

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

G. Approval of Consent Calendar - none

H. Approval of Minutes – none

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

4. Mayor’s Report
5. City Manager’s Report
6. City Clerk’s Report
 - a. City Representative on PWSAC Board of Director vacancy announcement..... (page 2)

K. Correspondence - none

7. City Council correspondence primer: correspondence policies & procedures..... (page 3)

L. Ordinances and Resolutions

8. Resolution 05-26-21..... (voice vote)(page 4)
A resolution of the Council of the City of Cordova, Alaska, adopting the City of Cordova 2026 Local Hazard Mitigation Plan

M. Unfinished Business - none

N. New & Miscellaneous Business

9. Council discussion of CSD funding, other revenue shortfalls, and setting of 2026 mill rate..... (page 10)
10. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 14)

O. Audience Participation

P. Council Comments

Q. Executive Session

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

R. Adjournment

Executive Sessions per Cordova Municipal Code 3.14.030

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

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

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

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.



City of Cordova

A L A S K A

Public Notice: 5/05/2026

Seeking City Representative on Prince Willam Sound Aquaculture Board of Directors

Mayor Smith and the City Council seek a community member to serve as the city representative on the Prince William Sound Aquaculture Board of Directors.

Applicants may not be area E salmon permit holders and may not have processing industry or native organization interest.

Call or email the City Clerk's office at 907-424-6248 or email cityclerk@cityofcordova.net

The Boards and Commissions application can be found in the Document Central page of the City website, at <https://www.cityofcordova.net/document-central/>



PUBLIC NOTICE

SOLICITATION FOR CITY REPRESENTATIVE ON PRINCE WILLIAM SOUND AQUACULTURE BOARD OF DIRECTORS



Council Packet Correspondence Primer: Communicating with Your Elected Cordova Officials

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

What gets published in Council packets as Correspondence?

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

What does not get published in Council packets as Correspondence?

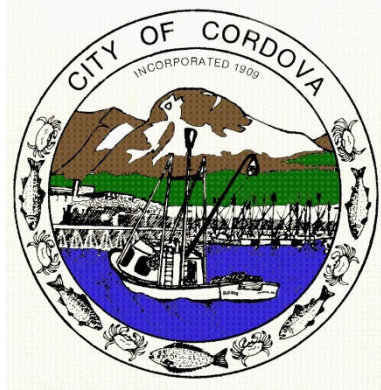
- Letters, emails, cards, or other written or electronic mail that are disparaging to individuals or entities
- Letters, emails, cards, or other written or electronic mail that have been sent anonymously
- Letters, emails, cards, or other written or electronic mail that contain confidential information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

More information about items not subject to publication:

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

Suggestions concerning correspondence:

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



AGENDA ITEM 8
City Council Meeting Date: 5/20/26
CITY COUNCIL COMMUNICATION FORM

FROM: Kevin Johnson, Public Works Director
DATE: 5/13/26
ITEM: Resolution 05-26-21 Adoption of the City of Cordova 2026 Local Hazard Mitigation Plan
NEXT STEP: Approve Resolution Adopting the Plan

ORDINANCE RESOLUTION
 MOTION INFORMATION

I. REQUEST OR ISSUE: AECOM Technical Services, Inc. (AECOM) recently completed an update of the city’s Local Hazard Mitigation Plan (LHMP). FEMA has issued an Approval Pending Adoption (see attached). In order to formally adopt the plan, City Council needs to adopt the plan by resolution.

II. RECOMMENDED ACTION / NEXT STEP: Staff suggest the following motion:
“I move to approve Resolution 05-26-21, adopting the City of Cordova 2026 Local Hazard Mitigation Plan”

III. FISCAL IMPACTS: The City must have an updated and approved LHMP plan to be eligible to receive FEMA grants.

IV. BACKGROUND INFORMATION: A LHMP is intended to help communities reduce the impacts of natural disasters by identifying local hazards and strategies to mitigate them. These plans are created by the community and then reviewed by the State and FEMA to determine that they comply with LHMP requirements that make the community eligible for hazard mitigation and other similar funding. An approved and adopted plan is valid for five years from adoption.

The City of Cordova LHMP was last updated in 2018. Plans. Cordova received State grant funding to hire a consultant to help update the LHMP as the 2018 version approached the end of its approval period. A contractor was assigned to the City and began working with staff in late 2024.

Staff and the Consultant spent the first part of 2025 reviewing the 2018 plan to determine what needed to be carried over from the old plan to the updated plan. Following that, a small group of local stake holders (DOT, CEC, CTC, NVE, CRWP, CSD, USFS, CDV Avalanche Center, CCMC, and PWSSC) were asked to review the first draft of the 2026 LHMP. Comments from this review were used to prepare the second draft of the plan.

The second draft of the LHMP was released for public review on 10/28/2025 with a request for comments to be provided by 11/10/2025. Staff received limited public review comments.

Following the closure of the public comment period, the Planning Commission held a meeting on 11/10/2025 to review the draft LHMP along with the received public comments. The Commission provided comments concerning language describing the community, corrections made to names of critical facilities, minor typographical errors, details provided on various existing programs and policies, recommendations for edits or clarifications on mitigation actions.

The commission's and public's comments were used to draft the third and final draft. This draft was submitted to both the State and FEMA who have reviewed and approved the plan pending adoption by the City Council.

Hazards addressed in our plan include the following: avalanche, climate change, drought, earthquake, erosion, flood, hazardous material event, landslide, severe weather, technological / cyber threat, tsunami, volcano, and wildfire.

Once our plan is finalized and approved by FEMA, our community will be eligible to apply for and receive certain types of nonemergency disaster assistance, including funding for mitigation projects identified in our plan.

Staff now asks that the City Council adopt the plan by passing resolution 05-26-21

V. SUMMARY AND ALTERNATIVES: The City of Cordova is required to have an approved Local Hazard Mitigation Plan that is no more than 5 years old to be eligible for certain Federal funding. Cordova's current plan is from 2018 which is outside of the 5-year validity period. Staff has worked with a consultant to review and update the plan. This plan has been through multiple rounds of review by stakeholders, the general public, and Planning Commission. Staff now asks that the City Council adopt the plan by passing resolution 05-26-21.

VI. ATTACHMENTS:

- Resolution 5-26-21
- Approval Pending Adoption
- City of Cordova 2026 Local Hazard Mitigation Plan
(available on City Website just under the 05-20-26 Regular City Council Meeting Packet)
<https://www.cityofcordova.net/wp-content/uploads/2026/05/05-20-26-Regular-Council-Meeting-agenda-item-8-full-Cordova-LHMP.pdf>

**CITY OF CORDOVA, ALASKA
RESOLUTION 5-26-21**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
ADOPTING THE CITY OF CORDOVA 2026 LOCAL HAZARD MITIGATION PLAN**

WHEREAS, the City of Cordova recognizes the threat that local natural hazards pose to people and property; and

WHEREAS, undertaking hazard mitigation projects before disasters occur will reduce the potential for harm to people and property and will save taxpayers' dollars; and

WHEREAS, adoption of the plan is necessary for the City to be eligible for certain FEMA and other Federal funding; and

WHEREAS, the updated Cordova Local Hazard Mitigation Plan has been reviewed by the U.S. Department of Homeland Security's Federal Emergency Management Agency Region 10, who has committed to approve the plan upon adoption by the City of Cordova.

NOW, THEREFORE BE IT RESOLVED that the Council of the City of Cordova, Alaska does hereby adopt the updated 2026 Local Hazard Mitigation Plan.

PASSED AND APPROVED THIS 20th DAY OF MAY 2026.

Kristin Smith, Mayor

Attest:

Susan Bourgeois, City Clerk



FEMA

May 1, 2026

Garrett Brooks, State Hazard Mitigation Officer
Department of Military and Veterans Affairs
Division of Homeland Security and Emergency Management
P.O. Box 5750
JBER, Alaska 99505-0800

Reference: Adoption Needed to Finish Cordova Hazard Mitigation Planning Process

Dear Mr. Brooks:

The Risk Analysis Branch of FEMA Region 10 Mitigation Division has determined the Cordova hazard mitigation plan meets all applicable FEMA mitigation planning requirements¹. An adoption resolution is needed for FEMA plan approval.

Mitigation plans may include additional content to meet Element H: Additional State Requirements or content the local government included beyond applicable FEMA mitigation planning requirements. Determination that the plan is Approvable Pending Adoption (APA) does not include the review or approval of content that exceeds these applicable FEMA mitigation planning requirements.

Local governments, including special districts, with a plan status of APA are not eligible for FEMA mitigation grant programs with a mitigation plan requirement. The next step in the approval process is to formally adopt the mitigation plan and send a resolution to the state for submission to FEMA. Sample adoption resolutions can be found in Appendix A of the Local Mitigation Planning Policy Guide.

An approved local mitigation plan, including adoption by the local government, is one of the conditions for applying for and/or receiving FEMA mitigation grants.

¹ Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and National Dam Safety Program Act, as amended; C.F.R. 44 § 201, Mitigation Planning; and Local Mitigation Planning Policy Guide (FP-206-21-0002).

Officer Brooks

May 1, 2026

Page 2

Jurisdictions that adopt the plan more than one year after APA status has been issued must either:

- Validate that their information in the plan remains current with respect to both the risk assessment (no recent hazard events, no changes in development) and their mitigation strategy (no changes necessary); or
- Make the necessary updates before submitting the adoption resolution to FEMA.

We look forward to receiving the adoption resolution and discussing options for implementing this hazard mitigation plan. If we can help in any way, please contact the FEMA Region 10 Hazard Mitigation Planning Team at FEMA-R10-MIT-Planning@fema.dhs.gov.

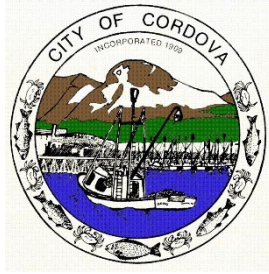
Sincerely,

Andrew Jones
Acting Risk Analysis Branch Chief
Mitigation Division

MB:AB

Entire Copy of the Draft 2026 Local Hazard Mitigation Plan can be found here:

<https://www.cityofcordova.net/wp-content/uploads/2026/05/05-20-26-Regular-Council-Meeting-agenda-item-8-full-Cordova-LHMP.pdf>



AGENDA ITEM 9

City Council Meeting Date: 5/20/26

CITY COUNCIL COMMUNICATION FORM

FROM: Samantha Greenwood, City Manager

DATE: 5/13/26

ITEM: City Finances Discussion

ORDINANCE
 MOTION

RESOLUTION
 INFORMATION

I. REQUEST OR ISSUE: Follow up to the 5/6/26 City Council action on the increase to the school's budget and other FY26 and FY 27 finances

II. BACKGROUND INFORMATION: The city currently has limited financial resources, and costs are going up for all people, businesses, and the city. The city offers a variety of services to the community and has worked hard to deliver these services with reduced staff and limited operating budgets.

Going back to the city's development of the FY26 budget. We, like the school, have not filled or budgeted positions, including 7 full-time positions, one part-time position, and numerous temporary positions over the 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 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.

The council and staff 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 (down \$790,000), school bond debt reimbursement (down \$375,000), and the Raw fish tax (down \$360,000). One fish processing plant is not operating this summer, which will impact sales and the MAT tax, but the extent is unknown at this point.

For FY27, these State and Federal sources are still unreliable. As of now, FY27 Forest receipts are not being funded, and school bond debt reimbursement is in the State budget at the same level as in FY26. The 2026 fishing forecast is poor, which could mean the FY27 fish tax may be lower than in FY26. As we begin working on the FY27 budget, the medical insurance broker estimates a 15% increase in health insurance costs, totaling \$280,000, and the required non-exempt payroll increase is \$225,000.

Capital projects and deferred maintenance are unfunded, and maintenance budgets are bare bones. The impact being, as we have seen with the pool, furnaces, and other crises, we are in reaction mode.

I am painting this picture because I want the council to understand that funding ongoing money requests cannot be sustained without a plan to pay for these unfunded expenses, without cutting into the city operating budget. The requests need to be considered carefully, and the benefits gained from funding them evaluated. The staff has done an amazing job maintaining services, although future cuts in personnel costs will result in lost services, reduced efficiency, and a negative impact on overall morale. We are starting a downward spiral.

School Budget Increase

The decision at the 5/6/26 city council meeting was to fund \$181,000 of the school's additional budget request and pay this amount in FY26 to help address lopsided payments resulting from different fiscal years. In that memo, solutions were provided but not committed to. This memo will address payment sources and provide an update on future fiscal issues. The 2026 mill rate will be set at the June 3, 2026, City Council Meeting.

The solutions presented at the meeting to pay for the increase to school funding were as follows:

If any portion is going to be funded, the mill rate should be raised to support it. This is a sustainable solution for the future, because the amount collected will continue into FY27 budget. See Attachment 2026 COC Mill Rate Calculation/Scenarios

The scenarios indicate that setting the mill rate at 12.07 (1 mill above the mill rate which would achieve budgeted revenue, but only .63 mills more than 2025 mill rate) will generate sufficient revenue (\$324,000) to fund \$181,000 in FY26. This solution is sustainable. The remainder of the additional revenue collected (\$324,000 - \$181,000 = \$143,000) which would occur in FY26, would help to absorb the increases in expenses due to utility and fuel increases. As shown in the table, a 12.07 mill rate will raise property taxes by \$404/year, or \$34/month, for an average property which had been valued at \$400,000 in 2025, currently averaging a 3.15% increase so valued at \$420,000 in 2026. This amount would increase/decrease depending on individual taxpayers' property value. At a minimum, the mill should be set at 11.63 to pay for the school's \$181,000 budget increase, so that it does not impact the FY26 budget further and allows FS receipts to be used strategically for unexpected and unfunded issues into the future including FY27. Revenue received from the 2020 Coho and Pink salmon fish disaster and other unexpected funds have been used to fund pool maintenance, the unexpected oil tax repayment, and the Parks & Rec master plan.

FS receipts have been announced, and the city will receive \$610,749.56.

The Second Street grant match increase is still \$124,136 short. The Denali grant match has not been announced. As of now, the funds to pay for the match need to be budgeted from these FS receipts, leaving \$436,613. Forest Receipts is a one-time payment from the federal government and has been unreliable for multiple years. It makes more financial sense to use these types of payments for one-time expenses, such as the Second Street match or other capital projects. Not funding recurring/annual funding needs, knowing that it is likely that the funds will not be available the next FY.

Using the Ordinance 1231 Cash Flow funds

Of the 3 million, \$598,667 has been allocated to avoid drawing on the permanent fund for the removal of contaminated soil and to replace lost revenue in FY25. The purpose of Ordinance 1231 was to facilitate cash flow for City operations. In FY26, we have already transferred funds to meet expenses (cash flow). Increases in utilities and other expenses that could not have been budgeted have started the need for cash flow infusion earlier than usual. We will continue to transfer funds as our revenue cycle dips to its lowest point. The fourth quarter is usually the time we can “repay” the cash flow funds. The unknown but potential loss of sales tax, MAT tax, and unexpected increases in electricity and fuel costs may prevent all transferred cash flow funds from being returned to the AMLIP account. The purpose of these funds is cash flow; any reduction of the remaining \$2.4 million should be made with serious consideration of the impact of the revenue uncertainty around FY26 and FY27.

Unexpected revenue has provided an opportunity to address unexpected expenses, reduce deferred maintenance, upgrade equipment, and address other capital needs, without decimating the FY26 budget or dipping into the permanent fund. This can continue by allocating the Forest Receipts funds to the capital fund, as was done earlier this year with the 2020 coho pink salmon disaster funds and other unexpected revenue. This fund allowed us to pay for oil tax reimbursement, pool repairs, and the master plan, totaling \$194,584. Having these funds available to cover unexpected expenses has allowed us to avoid removing dollars from the already sparse FY26 budget. We know we have deferred maintenance, aging infrastructure and equipment, and unreliable revenue sources. We should work towards planning and being strategic about how we can protect the permanent fund and our limited available resources. Keeping the FS receipts funds available for unknown future expenses moves us towards that goal.

Staff recommends raising the mill rate to 12.07 to cover the school’s request and putting the remaining \$143,000 and Forest receipts funds (the \$486,613) into the capital project account. This fund can be used for capital projects, unexpected repairs, or other unexpected expenses, and can be carried into FY27 for the same purpose.

2026 City of Cordova Mill Rate Calculations/Scenarios

2026 total taxable value

\$324,043,630

prop tax rev in 2026 City budget

\$3,585,632

mill rate that gets closest to budgeted revenue = 11.07 mills

mill rate of:	multiplied by total taxable	equals revenue of:	
11.07	\$324,043,630	\$3,587,163	closest to \$3.585M

a mill rate increase of .56 mills over 11.07

mill rate of:	multiplied by total taxable	equals revenue of:	
11.63	\$324,043,630	\$3,768,627	approx \$181K more revenue

a mill rate increase of 1 mill over 11.07

mill rate of:	multiplied by total taxable	equals revenue of:	
12.07	\$324,043,630	\$3,911,207	approx \$324K more revenue

a mill rate increase of 1.5 mills over 11.07

mill rate of:	multiplied by total taxable	equals revenue of:	
12.57	\$324,043,630	\$4,073,228	approx \$486K more revenue

a mill rate increase of 2 mills over 11.07

mill rate of:	multiplied by total taxable	equals revenue of:	
13.07	\$324,043,630	\$4,235,250	approx \$648K more revenue

total taxable value of \$324,043,630 means each one mill increase is equal to tax revenue increase of: **\$324,044**

each of the 5 scenarios as applied to a property that was valued at \$400,000 in 2025
the first scenario below would lead to a slight decrease in taxes
each of the other 4 scenarios leads to an increase in property taxes for most residential properties

if mill rate is exactly the number to get budgeted revenue

value in 2025	mr in 2025	taxes in 2025			
\$400,000	11.44	\$4,576.00			
avg increase 3.15%	mr in 2026	taxes in 2026	\$ increase in taxes	per month increase	% increase in taxes
	11.07	\$4,567.48	-\$8.52	-\$0.71	-0.19%

if mill rate is increased by .56 mills over 11.07

value in 2025	mr in 2025	taxes in 2025			
\$400,000	11.63	\$4,652.00			
avg increase 3.15%	mr in 2026	taxes in 2026	increase in taxes	per month increase	% increase in taxes
	11.63	\$4,798.54	\$146.54	\$12.21	3.15%

if mill rate is increased by 1 mill over 11.07

value in 2025	mr in 2025	taxes in 2025			
\$400,000	11.44	\$4,576.00			
avg increase 3.15%	mr in 2026	taxes in 2026	increase in taxes	per month increase	% increase in taxes
	12.07	\$4,980.08	\$404.08	\$33.67	8.83%

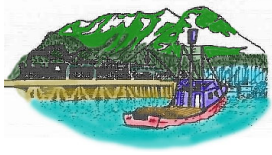
if mill rate is increased by 1.5 mills over 11.07

value in 2025	mr in 2025	taxes in 2025			
\$400,000	11.44	\$4,576.00			
avg increase 3.15%	mr in 2026	taxes in 2026	increase in taxes	per month increase	% increase in taxes
	12.57	\$5,186.38	\$610.38	\$50.87	13.34%

if mill rate is increased by 2 mills over 11.07

value in 2025	mr in 2025	taxes in 2025			
\$400,000	11.44	\$4,576.00			
avg increase 3.15%	mr in 2026	taxes in 2026	increase in taxes	per month increase	% increase in taxes
	13.07	\$5,392.68	\$816.68	\$68.06	17.85%

total taxable 2025	\$314,156,171
total taxable 2026	\$324,043,630
difference	\$9,887,459
% inc from 25 to 26	3.15%



City Council of the City of Cordova, Alaska
Pending Agenda
May 20, 2026 Regular Council Meeting

A. Future agenda items - topics put on PA with no specific date for inclusion on an agenda	initially put on or revisited
1) Facility condition assessments part 2 work session (did P&R on 4-19-23) - Oct '23	9/6/2023
2) City Code re: procurement, Manager spending limit trigger in a code provision	4/19/2023
3) Discuss/create a policy for established timeframes for review of City ongoing contracts	9/6/2023
4) Strategic planning work sessions (goal setting), 2/19/25, 3/19/25, next tbd	3/5/2025
5) Bonding for City streets - explore for when asphalt plants will be in town during other projects	4/3/2024
6) Enterprise funds accounting procedures	11/6/2024
7) Revisit Economic Development Property Tax Exemptions, Ordinances 1217 & 1223	12/4/2024
8) Fill projects - for shipyard, for businesses, potential locations	3/19/2025
9) 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. Resolutions, Ordinances, other items that have been referred to staff or may need to be revisited	date referred
1) Res 12-18-36 re E-911, will be back when a plan has been made	12/19/2018

C. Upcoming Meetings, agenda items and/or events: with specific dates				
1) Capital Priorities List, <u>Resolution 12-24-39</u> , is in each packet - if 2 council members want to revisit the resolution they should mention that at Pending Agenda and it can be included in the next packet for action				
2) Staff quarterly reports will be in the following packets:				
<table style="width: 100%; border: none;"> <tr> <td style="width: 25%; text-align: center;">7/15/2026</td> <td style="width: 25%; text-align: center;">10/21/2026</td> <td style="width: 25%; text-align: center;">1/20/2027</td> <td style="width: 25%; text-align: center;">4/21/2027</td> </tr> </table>	7/15/2026	10/21/2026	1/20/2027	4/21/2027
7/15/2026	10/21/2026	1/20/2027	4/21/2027	
3) Joint City Council and School Board Meetings - twice per year, May & October before Council mtg in May 6pm @ CHS before Sch Bd mtg Oct. or Nov.				
4) Clerk's evaluation - each year in Sept (prior to budget) - next Sept 2026				
5) Manager's evaluation - each year in Sept (prior to budget) - next Sept 2026				
6) In May each year City will provide public outreach regarding beginning of bear season 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. Council adds items to Pending Agenda in this way:

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

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



**City Council of the City of Cordova, Alaska
Pending Agenda
May 20, 2026 Regular Council Meeting**

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

1) Cordova Fisheries Committee:

auth res 10-24-32 approved Oct 2, 2024
committee appointed 3/5/25

- 1- Kory Blake
 - 2- Rod Jensen
 - 3- Kelsey Hayden
 - 4- Trae Lohse
 - 5- Tyler Dillon
 - 6- Jerry McCune
 - 7- John Williams
- set mtg schedule: quarterly, last Tuesday Jan, Apr, July, Oct

subject to change

2) Cordova Trails Committee:

re-auth res 03-26-16 app 3/18/26
re-auth res 11-18-29 app 11/7/18
auth res 11-09-65 app 12/2/09

		<u>term expires</u>		<u>term expires</u>
1-Elizabeth Senear		11/30/2026	2-Toni Godes	11/30/2027
3-Dave Zastrow		11/30/2026	4-Ryan Schuetze	11/30/2028
5-Stormy Haight		11/30/2028	6-Michelle Hahn	11/30/2027
7-Tyler Tulloch		11/30/2029		

3) Housing Supply Accelerator Committee

auth res 03-26-10 approved 3/4/26

- 1- Sheldon Barnes
- 2- Shae Bowman
- 3- Barb Jewell
- 4- Ken Jones
- 5- Sheridan Joyce
- 6- Diana Riedel
- 7- Nicole Songer

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

1) Prince William Sound Regional Citizens Advisory Council

David Janka re-appointed March 2026 2 year term until April 2028
appointed March 2024

2) Prince William Sound Aquaculture Corporation Board of Directors

vacant 3 year term until Oct 2027

3) Alaska Mariculture Alliance

Sean Den Adel appointed March 2024 no specific term

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

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

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

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

Port and Harbor

North Harbor Efficiency and Safety

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

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

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

Waste Oil Equipment /Maintenance Building

Shipyard Expansion

Three-Stage Dock

Public Works

Water Infrastructure

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

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

Upgrade pump stations and equipment

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

Replacement and relocation of Morpac tank

Water Equipment

Vac truck

Backhoe

Sewer Infrastructure

Replacement/upgrade of wastewater plant and SCADA

Replacement/upgrade of all lift stations

Replacement of force main in Odiak Slough

Upgrade pipe infrastructure

Sewer Equipment

Dump truck

Backhoe

Streets Infrastructure

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

Lake Ave. hillside

Evaluation of existing storm drain systems

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

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

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

Public Safety

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

Parks and Recreation

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

Parks maintenance shop facility improvements – code compliance
Ski Hill Improvements

Land Development

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

and;

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

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

PASSED AND APPROVED THIS 18th DAY OF DECEMBER 2024



David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

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
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 6:45 Council PH 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

Notes

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

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

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

Mayor and City Council - Elected

seat/length of term	email	Date Elected	Term Expires
Mayor: 3 years	Kristin Smith Mayor@cityofcordova.net	March 4, 2025	March-28
Council members: 3 years	Debra Adams CouncilSeatA@cityofcordova.net	March 4, 2025	March-28
3 years	Lee Collins CouncilSeatB@cityofcordova.net	March 4, 2026	March-29
3 years	Kasey Kinsman, Vice Mayor CouncilSeatC@cityofcordova.net	March 3, 2026 March 7, 2023	March-29
3 years	Wendy Ranney CouncilSeatD@cityofcordova.net	March 5, 2024 July 5, 2023	March-27
3 years	David Zastrow CouncilSeatE@cityofcordova.net	March 5, 2024	March-27
3 years	Aaron Hansen CouncilSeatF@cityofcordova.net	March 4, 2025	March-28
3 years	Mike Mickelson CouncilSeatG@cityofcordova.net	March 4, 2025	March-28

Cordova School District School Board of Education - Elected

length of term		Date Elected	Term Expires
3 years	Malani Towle mtowle@cordovasd.org	March 3, 2026	March-29
3 years	Kate Trudeau ktrudeau@cordovasd.org	March 4, 2025	March-28
3 years	Henk Kruithof, president hkruithof@cordovasd.org	March 5, 2024 March 2, 2021	March-27
3 years	Emma Merritt emerritt@cordovasd.org	March 4, 2025	March-28
3 years	Peter Hoepfner phoepfner@cordovasd.org	Mar 5, 2024, Mar 2, 2021, Mar 6, 2018, Mar 3, 2015, Mar 6, 2012, Mar 3, 2009, Mar 7, 2006	March-27

seat up for re-election in Mar '27	vacant
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	Kelsey Appleton Hayden CCMCBoardSeatE@cdvcmc.com	March 7, 2023 March 3, 2020	March-26
3 years	Diane Ujioka CCMCBoardSeatC@cdvcmc.com	March 5, 2024 December 19, 2023	March-27
3 years	Ann Linville, Chair CCMCBoardSeatA@cdvcmc.com	March 4, 2025 March 1, 2022	March-28
3 years	Shelly Kocan CCMCBoardSeatB@cdvcmc.com	March 5, 2024 July 25, 2024	March-28
3 years	Liz Senear CCMCBoardSeatD@cdvcmc.com	March 5, 2024 March 2, 2021	March-27

Library Board - Appointed

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

Planning Commission - Appointed

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

seat up for re-election in Mar '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	Ryan Schuetze	Dec '23, Dec '24	November-27
3 years	Andy Craig, Chair	Nov '16, '19, Dec '22, '25	November-28
3 years	Garrett Collins	Dec '23	November-26
3 years	Kenton Soares	Dec '25	November-28
3 years	Hein Kruthof	Dec '23	November-26

Parks and Recreation Commission - Appointed

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

Historic Preservation Commission - Appointed

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

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

(updated 4-1-26)