u>          </u>	
435 Energy	<u>          </u>	
440 Other Purchased Services	<u>          </u>	
445 Insurance and Bond Premiums	<u>          </u>	
450 Supplies, Materials and Media	<u>18,000</u>	
480 Tuition and Stipends	<u>          </u>	
490 Other Expenses - Identify:	<u>          </u>	
<u>  </u>	<u>          </u>	
<u>  </u>	<u>          </u>	
<u>  </u>	<u>          </u>	
510 Equipment	<u>          </u>	
<b>Total Non-Personnel</b>	<u><u>\$19,200</u></u>	
<b>Total Salaries, Benefits, Non-Personnel</b>	<u><u>\$286,643</u></u>	

Transferred to (18) on page 2

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Expenditures**

CORDOVA  
District Name

<i>Function 510 District Administration</i>	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>135,000</u>	<u>1.00</u>
320 Non-Certificated Salaries	<u>53,559</u>	<u>1.00</u>
<b>Total Salaries</b>	<u>\$188,559</u>	
Employee Benefits		
360 Employee Benefits	<u>99,339</u>	
380 Housing Allowance/Subsidy	<u>          </u>	
390 Transportation Allowance	<u>          </u>	
<b>Total Employee Benefits</b>	<u>\$99,339</u>	
<b>Total Salaries &amp; Employee Benefits</b>	<u>\$287,898</u>	
Non-Personnel		
410 Professional and Technical Services	<u>8,000</u>	
419 Chief Administrator Contract Services	<u>          </u>	
420 Staff Travel	<u>18,400</u>	
425 Student Travel	<u>          </u>	
430 Utility Services	<u>1,950</u>	
435 Energy	<u>          </u>	
440 Other Purchased Services	<u>7,600</u>	
445 Insurance and Bond Premiums	<u>          </u>	
450 Supplies, Materials and Media	<u>3,160</u>	
480 Tuition and Stipends	<u>          </u>	
490 Other Expenses - Identify:		
Memberships	<u>17,800</u>	
_____	<u>          </u>	
_____	<u>          </u>	
510 Equipment	<u>          </u>	
<b>Total Non-Personnel</b>	<u>\$56,910</u>	
<b>Total Salaries, Benefits, Non-Personnel</b>	<u>\$344,808</u>	

Transferred to (19) on page 2

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Expenditures**

CORDOVA  
District Name

<i>Function 550 District Administration Support Services</i>	Amount	Personnel FTE
Salaries		
310 Certificated Salaries		
320 Non-Certificated Salaries	<u>136,790</u>	<u>2.00</u>
<b>Total Salaries</b>	<u>\$136,790</u>	
Employee Benefits		
360 Employee Benefits	<u>122,430</u>	
380 Housing Allowance/Subsidy		
390 Transportation Allowance		
<b>Total Employee Benefits</b>	<u>\$122,430</u>	
<b>Total Salaries &amp; Employee Benefits</b>	<u>\$259,220</u>	
Non-Personnel		
410 Professional and Technical Services	<u>60,000</u>	
420 Staff Travel	<u>750</u>	
425 Student Travel		
430 Utility Services	<u>3,290</u>	
435 Energy		
440 Other Purchased Services	<u>48,429</u>	
445 Insurance and Bond Premiums	<u>75,000</u>	
450 Supplies, Materials and Media	<u>16,299</u>	
480 Tuition and Stipends		
490 Other Expenses - Identify:		
Memberships	<u>650</u>	
Fees	<u>3,700</u>	
495 Indirect Costs	<u>(50,000)</u>	
510 Equipment		
<b>Total Non-Personnel</b>	<u>\$158,118</u>	
<b>Total Salaries, Benefits, Non-Personnel</b>	<u>\$417,338</u>	

Transferred to (20) on page 2

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Expenditures**

CORDOVA  
District Name

<i><b>Function 600 Operations and Maintenance of Plant</b></i>	Amount	Personnel FTE
Salaries		
310 Certificated Salaries		
320 Non-Certificated Salaries	<u>323,519</u>	<u>6.00</u>
<b>Total Salaries</b>	<u>\$323,519</u>	
Employee Benefits		
360 Employee Benefits	<u>293,451</u>	
380 Housing Allowance/Subsidy		
390 Transportation Allowance		
<b>Total Employee Benefits</b>	<u>\$293,451</u>	
<b>Total Salaries &amp; Employee Benefits</b>	<u>\$616,970</u>	
Non-Personnel		
410 Professional and Technical Services		
420 Staff Travel		
425 Student Travel		
430 Utility Services	<u>50,715</u>	
435 Energy	<u>340,000</u>	
440 Other Purchased Services	<u>53,411</u>	
445 Insurance and Bond Premiums	<u>149,500</u>	
450 Supplies, Materials and Media	<u>36,104</u>	
480 Tuition and Stipends		
490 Other Expenses - Identify:		
_____		
_____		
_____		
510 Equipment		
<b>Total Non-Personnel</b>	<u>\$629,730</u>	
<b>Total Salaries, Benefits, Non-Personnel</b>	<u>\$1,246,700</u>	

Transferred to (21) on page 2

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Expenditures**

CORDOVA  
District Name

<i>Function 700 Student Activities</i>	Amount	Personnel FTE
Salaries		
310 Certificated Salaries		
320 Non-Certificated Salaries	<u>71,264</u>	<u>1.00</u>
<b>Total Salaries</b>	<u>\$71,264</u>	
Employee Benefits		
360 Employee Benefits	<u>60,332</u>	
380 Housing Allowance/Subsidy		
390 Transportation Allowance		
<b>Total Employee Benefits</b>	<u>\$60,332</u>	
<b>Total Salaries &amp; Employee Benefits</b>	<u>\$131,596</u>	
Non-Personnel		
410 Professional and Technical Services		
420 Staff Travel		
425 Student Travel		
430 Utility Services		
435 Energy		
440 Other Purchased Services		
445 Insurance and Bond Premiums		
450 Supplies, Materials and Media	<u>2,395</u>	
480 Tuition and Stipends		
490 Other Expenses - Identify:		
_____		
_____		
_____		
510 Equipment		
<b>Total Non-Personnel</b>	<u>\$2,395</u>	
<b>Total Salaries, Benefits, Non-Personnel</b>	<u>\$133,991</u>	

Transferred to (22) on page 2

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Draft Expenditures**

CORDOVA  
District Name

**Function 780 Community Services**

	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	_____	_____
320 Non-Certificated Salaries	_____	_____
<b>Total Salaries</b>		<b>\$0</b>
Employee Benefits		
360 Employee Benefits	_____	
380 Housing Allowance/Subsidy	_____	
390 Transportation Allowance	_____	
<b>Total Employee Benefits</b>		<b>\$0</b>
<b>Total Salaries &amp; Employee Benefits</b>		<b>\$0</b>
Non-Personnel		
410 Professional and Technical Services	_____	
420 Staff Travel	_____	
425 Student Travel	_____	
430 Utility Services	_____	
435 Energy	_____	
440 Other Purchased Services	_____	
445 Insurance and Bond Premiums	_____	
450 Supplies, Materials and Media	_____	
480 Tuition and Stipends	_____	
490 Other Expenses - Identify:		
_____	_____	
_____	_____	
_____	_____	
510 Equipment	_____	
<b>Total Non-Personnel</b>		<b>\$0</b>
<b>Total Salaries, Benefits, Non-Personnel</b>		<b>\$0</b>

Transferred to (23) on page 2

**Alaska Department of Education & Early Development - School Finance  
FY2027 School Operating Fund Budget Other Financing Uses**

CORDOVA  
District Name

<b>Function 900 Other Financing Uses</b>	Amount
Transfers To:	
550 Transfer to Other Funds	
<u>Food Services</u>	<u>184,209</u>
<u>Student Activities</u>	<u>176,489</u>
_____	_____
_____	_____
_____	_____
<u>Total Other Financing Uses</u>	<u>\$360,698</u>

Transferred to (24) on page 2

**Alaska Department of Education and Early Development - School Finance  
FY2027 School Operating Fund Budget TRS/PERS Functional Breakdown**

CORDOVA  
District Name

The department uses two required revenue object codes, 056 and 057, for the purpose of recording TRS and PERS on-behalf revenue. The full amount of the TRS and PERS on-behalf from all funds must be recorded in the operating fund. The district is to calculate the functional break-out in order to allocate the related on-behalf expenditure.

The district is to use the following allocation method for breaking out the TRS by function.

- 1) To calculate the TRS on-behalf amount take the difference between the Board Recommended Rate and the Effective Rate and multiply the difference by the total district wide TRS payroll from all funds. You will now have the total dollar amount of the TRS on-behalf for all funds.
- 2) Divide the (total district wide TRS payroll by function from all funds) by the (total district wide TRS payroll from all funds) to derive a percentage of total district wide TRS payroll by function.
- 3) The total district wide TRS payroll by function percentage is multiplied by the total TRS on-behalf to come up with the total TRS on-behalf by function to be recorded in the operating fund.

The district is to use the same methodology for recording total PERS on-behalf. The TRS and PERS on-behalf allocations are to be recorded in the schedule below and also included in the employee benefits in each function. The total on-behalf employee benefits by function should reconcile to the total on-behalf revenues recorded from page 4.

**Note: TRS on-behalf rate for FY2027 is 21.46% and PERS on-behalf rate for FY2027 is 7.84%**

	TRS	PERS
<b>Total On-Behalf Revenue from page 4</b>	<u>433,733</u>	<u>66,109</u>
Function 100 On-Behalf Expenditures	<u>306,190</u>	<u>2,763</u>
Function 200 On-Behalf Expenditures	<u>37,573</u>	<u>19,078</u>
Function 220 On-Behalf Expenditures	<u>802</u>	<u>10,644</u>
Function 300 On-Behalf Expenditures	<u>18,337</u>	
Function 350 On-Behalf Expenditures	<u>18,737</u>	
Function 400 On-Behalf Expenditures	<u>30,453</u>	
Function 450 On-Behalf Expenditures		<u>6,316</u>
Function 510 On-Behalf Expenditures	<u>21,641</u>	<u>2,549</u>
Function 550 On-Behalf Expenditures		<u>6,392</u>
Function 600 On-Behalf Expenditures		<u>14,975</u>
Function 700 On-Behalf Expenditures		<u>3,392</u>
Function 780 On-Behalf Expenditures		
<b>Total On-Behalf Employee Benefits by Function</b>	<u>433,733</u>	<u>66,109</u>

Note: TRS and PERS on-behalf for Pupil Transportation and Food Service should be included in function 300 and TRS and PERS on-behalf for Construction & Facilities Acquisition should be included in function 600.

**Alaska Department of Education and Early Development - School Finance  
FY2027 School Operating Fund Budget - SPED MOE Eligibility Test Review**

CORDOVA  
District Name

Federal regulation (34 CFR 300.203) requires districts to maintain a consistent level of local and state financial support for special education services from year to year. To monitor eligibility for Title VI-B funding, DEED conducts the SPED MOE Eligibility Test, which compares the district's budgeted SPED costs to their most recent actual expenditures.

The FY2027 SPED MOE Eligibility Test compares the FY2027 Budget to the FY2025 Actuals. On-behalf amounts for FY2025 are from the district's supplemental report submitted to DEED. The FY2025 SPED Count is from October 1, 2024.

This workpaper will automatically populate once a school district name is selected from the dropdown list in cell C65.

**Note:**

If the district's FY25 Audit is pending, then the district can manually enter draft function totals in C915 and C916.

If the on-behalf breakout by function has not been received, then the district can manually enter data in cells E915, F915, E916, F916.

**FY2025 Actuals**

	Amount	TRS On-Behalf	PERS On-Behalf
Function 200	926,706	Pending	Pending
Function 220	19,846	Pending	Pending
<b>FY2025 Aggregate SPED Expenses</b>	<b>946,552</b>	<b>SPED Count</b>	<b>61</b>
<b>FY2025 Per Pupil Expenses</b>	<b>15,517</b>		

**FY2027 Budget**

	Amount	TRS On-Behalf	PERS On-Behalf
Function 200	1,311,374	37,573	19,078
Function 220	27,683	802	10,644
<b>FY2027 Aggregate SPED Expenses</b>	<b>1,270,960</b>	<b>SPED Count</b>	<b>59</b>
<b>FY2027 Per Pupil Expenses</b>	<b>21,542</b>		

**SPED MOE Eligibility Test Results**

Aggregate Comparison	134.3%	Passes SPED MOE
Per Pupil Comparison	138.8%	Passes SPED MOE

**Determining Eligibility:**

If the Aggregate Comparison or the Per Pupil Comparison is greater than 100%, then the district passes the Eligibility Test. If neither comparison is greater than 100%, then to be eligible to receive Title VI-B funding in the current year, the district will need to either increase the SPED budgeted expenses or demonstrate one or more of the allowable exceptions under: [34 CFR 300.204](#).



**AGENDA ITEM 11**  
**City Council Meeting Date: 5/06/2022**  
**CITY COUNCIL COMMUNICATION FORM**

**FROM:** Cameron Hayden- Acting Chief of Police

**DATE:** 04/29/2026

**ITEM:** New Police Vehicle through Community Leasing Partners

**NEXT STEP:** Council approval of Resolution 05-26-20 authorizing the City Manager to negotiate a sole-source contract with Community Leasing Partners

ORDINANCE  
 MOTION

RESOLUTION  
 INFORMATION

**I. REQUEST OR ISSUE:** To approve the purchase of one new vehicle secured from Chevy of South Anchorage for the Police Department through a sole source contract with Community Leasing Partners. This form constitutes the memorandum required 7.10.150- Sole source procurements by setting forth the following:

*7.10.150- 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.*

This contract meets the requirements of 7.10.150 A(5) above because of the unique professional services offered to government entities by Community Leasing Partners, an organization that will meet the City's needs for purchasing the vehicle with a zero-down payment at a fixed rate, with financing spread out over 5 years at approximately \$10,556 annually.

**II. RECOMMENDED ACTION / NEXT STEP:** Council suggested motion to approve resolution 05-26-20 “authorizing the City to enter into a lease with an option to purchase for one police vehicle with Community Leasing Partners in an amount not to exceed \$54,445, appropriating \$10,556 for the 2026 payment of that lease with option to purchase, and approving the use of sole source procurement through the innovative procurement method

**III. FISCAL IMPACTS:** The contract will be paid in annual installments through Community Leasing Partners through General Fund Line Item 101-441-55000 “Other Equipment and Rentals,” as was done historically through the annual appropriations process and with the approval of using Community Leasing Partners for a five- year lease/purchase agreement for the original vehicle purchased in 2023. The annual payment will be \$10,556.

**IV. BACKGROUND INFORMATION:** This vehicle will replace a 2023 Chevrolet Silverado police vehicle that was “Totaled” due to disabling damage sustained during an enforcement action on the Copper River Highway in September of 2025. The City of Cordova has received an insurance payout for the vehicle, which has satisfied the outstanding balance under Community Leasing Partners' original contract. With this contract satisfied, a replacement vehicle is imperative. Please see the attached memo from Acting Chief Hayden outlining how the cost of upgrading and transporting the vehicle to Cordova will be paid for.

**V. SUMMARY AND ALTERNATIVES:** Council could choose not to approve the contract.



CITY OF CORDOVA

# POLICE DEPARTMENT

610 RAILROAD AVE CORDOVA, AK 99574 PHONE: (907) 424-6100

Mayor Smith & City Council  
Cordova Center  
601 First Street  
Cordova, AK 99574

## MEMORANDUM

Dear Mayor Smith and Council,

I am writing to you today to provide clarification on the current efforts to replace one of CPD's patrol vehicles. In September of 2025 unit 192 was damaged during an enforcement action on the Copper River Highway, resulting in incapacitating damage.

Since then, CPD has been working with Manager Greenwood, Alaska Public Risk Alliance (APRA) and Community Leasing Partners to work through the insurance process and to source a suitable replacement for that "Totaled" vehicle. The insurance process has taken several months and is now at a stage of completion. The City of Cordova has received an insurance payout for that vehicle in the amount of approximately \$48,818.63 which covers the cost of the assessed value of the vehicle, as well as the upfitting that the vehicle underwent prior to entering service.

As it stands, this insurance payment that the City of Cordova received for Unit 192 covered the remaining balance that was owed on the vehicle through Community Leasing Partners. The remaining balance of \$24,678.15 now needs to be put towards a replacement vehicle and associated costs for De- Mob and travel.

After inquiry into what vehicles are currently available in Anchorage on dealer lots, it was revealed that Chevrolet of South Anchorage has one vehicle matching our criteria for a replacement, that would not have to be special ordered. As of April 15<sup>th</sup>, a hold was placed on that vehicle so that Community Leasing Partners can work with Chevrolet of South Anchorage to purchase the vehicle.

With this said, there are still some outstanding items that need to be addressed to complete the new vehicle purchase and requisite upfitting. Currently, Unit 192 is staged at Alaska Safety Inc in Anchorage. All Police-centric parts that Unit 192 had been upfitted with (except a push bumper and marker lights) are still in good working order and can be used to upfit the new vehicle at a much cheaper cost than it would take to upfit from scratch.

An inquiry into the cost associated with this task by Alaska Safety Inc, has revealed that it will cost approximately \$1,400.00 to decommission Unit 192, \$4,700.00 to re-install the original equipment into a new vehicle and an additional \$1,135.00 for a new push bumper and marker lights, bringing a total cost from Alaska Safety Inc. to \$7,235.00

Additionally, the insurance company has released Unit 192 to the City of Cordova for the purpose of parting it



CITY OF CORDOVA

# POLICE DEPARTMENT

610 RAILROAD AVE CORDOVA, AK 99574 PHONE: (907) 424-6100

out to support other matching units with parts as needed. This will add additional cost for transport of the vehicle to Whittier from Anchorage using a towing service which costs approximately \$371.80. The cost associated with bringing the vehicle from Whittier to Cordova via the Alaska Marine Highway system for Unit 192's vehicle make and model, will cost approximately \$228.00. When the replacement vehicle has been upfitted and completed by Alaska Safety Inc, a plane ticket for approximately \$368.00 for a one-way ticket to Anchorage will be needed to send an Officer to pick up the vehicle from Alaska Safety. Lastly, said officer will need to drive the vehicle to Whittier and sail to Cordova via the Alaska Marine Highway system for an additional approximate cost of \$228.00.

Total cost associated with all aspects of vehicle replacement (minus the cost of a new vehicle) will be approximately \$8,430.80. This cost can be covered by the remaining balance of the Insurance payout (24,678.15) to cover these additional costs and can further be used as a down payment on the replacement vehicle currently on hold.

The purchase price for a replacement vehicle will be covered by Community Leasing Partners through contract with the City of Cordova as was done during the purchase of Unit 192 and three other vehicles in 2023. Current pricing on the vehicle being held at Chevrolet of South Anchorage is \$49,803.40 which includes associated cost for DMV services.

Respectfully,

Cameron L. Hayden

Sgt./Acting Chief of Police  
Cordova Police Dept.  
610 Railroad Ave.  
Cordova, AK 99574

**CITY OF CORDOVA, ALASKA  
RESOLUTION 05-26-20**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
AUTHORIZING THE CITY TO ENTER INTO A LEASE WITH AN OPTION TO  
PURCHASE FOR ONE POLICE VEHICLE WITH COMMUNITY LEASING PARTNERS IN  
AN AMOUNT NOT TO EXCEED \$54,445, APPROPRIATING \$10,556 FOR THE 2026  
PAYMENT OF THAT LEASE WITH OPTION TO PURCHASE, AND APPROVING THE  
USE OF SOLE SOURCE PROCUREMENT THROUGH THE INNOVATIVE  
PROCUREMENT METHOD**

**WHEREAS**, pursuant to the provision of State law and of the Cordova City Code, the City has determined that it is in the best interest of the City to acquire one vehicle (the "Equipment") for use at the Cordova Police Department; and

**WHEREAS**, Community Leasing Partners have offered to lease Equipment to the City with an option to purchase at the end of the lease; and

**WHEREAS**, the City Manager has determined that Chevy of South Anchorage was identified and selected as the vendor; and only one program offering the lease with option to purchase that lawfully permits the City to allocate the cost of the Equipment over multiple years without creating indebtedness for the City, warranting the use of innovative procurement via sole source procurement for the purchase of the Vehicles.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CORDOVA:**

**Section 1. Purpose.** The purpose of this Resolution is to authorize the acquisition of equipment by lease under a lease purchase agreement between the City and Community Leasing Partners.

**Section 2. Authorization for the Acquisition of Equipment by Lease.** Cordova City Council hereby authorizes the lease and option to purchase the Equipment and approves and appropriates \$10,556 for the first-year payment due in FY26 for the lease with option to purchase of the Equipment.

**Section 3. Option Purchase Price.** The City shall have the option to purchase the Equipment upon thirty (30) days written notice to Lessor by paying to Lessor the Option Purchase Price.

**Section 4. Rental Payments Subject to Appropriation and Constitute current Expense of the City.** The obligation of the City to make payments for the lease or purchase of the Equipment shall be subject to appropriation by City Council and constitute a current expense of the City. This obligation shall not in any way be construed to be a debt of the City in contravention of applicable constitutional or statutory limitations or requirements concerning the creation of indebtedness by the City nor shall this obligation constitute a pledge of the general tax revenues, funds or monies of the City.

**Section 5. Non-Appropriation.** In the event sufficient funds are not appropriated for payment of payments required to be paid during the term of the Lease, and if the City has no funds legally available for payments from other sources, the lease shall terminate as to the Equipment for which funds are not

available and the City shall not be obligated to make payments beyond the then current fiscal year for which funds have been appropriated.

**Section 6. General Authorization.**

A. The Mayor, City Clerk, City Manager, and each of the other appropriate officers of the City are each hereby authorized and directed to execute the lease purchase agreement and to execute such letters, certificates, contracts, amendments, other agreements, papers, financing statements, assignments or instruments as in their judgment may be necessary, appropriate or desirable in order to carry out the terms and provisions of, and complete the transactions contemplated by this Resolution.

B. The City Manager and her designee(s) are authorized to lease additional particular Equipment with an option to purchase under the Lease when funding for the Equipment lease has been approved by Council and the leasing of the particular Equipment has been approved in accordance with applicable provisions of the Cordova Municipal Code.

**Section 7. Effective Date.** This Resolution shall become effective immediately upon adoption.

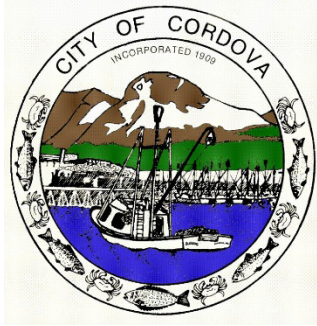
**PASSED AND APPROVED THIS 6<sup>th</sup> DAY OF MAY 2026.**

\_\_\_\_\_  
Kristin Smith, Mayor

ATTEST:

\_\_\_\_\_  
Susan Bourgeois, CMC, City Clerk

DRAFT



## AGENDA ITEM 12

**City Council Meeting Date: 5/6/26**

### CITY COUNCIL COMMUNICATION FORM

**FROM:** Colette Gilmour, Deputy City Clerk  
**DATE:** 5/6/26  
**ITEM:** Certification of the 2026 Property Assessment Roll  
**NEXT STEP:** Majority voice vote

ORDINANCE                       RESOLUTION  
 MOTION                                 INFORMATION

**I. REQUEST OR ISSUE:** Certification of the 2026 Property Assessment Roll

**II. RECOMMENDED ACTION / NEXT STEP:** Suggested motion:

*I move to certify the accuracy of the 2026 property assessment roll of all the real property within the City of Cordova valued as of January 1, 2026.*

**III. FISCAL IMPACTS:** Certification of the property assessment roll is the next step toward collection of 2026 property taxes. The certification of the roll by Council produces the full taxable value of the City. The charts/graphs are representative of change in value over time, exempt value vs. taxable value, and a breakdown of the different types of exemptions. Council will set a mill rate before June 15, which when applied to assessed value determines property tax amounts which get billed to the individual property owners. Bills go in the mail per City Code by July 1, 2026, and the collection is in halves, the first half due on or before August 31, 2026, and the second half due on or before October 31, 2026 (November 2, 2026, is the actual due date because the 31<sup>st</sup> falls on a Saturday). Property taxes as approved in the 2026 budget will provide \$3.59 million of revenue to fund City services, Cordova School District, City infrastructure, and personnel.

**IV. BACKGROUND INFORMATION:** Contract Assessor, Appraisal Company of Alaska conducted a customary review of Cordova’s properties in the fall/winter of 2025 to arrive at new values for the 2026 assessment roll. All properties are assessed at their values as of January 1 of the assessment year using the software system MARS. A revaluation of assessed land values was conducted to ensure values align with the prevailing market trend and are consistent with comparable lots in the vicinity. Appraisal Company submitted a letter in February which gave an overview of properties they adjusted for 2026.

Assessment notices were mailed to all property owners on March 1, 2026. During the 30-day appeal period, the Deputy Clerk received 71 appeals which were handled by Appraisal Company of Alaska, the City's contracted Assessor. The Board of Equalization Hearing was held on April 20, 2026, at which time, the Board heard 9 appeals which had not been resolved between the appellant and assessor. Final decision letters were sent on April 27, 2026, to all appellants whose appeals were decided at the Board of Equalization Hearing. Adjusted Assessment notices were sent to all appellants whose property values changed as a result of the appeal and BOE process, also on April 27, 2026.

**V. LEGAL ISSUES:** The pertinent references to the Cordova Municipal Code are as follows:

**5.05.200 - Appeal—Entry of changes by assessor.**

Except as to supplementary assessments, the assessor shall enter the changes so certified upon his records and certify the final assessment roll by June 1st.

**5.05.240 - Delivery of statement to council.**

When the final assessment records have been completed by the assessor as provided in this chapter, the assessor shall deliver to the council on or before June 1st of each year a statement of the total assessed valuation of all real property within the city.

**5.05.250 - Amount set by resolution.**

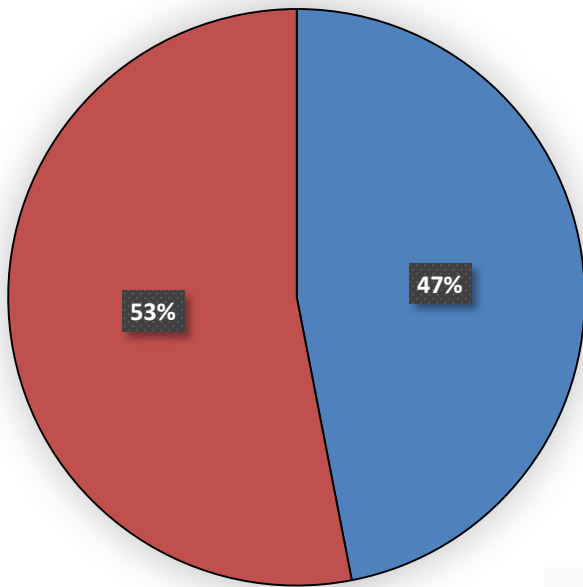
The council shall thereupon by resolution annually before June 15th fix a rate of tax levy and designate the number of mills upon each dollar of value of assessed taxable real property that shall be levied.

**VI. SUMMARY AND ALTERNATIVES:** Council should certify the accuracy of the assessment roll unless there is reason to believe there was a breach in procedure or error in calculations by either by the Contract Assessor or the City Clerk's Office.

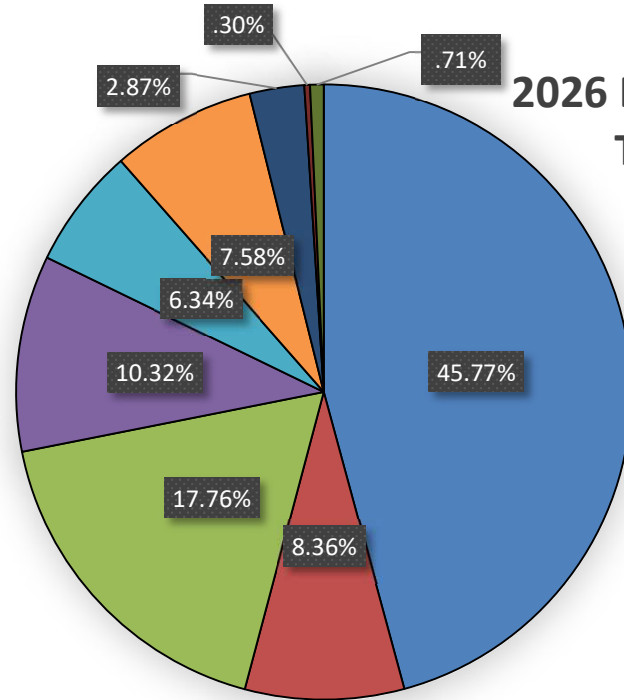
**THREE YEAR COMPARISON OF EXEMPT VALUE TO TAXABLE VALUE  
and TYPES OF EXEMPTIONS**

	2026	%	2025	%	2024
<b>TOTAL LAND</b>	\$145,457,900		\$127,384,800		\$123,281,700
<b>TOTAL IMPROVEMENTS</b>	\$465,276,500		\$460,333,000		\$433,175,900
<b>TOTAL REAL PROPERTY VALUE</b>	\$610,734,400	100%	\$587,717,800	100%	\$556,457,600
<b>TOTAL EXEMPT VALUE</b>	\$286,690,770	46.94%	\$273,561,629	46.55%	\$254,045,087
<b>TOTAL TAXABLE VALUE</b>	\$324,043,630	53.06%	\$314,156,171	53.45%	\$302,412,513
<b>EXEMPTION BY TYPE:</b>					
<b>CITY</b>	\$131,208,900	45.77%	\$129,027,000	47.37%	\$129,231,310
<b>STATE</b>	\$23,962,400	8.36%	\$22,176,100	8.14%	\$22,158,032
<b>FEDERAL</b>	\$50,913,900	17.76%	\$48,276,100	17.73%	\$27,436,200
<b>SENIORS/D-V</b>	\$29,577,599	10.32%	\$26,014,370	9.55%	\$29,777,128
<b>NATIVE CORPS</b>	\$18,162,100	6.34%	\$17,364,500	6.38%	\$15,416,200
<b>NON-PROFITS</b>	\$21,737,023	7.58%	\$21,428,290	7.87%	\$21,957,217
<b>CHURCHES</b>	\$8,235,700	2.87%	\$8,070,800	2.96%	\$8,069,000
<b>ECONOMIC DEVELOPMENT</b>	\$866,600	0.30%			
<b>POSSESSORY ADJUSTMENTS</b>	\$2,026,548	0.71%			
<b>TOTAL EXEMPT VALUE</b>	\$286,690,770	100%	\$272,357,160	100%	\$254,045,087

**2026 Taxable vs Exempt**



**2026 Exemption Types**



- |  |   |   |
|--|---|---|
| <span style="color: blue;">■</span> TOTAL EXEMPT VALUE | <span style="color: blue;">■</span> CITY                        | <span style="color: red;">■</span> STATE                  |
| <span style="color: red;">■</span> TOTAL TAXABLE VALUE | <span style="color: green;">■</span> FEDERAL                    | <span style="color: purple;">■</span> SENIORS/D-V         |
|  | <span style="color: cyan;">■</span> NATIVE CORPS                | <span style="color: orange;">■</span> NON-PROFITS         |
|  | <span style="color: darkblue;">■</span> CHURCHES                | <span style="color: brown;">■</span> ECONOMIC DEVELOPMENT |
|  | <span style="color: darkgreen;">■</span> POSSESSORY ADJUSTMENTS |   |

**CITY OF CORDOVA**  
**TEN YEARS CORDOVA PROPERTY VALUES COMPARISON**

<b>TAX YEAR</b>	<b>PROP TAX BILLED</b>	<b>MILL RATE</b>	<b>TAXABLE VALUE</b>	<b>EXEMPTED VALUE</b>	<b>TOTAL VALUE</b>
2016	\$2,234,841	11.05	\$202,118,470	\$205,663,800	\$407,782,270
2017	\$2,533,433	12.35	\$205,136,290	\$203,768,000	\$408,904,290
2018	\$2,533,554	11.81	\$214,526,160	\$206,410,900	\$420,937,060
2019	\$2,640,957	11.81	\$223,620,381	\$216,689,879	\$440,310,260
2020	\$2,642,762	11.08	\$238,516,445	\$216,739,775	\$455,256,220
2021	\$2,641,228	11.06	\$238,809,005	\$217,999,275	\$456,808,280
2022	\$2,800,930	11.54	\$242,714,935	\$226,178,275	\$468,893,210
2023	\$2,800,574	10.02	\$279,498,376	\$248,555,024	\$528,053,400
2024	\$3,002,956	9.93	\$302,412,513	\$254,045,087	\$556,457,600
2025	\$3,593,947	11.44	\$314,156,171	\$273,561,629	\$587,717,800
2026	Unknown	Not Set Yet	\$324,043,630	\$286,690,770	\$610,734,400

# Appraisal Company of Alaska

405 w 27<sup>th</sup> 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.

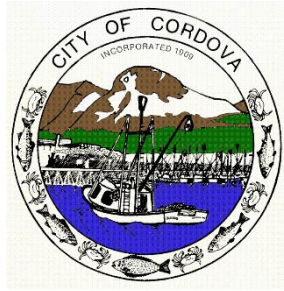
The assessment process is data-driven and based on verified market evidence and accepted mass appraisal methodology consistent with Alaska statutes and professional standards. The assessor’s responsibility is to estimate market value; tax amounts are determined separately by the mill rate adopted by 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



**AGENDA ITEM 13**  
**City Council Meeting Date: 5/6/26**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Susan Bourgeois, City Clerk  
**DATE:** 4/28/26  
**ITEM:** Concurrence of Mayor's appointment to Trails Committee  
**NEXT STEP:** Approval of motion to concur to Mayor's appointment

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ORDINANCE  
 MOTION

RESOLUTION  
 INFORMATION

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**I. REQUEST OR ISSUE:** The Trails Committee recently requested that Council increase the number of members on the committee to seven. The seat is filled by Mayor appointment and City Council concurrence.

**II. RECOMMENDED ACTION:** City Council should concur with the appointment suggestion made by Mayor Smith, or City Council could vote not to concur. Mayor Smith is recommending Tyler Tulloch to fill the vacancy.

**III. BACKGROUND INFORMATION:** Resolution 03-26-16 is attached – that resolution was approved in March by City Council which increased the committee membership to seven as was requested by the Trails Committee. The resolution also set terms for the committee and staggered those terms. This vacancy, once filled, will have a term through November 30, 2029. Tyler Tulloch has applied for the vacancy, his board/commission application is attached.

**IV. SUMMARY AND ALTERNATIVES:** City Council members may concur with the Mayor's appointment or could choose not to concur.



# City Board or Commission Membership Application



Personal Information	
Name: Tyler Tulloch	Date: 4/25/2026
Resident of Cordova? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How Long? 7 months
Name of Partner (optional):	
Employer: Prince William Sound Science Center	Job Title: Chief Operating Officer
Contact Information	
Mailing Address: PO Box 1902, Cordova, AK 99574	
	Email Address: tykertulloch@gmail.com
May we include your contact information on our webpage/in published meeting packets: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets: <b>Mailing address and email only</b>	
Affiliations	
Current membership in organizations:	
Past memberships in organizations:	
City Board(s) or Commission(s) in which you are interested: Trails Committee	
Why do you want to be involved with this Board or Commission? I am interested in supporting Cordova's trail network.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? I have experience with grant writing and have been involved in trail work/trail organizations prior to moving to Cordova. I served as a volunteer trail manager for the Connecticut Forest and Park Association for almost 3 years, completing trail work and coordinating work days. I also volunteered regularly with the Middlesex Land Trust assisting with grant applications	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	Board/Commission Application Revised: 09/2019

**CITY OF CORDOVA, ALASKA  
RESOLUTION 03-26-16**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, RE-AUTHORIZING THE CITY TRAILS COMMITTEE, WHOSE ROLE IS TO ADVISE THE PARKS AND RECREATION COMMISSION ON THE DEVELOPMENT OF NEW TRAILS, ENHANCEMENT OF EXISTING TRAILS AND THE DEVELOPMENT OF ADDITIONAL TRAIL RESOURCES, BY AMENDING THE MEMBERSHIP TO SEVEN MEMBERS & SETTING TERMS OF OFFICE AT THREE YEARS WITH NO LIMITS TO NUMBER OF TERMS A MEMBER MAY SERVE**

**WHEREAS**, City Council authorized creation of the City Trails Committee via Resolution 11-09-65 approved on December 2, 2009; and

**WHEREAS**, then City Trails Committee was re-authorized via resolution 11-18-29 in 2018 to increase its membership to six; and

**WHEREAS**, the Trails Committee has seen increased interest in citizens who want to serve on the committee, and the members want that interest addressed; and

**WHEREAS**, the Trails Committee voted unanimously on October 30, 2025, to recommend that City Council increase the committee’s membership to seven members and that Council set terms of office at 3 years with no limits to the number of terms a member may serve.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Council of the City of Cordova, Alaska, hereby re-authorizes the City Trails Committee by amending the membership as mentioned and also directs the Trails Committee members to advise Council of the staggered terms of the existing membership.

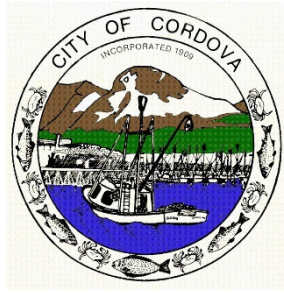
**PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF MARCH 2026.**



  
\_\_\_\_\_  
Kristin Smith, Mayor

ATTEST:

  
\_\_\_\_\_  
Susan Bourgeois, CMC, City Clerk



**AGENDA ITEM 14**  
**City Council Meeting Date: 5/6/26**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Susan Bourgeois, City Clerk  
**DATE:** 4/28/26  
**ITEM:** Concurrence of Mayor’s appointments to Housing Supply Accelerator Committee  
**NEXT STEP:** Approval of motion to concur to Mayor’s appointment

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ORDINANCE  
 MOTION

RESOLUTION  
 INFORMATION

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**I. REQUEST OR ISSUE:** Council concurrence of Mayor Smith’s appointments of all seven members of the newly created Housing Supply Accelerator Committee.

**II. RECOMMENDED ACTION:** City Council should concur with the appointment suggestions made by Mayor Smith, or City Council could vote not to concur. Mayor Smith is recommending these 7 Cordovans to fill the committee: *Diana Riedel, Sheridan Joyce, Sheldon Barnes, Shae Bowman, Nicole Songer, Ken Jones, and Barb Jewell.*

**III. BACKGROUND INFORMATION:** Resolution 03-26-10 is attached – that resolution was approved in March 2026 by City Council and it created the seven-member Housing Supply Accelerator Committee. The committee will serve to advise City Council on strategies to increase housing stock in Cordova and to advise City Council on other housing issues/concerns. The City Clerk has advertised the need for members to fill the committee and Mayor Smith sought members by contacting some people with specific skills that could contribute such knowledge to the committee meetings. Eight Cordovans have sent applications seeking membership.

**IV. SUMMARY AND ALTERNATIVES:** City Council members may concur with the Mayor’s appointment or could choose not to concur.

**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 4<sup>th</sup> DAY OF MARCH 2026.**



  
\_\_\_\_\_  
Kristin Smith, Mayor

ATTEST:

  
\_\_\_\_\_  
Susan Bourgeois, CMC, City Clerk



## City Board or Commission Membership Application



<b>Personal Information</b>	
Name: <u>Diana Riedel</u>	Date: <u>3/17/26</u>
Resident of Cordova? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How Long? <u>30+ years</u>
Name of Partner (optional): <u>Kenneth Renner</u>	
Employer: <u>self</u>	Job Title: <u>owner Dineega Services property manager</u>
<b>Contact Information</b>	
Residence Address: <u>305 Observation Ave</u>	
Mailing Address: <u>po box 6</u>	
Cell Phone: <u>(907) 253-5364</u>	Email Address: <u>dianariedel@hotmail.com</u>
May we include your contact information on our webpage/in published meeting packets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
<b>Affiliations</b>	
Current membership in organizations: <u>Native village of Eyak : Natural Resources Advisory Council, Ilanka Cultural Committee, and Capital Planning and Development Committee</u>	
Past memberships in organizations: <u>IPCOMM, Alaska Native Harbor Seal Commission, Sitka Tribe Marine Mammal Commission, Doyon Foundation Planning Committee</u>	
City Board(s) or Commission(s) in which you are interested: <u>Cordova Housing Accelerator Committee</u>	
<b>Why do you want to be involved with this Board or Commission?</b> <u>Affordable housing and finding incentives to retain our youth after graduation is important to me.</u>	
<b>What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission?</b> <u>- I have built 4 new construction homes, and remodeled many more.</u> <u>- I own Dineega Services, a general construction company and we have our GC commercial insurance.</u>	
Applications can be dropped off at City Hall or emailed to: <a href="mailto:cityclerk@cityofcordova.net">cityclerk@cityofcordova.net</a>	
Board/Commission Application Revised: 09/2019	

Dear City of Cordova,

I am writing to express my interest in serving on the City of Cordova Housing Accelerator Committee.

I believe this is a fantastic initiative with strong potential to create meaningful and lasting benefits for our community. Over the past year, I have followed City Council and Planning & Zoning meetings both in person and online, and it is clear that there are exciting developments ahead. I hope this committee brings together a diverse group of members who can build upon the important work already underway.

While I recognize there may be many qualified applicants, I offer a broad and practical background in land use, construction, and housing development that I would value the opportunity to contribute.

I hold a degree in Rural Development from the University of Alaska Fairbanks, with an emphasis in land and natural resource management. My professional and personal experience includes navigating multiple mortgages, refinances, and construction loans, as well as the purchase and sale of several homes. I have worked with institutions and programs such as FNBA, Wells Fargo, CFAB, USDA loan guarantee programs, first-time homebuyer programs, NOAA, SBA, and the Alaska Finance Corporation's energy efficiency programs. These experiences have given me a strong understanding of the financial complexities involved in homeownership and development.

I have been directly involved in the construction of four personal homes, three in Cordova and one in Sitka. Our current home, completed in 2013, received a 6-star energy efficiency rating and was among the first in Cordova to do so under the updated program. Through these projects, I have worked extensively with surveying, planning, permitting, inspections, shipping logistics, appraisals, and property tax assessments.

Additionally, I have engaged with numerous City processes including participation in the City's land disposal program, submission of a letter of interest and RFP, two variance applications, a Board of Adjustment appeal, building permits, and ongoing coordination with the City Planner.

In 2018, I completed real estate training, and in 2020, my husband and I founded Dineega Services, a licensed and bonded general contracting company. In this role, I manage project planning, procurement, logistics, and administrative operations, while also contributing to on-site work as needed. Through this work, I have collaborated with many local contractors, and I also manage a commercial property.

In 2025, I served as a land consultant for the Native Village of Eyak. Following that work, I was appointed to the NVE Capital Planning and Development Committee, and I currently serve on that committee, as well as the Ilanka Cultural Center Committee and the Natural Resource Advisory Council.

I am a member of the Native Village of Eyak and a shareholder of Eyak Corporation, Chugach Alaska Corporation, Doyon, and Gana-A'Yoo. While I do not own Native allotment lands, I work closely with Eyak Corporation on land-related issues and cleanup projects. I strongly encourage coordination with both Eyak Corporation and NVE as part of this committee's work.

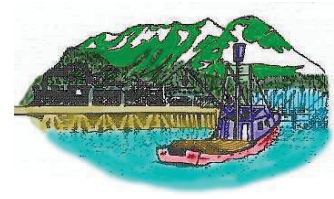
We also moving forward on planning a future house build for my daughter Kiley to take over on the city land we jointly purchased.

Thank you for your consideration. I would welcome the opportunity to contribute to this important effort and help support sustainable housing solutions for Cordova.

Sincerely,  
Diana Riedel



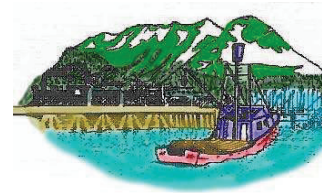
# City Board or Commission Membership Application



Personal Information	
Name:sheridan joyce	Date:3/18/2026
Resident of Cordova? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How Long? 32 years
Name of Partner (optional):	
Employer:Cordova Powersports	Job Title:owner
Contact Information	
Residence Address:1001 pipe st	
Mailing Address:box 555	
Cell Phone:907 370 3382	Email Address:sheridanjoyce@yahoo.com
May we include your contact information on our webpage/in published meeting packets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
Current membership in organizations:none	
Past memberships in organizations: AMA, various college clubs	
City Board(s) or Commission(s) in which you are interested:cordova housing accelerator committee	
Why do you want to be involved with this Board or Commission?Bring a perspective from a land developer/contractor. There are a few changes the city could implement that would reduce development costs and incentivize real estate development to actually take place	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? expiience with construction of driveways, building pads, land clearing and devolpment and real estate all local to cordova. MET graduate (non PE)	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	Board/Commission Application Revised: 09/2019



## City Board or Commission Membership Application



<b>Personal Information</b>	
Name: SHELDON BARNES	Date: MARCH 19, 2026
Resident of Cordova? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How Long? 2 YEARS
Name of Partner (optional):	
Employer: NATIVE VILLAGE OF EYAK	Job Title: CAPITAL PROJECTS DIRECTOR
<b>Contact Information</b>	
Residence Address: 918 CENTER DRIVE	
Mailing Address: PO BOX 243	
Cell Phone: 253-335-2301	Email Address: sheldon.barnes@eyak-nsn.gov
May we include your contact information on our webpage/in published meeting packets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
<b>Affiliations</b>	
Current membership in organizations: NA	
Past memberships in organizations: NA	
City Board(s) or Commission(s) in which you are interested: THE CORDOVA HOUSING ACCELERATOR COMMITTEE	
Why do you want to be involved with this Board or Commission? I want to be on this committee because I don't just want to talk about the housing shortage. I want to be part of the group that is focused on making measurable progress in solving this problem.	
<b>What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission?</b> I bring hands-on experience in project coordination, tribal and federal engagement, and operational planning through my work supporting capital projects and infrastructure initiatives. I have worked closely with leadership and external partners to move complex efforts forward, including navigating funding processes and aligning stakeholders. My background has given me a practical understanding of the challenges in developing and delivering projects in a government context, along with the ability to keep efforts organized, accountable, and results-driven.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	Board/Commission Application Revised: 09/2019



# HSAC BOARD

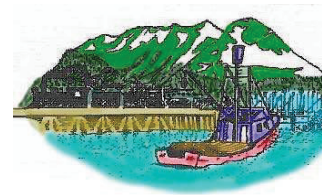
## City Board or Commission Membership Application



<b>Personal Information</b>	
Name: <i>Kim Menston</i>	Date: <i>3/24/26</i>
Resident of Cordova? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How Long?
Name of Partner (optional):	
Employer: <i>Self</i>	Job Title:
<b>Contact Information</b>	
Residence Address: [REDACTED]	
Mailing Address: <i>PO Box 2142</i>	
Cell Phone: [REDACTED]	Email Address: <i>[REDACTED]</i>
May we include your contact information on our webpage/in published meeting packets: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets: <i>name, mailing address</i>	
<b>Affiliations</b>	
Current membership in organizations:	
Past memberships in organizations:	
City Board(s) or Commission(s) in which you are interested:	
Why do you want to be involved with this Board or Commission?	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission?	
Applications can be dropped off at City Hall or emailed to: <a href="mailto:cityclerk@cityofcordova.net">cityclerk@cityofcordova.net</a>	
Board/Commission Application Revised: 10/2019	



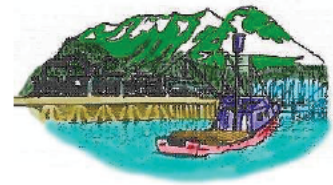
# City Board or Commission Membership Application



Personal Information	
Name: Shae Bowman	Date: 03/25/2026
Resident of Cordova? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How Long? 2015
Name of Partner (optional): Joe Hamm	
Employer: RurAL CAP	Job Title: Community/Energy Development Specialist
Contact Information	
Residence Address: 5.5 Mile Powercreek Road	
Mailing Address: P.O. Box 256	
Cell Phone: 907-253-5854	Email Address: sbowman@ruralcap.org
May we include your contact information on our webpage/in published meeting packets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
Current membership in organizations: Copper River Watershed Project Cordova Parks and Rec	
Past memberships in organizations:	
City Board(s) or Commission(s) in which you are interested: Cordova Housing Accelerator	
Why do you want to be involved with this Board or Commission? I want to help Cordova address our housing shortage and improve long-term housing affordability. Thoughtful land use decisions, zoning updates, and clearer development pathways are essential to support new housing. I'd like to contribute my community development experience and work with the City to support responsible growth that meets Cordova's needs.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? I currently work for RurAL CAP as a Community Development Specialist in the Rural Housing Department, where I support rural communities in developing housing projects, accessing federal funding, and navigating regulatory requirements. I bring experience with housing programs, funding pathways, and partnerships across Alaska's housing sector. I believe this would be an asset to the Cordova Housing Accelerator as Cordova explores options to address our housing shortage and expand affordable housing opportunities.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	Board/Commission Application Revised: 09/2019



## City Board or Commission Membership Application



Personal Information	
Name: Nicole Songer	Date: 3/26/2026
Resident of Cordova? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How Long? 30
Name of Partner (optional):	
Employer: Cordova Family Resource Center	Job Title: Executive Director
Contact Information	
Residence Address: [REDACTED]	
Mailing Address: [REDACTED]	
Cell Phone: [REDACTED]	Email Address: [REDACTED]
May we include your contact information on our webpage/in published meeting packets: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
Current membership in organizations: Alaska Network on Domestic Violence and Sexual Assault, Cordova Coalition for a Healthy Community, The Off Road Permanent Supportive Housing work group	
Past memberships in organizations: Co-Chair for the Sexual Assault statewide guidelines development committee. Member of the Cordova Community Foundation.	
City Board(s) or Commission(s) in which you are interested: THE CORDOVA HOUSING ACCELERATOR COMMITTEE	
Why do you want to be involved with this Board or Commission? See attached	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? See attached	
Applications can be dropped off at City Hall or emailed to: <a href="mailto:cityclerk@cityofcordova.net">cityclerk@cityofcordova.net</a>	
Board/Commission Application Revised: 09/2019	

## **Why do you want to be involved with this Board or Commission?**

I am interested in serving on the Cordova Housing Accelerator Committee because housing stability is foundational to the health, safety, and long-term resilience of our community. Having lived in Cordova for the past 30 years, I have raised my family here, had children in the local schools, and built both my personal and professional life in this community. This lived experience deepens my commitment to ensuring Cordova remains a place where families can live, work, and thrive with stability and support.

In my role as Executive Director of the Cordova Family Resource Center (CFRC), I see firsthand how limited housing availability directly impacts individuals and families experiencing domestic violence, sexual assault, homelessness, mental health challenges, and substance misuse. Safe, stable housing is often the critical factor that determines whether someone can move forward toward safety and self-sufficiency.

CFRC is actively engaged in addressing housing instability through multiple avenues. We currently administer two housing-focused grants, the Basic Homeless Assistance Program and the Next Generation Stabilization Program, which provide critical support such as short-term housing assistance, stabilization services, and connections to long-term housing solutions. In addition, CFRC provides 24-hour emergency shelter serving individuals and families experiencing domestic violence, sexual assault, and homelessness, ensuring immediate safety when no other options are available.

I bring over 25 years of experience working in Cordova across mental health, substance misuse, and domestic violence/sexual assault services. This experience has given me a deep understanding of the complex, interconnected factors that contribute to housing instability, as well as the importance of coordinated, trauma-informed, and culturally responsive approaches.

I also see the broader community impact of limited housing availability, particularly in workforce recruitment and retention. It is often difficult to hire and retain qualified staff due to the lack of affordable housing options, which affects not only service providers like CFRC but also the overall capacity of our community to meet critical needs.

Cordova's unique challenges, including geographic isolation, limited housing stock, and seasonal population fluctuations—require collaborative, community-driven solutions. I am committed to bringing a practical, service-informed perspective to the Committee, grounded in both data and the lived experiences of those most impacted. I value cross-sector collaboration and bring experience working with a wide range of community partners across service systems.

I am motivated to contribute to strategic, sustainable housing solutions that reflect Cordova's needs, strengthen our community infrastructure, and ensure that all residents, especially our most vulnerable, have access to safe and stable housing.

**What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission?**

I bring over 25 years of experience working in Cordova in the fields of mental health, substance misuse, and domestic violence and sexual assault services. As Executive Director of the Cordova Family Resource Center, I oversee crisis response, prevention programming, and housing stabilization efforts, including administration of the Basic Homeless Assistance Program and the Next Generation Stabilization Program, as well as a 24-hour emergency shelter serving individuals and families experiencing violence and homelessness.

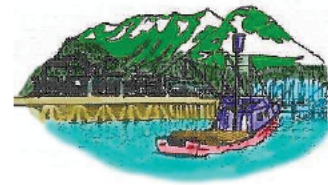
My experience includes program development, grant management, fiscal oversight, and compliance with state and federal funding requirements. I have extensive experience collaborating across systems and responding to complex community needs in a remote setting, where housing, safety, and access to services are closely interconnected.

My board and committee service further inform my perspective. I have held multiple leadership roles with the Alaska Network on Domestic Violence and Sexual Assault, including Treasurer, Secretary, and currently serving as Operational Board Chair. I have also facilitated and participated in the Cordova Coalition for a Healthy Community and The Off Road Permanent Supportive Housing work group. In addition, I served as Co-Chair for the statewide Sexual Assault Guidelines Development Committee and as a member of the Cordova Community Foundation.

I bring both a strategic and practical perspective, grounded in direct service experience, leadership, and community engagement, and am committed to contributing to sustainable, solution-focused efforts that strengthen housing stability and community wellbeing.



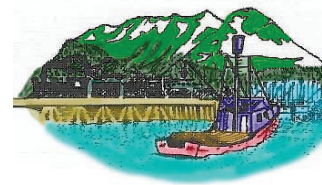
# City Board or Commission Membership Application



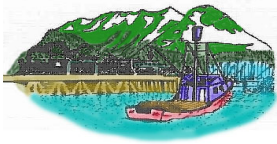
Personal Information	
Name: Kenneth B Jones	Date: 3/31/26
Resident of Cordova? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How Long? 35 yrs
Name of Partner (optional): Shannon Jones	
Employer: self	Job Title:
Contact Information	
Residence Address: [REDACTED]	
Mailing Address: POBOX 615	
Cell Phone: 907-360-3456	Email Address: [REDACTED]
May we include your contact information on our webpage/in published meeting packets: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets: <b>cell number, not physical address</b>	
Affiliations	
Current membership in organizations: CDFU, SCI, SCI AK, Wild Sheep, AK Wild Sheep, NRA, Mule Deer foundation.	
Past memberships in organizations: PWSAC, CDFU, City Council, Harbor Commission	
City Board(s) or Commission(s) in which you are interested: Housing Committee	
Why do you want to be involved with this Board or Commission? I am well versed with the city code and the challenges facing developers, property and business owners and landlords in this community and have multiple ideas on how we can tackle the housing shortage with real meaningful impacts with common sense zoning reforms.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? I have 12 years on harbor commission, 6 years on city council, and have been a property manager for over 10 years including a landlord / owner / self manager for the last 6 years.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	Board/Commission Application Revised: 09/2019



## City Board or Commission Membership Application



Personal Information	
Name: Barb Jewell	Date: 4/29/26
Resident of Cordova? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How Long? 15 years
Name of Partner (optional): Robert Jewell	
Employer: CCMC	Job Title: Director of Community Programs
Contact Information	
Residence Address: 3101 Whitshed Rd	
Mailing Address: P.O. Box 2173	
Cell Phone: 907-346-7398	Email Address: cdvjewell@gmail.com
May we include your contact information on our webpage/in published meeting packets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
<b>Current membership in organizations:</b>	
Pioneers of Alaska, Cordova Moose Lodge, Hospital Auxillary	
<b>Past memberships in organizations:</b>	
Cordova School District Board of education, Cordova 4-H Music Camp, Cordova PTA, Alaska Association of Volunteer Administrators, Society for Human resource Administration, Alaska resilience Initiative	
<b>City Board(s) or Commission(s) in which you are interested:</b>	
Housing Accelerator Committee	
<b>Why do you want to be involved with this Board or Commission?</b>	
The lack of affordable housing is having a negative effect on our community and conversely having sufficient affordable, safe and accessible housing would have a huge positive effect. As a School Board Member and a Director at CCMC, I have seen how the community has trouble attracting and retaining families and employees due to the lack of and high cost of housing. I would like to use my experiences and skills to help Cordova address this problem. I believe this is a solvable problem and would like to be a part of the solution.	
<b>What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission?</b>	
I have been involved in housing and homelessness issues for most of my professional career while working for health and social service organizations including Covenant House Alaska, Volunteers of America, North Star Behavioral Health and CCMC. My work and volunteer Board roles have provided exposure to and experience with housing policy and initiatives, legislative process, advocacy as well as the experience of building partnerships and coalitions. I have a degree in Public Administration which has given me a knowledge of policy, governance, administration and budgeting all of which play a role in developing safe, affordable and sustainable community resources.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	Board/Commission Application Revised: 10/2019



**City Council of the City of Cordova, Alaska**  
**Pending Agenda**  
**May 6, 2026 Regular Council Meeting**

A. <b>Future agenda items - topics put on PA with no specific date for inclusion on an agenda</b>	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) Annexation of whitshed/other surrounding areas and/or research/ borough formation	8/6/2025
10) MOU with Chamber for tourism mktg - tie funding to deliverables and a % of public accomodations tax rev	10/15/2025
11) 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. <b>Resolutions, Ordinances, other items that have been referred to staff or may need to be revisited</b>	date referred
1) <b>Res 12-18-36</b> 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:
 

<b>7/15/2026</b>	<b>10/21/2026</b>	<b>1/20/2027</b>	<b>4/21/2027</b>
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  - 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 photo by Wendy Ranney
  - 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)-revisit AMLIP account quarterly also



D. <b>Council adds items to Pending Agenda in this way:</b>		
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 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

Shipyards Expansion

Three-Stage Dock

**Public Works**

Water Infrastructure

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

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

Upgrade pump stations and equipment

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

Replacement and relocation of Morpac tank

Water Equipment

Vac truck

Backhoe

Sewer Infrastructure

Replacement/upgrade of wastewater plant and SCADA

Replacement/upgrade of all lift stations

Replacement of force main in Odiak Slough

Upgrade pipe infrastructure

Sewer Equipment

Dump truck

Backhoe

Streets Infrastructure

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

Lake Ave. hillside

Evaluation of existing storm drain systems

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

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

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

**Public Safety**

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

**Parks and Recreation**

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

Parks maintenance shop facility improvements – code compliance  
Ski Hill Improvements

**Land Development**

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

and;

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

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

**PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF DECEMBER 2024**



A blue ink signature of David Allison, Mayor.

David Allison, Mayor

ATTEST:

A blue ink signature of Susan Bourgeois, CMC, City Clerk.

Susan Bourgeois, CMC, City Clerk

most recently approved CIP list-DEC-24

# May 2026

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

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

31

1

**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

# June 2026

**CALENDAR MONTH** JUNE  
**CALENDAR YEAR** 2026  
**1ST DAY OF WEEK** SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31 	1	2	3 7:00 Council reg mtg CCAB	4	5	6 
7	8	9 6:30 P&Z CCAB	10 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	11	12	13 COPPER RIVER NOUVEAU OUR HYBRID FUNDRAISER (ONLINE AND IN-PERSON) JUNE 13 12:00 Hosp Svc Bd HCR
14  	15	16 5:30 CTC Board Meeting CCER	17 7:00 Council reg mtg CCAB	18	19 City Hall Closed Juneteenth Holiday 6/19 	20
21	22 UnCruise ADVENTURES in Cdv 6/22 9am-4pm	23	24 6:00 CEC Board Mtg CCER	25 12:00 Hosp Svc Bd HCR	26	27
28	29	30 6:00 P&R CCM	1 	2	3	4

5 6 **Notes**

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 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
<b>Mayor:</b> 3 years	<b>Kristin Smith</b> <a href="mailto:Mayor@cityofcordova.net">Mayor@cityofcordova.net</a>	March 4, 2025	March-28
<b>Council members:</b> 3 years	<b>Debra Adams</b> <a href="mailto:CouncilSeatA@cityofcordova.net">CouncilSeatA@cityofcordova.net</a>	March 4, 2025	March-28
3 years	<b>Lee Collins</b> <a href="mailto:CouncilSeatB@cityofcordova.net">CouncilSeatB@cityofcordova.net</a>	March 4, 2026	March-29
3 years	<b>Kasey Kinsman, Vice Mayor</b> <a href="mailto:CouncilSeatC@cityofcordova.net">CouncilSeatC@cityofcordova.net</a>	March 3, 2026 March 7, 2023	March-29
3 years	<b>Wendy Ranney</b> <a href="mailto:CouncilSeatD@cityofcordova.net">CouncilSeatD@cityofcordova.net</a>	March 5, 2024 July 5, 2023	March-27
3 years	<b>David Zastrow</b> <a href="mailto:CouncilSeatE@cityofcordova.net">CouncilSeatE@cityofcordova.net</a>	March 5, 2024	March-27
3 years	<b>Aaron Hansen</b> <a href="mailto:CouncilSeatF@cityofcordova.net">CouncilSeatF@cityofcordova.net</a>	March 4, 2025	March-28
3 years	<b>Mike Mickelson</b> <a href="mailto:CouncilSeatG@cityofcordova.net">CouncilSeatG@cityofcordova.net</a>	March 4, 2025	March-28

## Cordova School District School Board of Education - Elected

length of term		Date Elected	Term Expires
3 years	<b>Malani Towle</b> <a href="mailto:mtowle@cordovasd.org">mtowle@cordovasd.org</a>	March 3, 2026	March-29
3 years	<b>Kate Trudeau</b> <a href="mailto:ktrudeau@cordovasd.org">ktrudeau@cordovasd.org</a>	March 4, 2025	March-28
3 years	<b>Henk Kruithof, president</b> <a href="mailto:hkruithof@cordovasd.org">hkruithof@cordovasd.org</a>	March 5, 2024 March 2, 2021	March-27
3 years	<b>Emma Merritt</b> <a href="mailto:emerritt@cordovasd.org">emerritt@cordovasd.org</a>	March 4, 2025	March-28
3 years	<b>Peter Hoepfner</b> <a href="mailto:phoepfner@cordovasd.org">phoepfner@cordovasd.org</a>	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 '27	<b>vacant</b>
board/commission chair/vice	
seat up for re-appt in Nov '26	

(updated 4-1-26)

# 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	<b>Kelsey Appleton Hayden</b> <a href="mailto:CCMCBoardSeatE@cdvcmc.com">CCMCBoardSeatE@cdvcmc.com</a>	March 7, 2023 March 3, 2020	March-26
3 years	<b>Diane Ujioka</b> <a href="mailto:CCMCBoardSeatC@cdvcmc.com">CCMCBoardSeatC@cdvcmc.com</a>	March 5, 2024 December 19, 2023	March-27
3 years	<b>Ann Linville, Chair</b> <a href="mailto:CCMCBoardSeatA@cdvcmc.com">CCMCBoardSeatA@cdvcmc.com</a>	March 4, 2025 March 1, 2022	March-28
3 years	<b>Shelly Kocan</b> <a href="mailto:CCMCBoardSeatB@cdvcmc.com">CCMCBoardSeatB@cdvcmc.com</a>	March 5, 2024 July 25, 2024	March-28
3 years	<b>Liz Senear</b> <a href="mailto:CCMCBoardSeatD@cdvcmc.com">CCMCBoardSeatD@cdvcmc.com</a>	March 5, 2024 March 2, 2021	March-27

## Library Board - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Mary Anne Bishop, Chair</b>	Nov '06, '10, '13, '16, '19, Dec '22, '25	November-28
3 years	<b>Debra Adams</b>	Dec '21, '24	November-27
3 years	<b>Michelle Ess</b>	Dec '25	November-28
3 years	<b>Kate Williams</b>	May '25	November-26
3 years	<b>Krysta Williams</b>	Feb '18, Dec '20, Dec '23	November-26

## Planning Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Kris Ranney</b>	Dec '22, Dec '25	November-28
3 years	<b>Mark Hall, Vice Chair</b>	Nov '19, Dec '22, Dec '25	November-28
3 years	<b>Sarah Trumblee</b>	Dec '20, Dec '23	November-26
3 years	<b>Tania Harrison, Chair</b>	Mar '22, Dec '24	November-27
3 years	<b>Gail Foode</b>	Dec '23	November-26
3 years	<b>Chris Bolin</b>	Sep '17, Nov '18 Dec '21, Dec '24	November-27
3 years	<b>Sean Den Adel</b>	Dec '23	November-26

seat up for re-election in Mar '27	<i>vacant</i>
board/commission chair	
seat up for re-appt in Nov '25	

(updated 4-1-26)

# 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	<b>Ryan Schuetze</b>	Dec '23, Dec '24	November-27
3 years	<b>Andy Craig, Chair</b>	Nov '16, '19, Dec '22, '25	November-28
3 years	<b>Garrett Collins</b>	Dec '23	November-26
3 years	<b>Kenton Soares</b>	Dec '25	November-28
3 years	<b>Hein Kruthof</b>	Dec '23	November-26

## Parks and Recreation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Kelsey Hayden</b>	Dec '24	November-27
3 years	<b>Grace Lee</b>	Dec '25	November-28
3 years	<b>Danny Carpenter</b>	Jul '25	November-27
3 years	<b>Kara Rodrigues</b>	Dec '23	November-26
3 years	<b>Gabrielle Brown</b>	Jan '25, Dec '25	November-28
3 years	<b>Jim Fritsch</b>	June '25	November-28
3 years	<b>Erin Cole, chair</b>	May '24	November-26

## Historic Preservation Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	<b>Chris Bolin, Planning Commission member</b>	Feb' 26	app't'd by PC	November-28
3 years	<b>Cathy Sherman, professional member</b>	Dec '25		November-28
3 years			app't'd by NVE	November-28
3 years	<b>Christy Mog, professional member</b>	Dec '23		November-26
3 years	<b>Wendy Ranney, historical society member</b>	Dec '25		November-27
3 years	<b>Jamie Foode, professional member</b>	Jan '25		November-27
3 years	<b>Jim Casement, public member</b>	Dec '23		November-26

seat up for re-election in Mar '27	<b>vacant</b>
<b>board/commission chair</b>	need to be re-appt'd by other
seat up for re-appt in Nov '26	

(updated 4-1-26)