

**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**  
**July 1, 2026 @ 7:00pm**  
**Cordova Center Community Rooms**  
**Agenda**

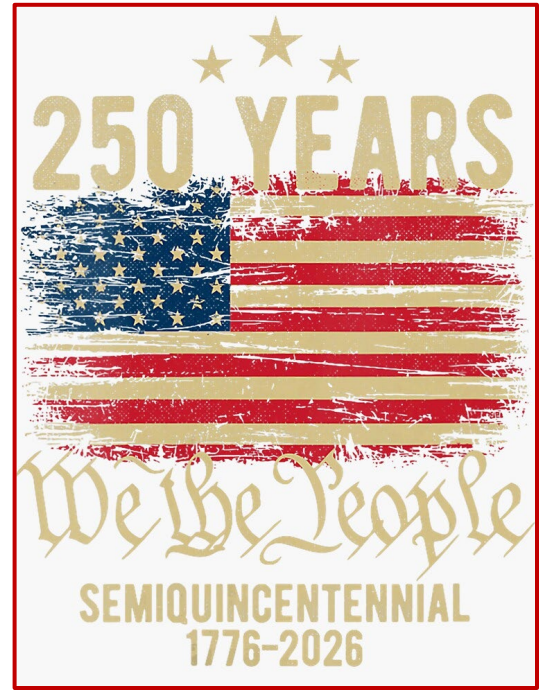
**A. Call to order**

**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**

4. Minutes:
  - a. Minutes of the Board of Equalization Hearing of April 20, 2026..... (page 2)
  - b. Minutes of the Council Regular Meeting of May 20, 2026..... (page 3)
  - c. Minutes of the Council Public Hearing of June 3, 2026..... (page 6)
  - d. Minutes of the Council Regular Meeting of June 3, 2026..... (page 7)
5. Council concurrence of Mayor Smith's appointment of David Phillips to serve..... (page 10)  
as City representative on the PWSAC Board of Directors

**H. Approval of Minutes** – in Consent Calendar

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

**J. Reports of Officers**

6. Mayor's Report
7. City Manager's Report..... (page 13)
  - a. YTD Financial Update, Finance Director, **Sheryl Glasen**..... (page 15)
8. City Clerk's Report

**K. Correspondence**

9. City Council correspondence primer..... (page 42)
  - a. 06-19-26 Mayor Smith letter of support for CCMC grant for primary care and..... (page 43)  
behavioral health integration
  - b. 06-19-26 Mayor Smith letter of support for CCMC grant for kitchen modernization..... (page 45)
  - c. 06-24-26 Mayor Smith letter to Governor Dunleavy regarding FY27..... (page 47)  
State of Alaska budget priorities

**L. Ordinances and Resolutions - none**

**M. Unfinished Business - none**

**N. New & Miscellaneous Business**

- 10. Council action on disposal and method of disposal for a portion of..... (voice vote)(page 49)  
ATS 220 (approximately 360 square feet)
- 11. Council action on disposal and method of disposal for a portion of Lots 4A & 4B..... (voice vote)(page 55)  
Harvill Subdivision (approximately 1,780 square feet)
- 12. Council action on disposal and method of disposal for a portion of..... (voice vote)(page 65)  
ATS 220 (approximately 4,100 square feet)
- 13. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 79)

**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**

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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.

**Board of Equalization Hearing  
April 20, 2026 @ 7:00 pm  
Cordova Center Community Rooms  
Minutes**

**A. Call to order – Board Chair Kristin Smith** called the Board of Equalization Hearing to order at 7:00 pm on April 20, 2026, in the Cordova Center Community Rooms.

**B. Disclosures of Conflicts of Interest and Ex Parte Communication** - none

**C. Roll call** - Present for roll call were **Board Chair Smith** and Board members **Debra Adams, Lee Collins, Kasey Kinsman, Mike Mickelson,** and **Wendy Ranney.** Board members **Aaron Hansen** and **David Zastrow** were absent. Also present were City Assessor **Arne Erickson,** City Clerk **Susan Bourgeois,** and Deputy City Clerk **Colette Gilmour.**

**C. Business Before the Board**

1. Property Assessment Appeals, 2026 tax year, City Council acting as Board of Equalization  
**Chair Smith** stated that this meeting is solely for the purpose of hearing the following 9 appeals from the assessments made by the Assessor. The Appellant has 5 minutes, the Assessor has 5 minutes then the Appellant is given 3 more minutes to rebut, if necessary.

Appeals of Assessed Value:

- Tony Rodrigues – Parcel 02-273-367. Appellant presented, Assessor presented, Appellant rebutted.
- Tony Rodrigues – Parcel 02-273-365. Appellant presented, Assessor presented, Appellant rebutted.
- Tony Rodrigues – Parcel 02-273-363. Appellant presented, Assessor presented, Appellant rebutted.
- Tony Rodrigues – Parcel 02-273-361. Appellant presented, Assessor presented, Appellant rebutted.
- Tony Rodrigues – Parcel 02-273-359. Appellant presented, Assessor presented, Appellant rebutted.
- John Baenen – Parcel 02-086-337. Appellant presented, Assessor presented, Appellant rebutted.
- John Baenen – Parcel 02-086-301. Appellant presented, Assessor presented, Appellant rebutted.
- John Baenen – Parcel 02-086-321. Appellant presented, Assessor presented, Appellant rebutted.
- John Baenen – Parcel 02-086-319. Appellant presented, Assessor presented, Appellant rebutted.

At 8:00 pm the Board entered closed deliberations to consider the 9 appeals that were presented to them. The Board considered all the evidence presented and within 7 days will be issuing a written decision to each appellant. The Board was in closed deliberations for 52 minutes. At 8:52 pm **Chair Smith** stated that the Board had concluded its work and had heard and deliberated upon all 9 appeals.

**D. Adjournment**

Hearing no objection, **Chair Smith** adjourned the hearing at 8:52 pm.

Approved: July 1, 2026

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

**Regular City Council Meeting  
May 20, 2026 @ 7:00 pm  
Cordova Center Community Rooms A & B  
Minutes**

**A. Call to order** – Mayor **Kristin Smith** called the Regular City Council Meeting to order at 7:00 pm on May 20, 2026, in the Cordova Center Community Rooms.

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

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

**D. Approval of Regular Agenda**

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

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

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

1. Guest speakers – none

2. Audience comments regarding agenda items

**Chris Moreno** commented on agenda item 9, the discussion about the mill rate. He opined that the city should not raise the mill rate.

3. Chairpersons and Representatives of Boards and Commissions - none

**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** – **Mayor Smith** reported: 1) she has been tracking developments in Juneau with the state operating budget – still unknown what the Governor may do because he has line-item veto power; 2) she urged people listening to not oversimplify what is happening with our discussion tonight of the City budget and the setting of the mill rate, it is not just about a funding gap and we may raise property taxes to fund it – school funding has seen less federally and from the state and the City is having to make up for those shortfalls, City fuel & utility costs are up – there are so many factors feeding into that the City has a lot less money to work with (to do chip sealing, to pay maintenance staff, to maintain our vehicles, to maintain our recreation facilities, to pay our staff, and to support the schools); 3) secure rural schools program is about to open up seats on a committee (RAC – resource advisory committee) that helps to allocate those funds and if anyone locally is interested – notice for application should be coming out in the next few weeks.

**5. City Manager's Report** – **Greenwood** reported: 1) the audit team is leaving early because they were able to get all questions answered more quickly than expected – great news and great job by the finance team, **Sheryl, Brenda, Pam** and **Tami**; 2) she and Acting Chief **Hayden** have been finalizing all the paperwork for the new police truck, should be here mid-June; 3) she has been working with brokers on liability insurance renewal and on health insurance.

6. City Clerk's Report – **Bourgeois** reported: a. City Representative on PWSAC Board of Director vacancy announcement.

**K. Correspondence** - none

7. City Council correspondence primer: correspondence policies & procedures

**L. Ordinances and Resolutions**

8. Resolution 05-26-21 A resolution of the Council of the City of Cordova, Alaska, adopting the City of Cordova 2026 Local Hazard Mitigation Plan

**M/Zastrow S/Ranney** to approve Resolution 05-26-21 A resolution of the Council of the City of Cordova, Alaska, adopting the City of Cordova 2026 Local Hazard Mitigation Plan

**Zastrow** said it seems like we needed to do this, the last update was in 2018 – City staff has been working on this, soliciting public comments and the like since 2024 and we need this in place, as long as we have one that is adopted within five years it allows us the ability to collect federal dollars from FEMA when disaster strikes. He said it seems comprehensive and he will support the adoption. **Ranney** said she has been involved in this process, made comments in 2025 when it went through the planning commission and her comments were addressed in this final draft.

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

**M. Unfinished Business** - none

**N. New & Miscellaneous Business**

9. Council discussion of CSD funding, other revenue shortfalls, and setting of 2026 mill rate

**Mayor Smith** said the Manager's memo is a follow up to the memo last meeting when we established the local funding level for the school district. The significant change from then to now is that we have since received a second payment of Secure Rural Schools funding (~ \$600K) both chunks being booked in 2026. City Manager **Greenwood** encouraged Council to consider putting the mill rate to where property tax revenue would cover the increase of \$181,000 that we gave the School District in 2026. **Hansen** opined that there are too many things going against us as far as the 2026 budget, he did not believe a land sale would have bailed us out (per the public comment tonight). We have completely stripped maintenance budgets for all departments, facilities and equipment are all aging – requiring more attention and more money. Schools are important – it is why young families are coming back. His opinion, to maintain school funding, maintain all the other things we have and fund, we may have to raise taxes. **Ranney** opined that sustainability should apply to the mill rate. She said we have reached the limit of what we can tax people without them leaving town. She thinks we will see higher sales tax revenues, higher than maybe even budgeted based on the increased cost of goods across the board, fuel, online purchases, etc. **Ranney** said she thought the extra that came in for Secure Rural Schools in 2026 can take care of the extra \$181,000 we gave the schools. **Adams** was hopeful that things might change in Juneau after the November election. The attitude around funding education may change from the somewhat hostile-toward-education administration in there now. **Zastrow** agrees we are in a strange time right now; gas prices are skyrocketing because of geopolitical events. He reiterated the Mayor's comments about how this is so much more complicated than just the school funding, it is a million little things we have been dealing with for several years. **Mickelson** said that fuel prices are really going to affect fishermen; he imagines they will do a lot more camping out to avoid burning so much – which could hamper sales for local businesses. If there was ever a year to throw the community a bone and keep the mill rate static, this would be that year. **Mickelson** agrees with our policy of not budgeting the Forest Receipts but thinks this year we should pull that extra school request out of the Forest Receipts we did receive. **Kinsman** said we need to get a handle on where we want our mills/our property tax revenue to go do we want it to go to schools, roads, bidarki, etc. As a community, no one wants to pay more taxes; then what do you want to give up. He'd like to hear from people on that question, and also the question of which one(s) of their neighbors do they think should lose their jobs. **Mickelson** said we are likely to have a much better year, as far as fishing, in 2027.

10. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – nothing significant added or removed

**O. Audience Participation - none**

**P. Council Comments**

**Kinsman** thanked and congratulated finance staff for doing so well that audit team was confident enough to leave early. He would love to hear from citizens about mill rate, budget, suggestions as far as revenue gap.

**Ranney** echoed the congrats to finance team. She appreciates all the comments tonight from audience and council members. Asked citizens to bring comments and suggestions, be part of the solution.

**Adams** echoed the congrats to finance team. Offered a hopeful wish for the fleet to have good and safe fishing. She read into the record some recent comments that Dave Janka made about the privilege of living in Cordova and all the great things we have here.

**Mickelson** offered congrats to the graduating seniors. Nice to hear good news on the audit. He is glad we are starting budgetary talks early and he hopes it brings the community out to give their input.

**Zastrow** echoed the fantastic work of the finance team. He appreciates the approach this year, letting us have this hard discussion tonight and then setting the mill rate next time. He appreciates Council member **Adams'** comments about **Dave Janka's** words about our community.

**Hansen** said he appreciates this early discussion of budgeting; he never again wants to be in the position they were in last year when a terminated employee, with her children, came in to address Council. He apologized to the City Manager for Council putting her in the position to have to make that decision last year. That still sits with him today. He's grown up in commercial fishing, you live high, you live low, this community is amazing and will ebb and flow with the fisheries. Thanked his fellow Council members.

**Collins** said he really appreciated all the thoughtful discussion he heard from all of the council tonight, and from staff – as he is still in the learning process – he feels like he has a better understanding going into this next meeting.

**Mayor Smith** read excerpts from a thank you note she received from the Alaska Democratic Party who held a conference in Cordova in April, at the Cordova Center. "Cordova reminded me of home and I'll never forget it", "your City is stunning, warm, and friendly and such a great community", "all the people of Cordova were warm and welcoming"

**Q. Executive Session - none**

**R. Adjournment**

Hearing no objection **Mayor Smith** adjourned the meeting at 8:31 pm.

Approved: July 1, 2026

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

**City Council Public Hearing  
June 3, 2026 @ 6:45 pm  
Cordova Center Community Rooms  
Minutes**

**A. Call to order**

Acting Vice Mayor **Wendy Ranney** called the Council public hearing to order at 6:45 pm on June 3, 2026, in the Cordova Center Community Rooms.

**B. Roll call**

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

**C. Public hearing**

1. Resolution 06-26-22 A resolution of the Council of the City of Cordova, Alaska, establishing the property tax mill levy for the 2026 tax year at xx.xx mills for all properties in the City of Cordova

**Acting Vice Mayor Ranney** opened the hearing for public testimony on Resolution 06-26-22 at 6:46 pm.

**Chris Moreno** of 810 Lake Ave. spoke in support of Council not raising the mill rate. His opinion of what we can do without is the library and the museum.

**Patti Kallander** of 126 East Henrichs Loop spoke about the importance of good schools and if things need to be cut she would prioritize not cutting contribution to the schools.

**Brad Sapp** of 203 Highland Dr. opined that the City is heading in the wrong direction if it raises the mill rate at all.

**D. Adjournment**

Hearing no objection Acting Vice Mayor **Ranney** adjourned the public hearing at 7:00 pm.

Approved: July 1, 2026

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

Susan Bourgeois, CMC, City Clerk

**Regular City Council Meeting  
June 3, 2026 @ 7:00 pm  
Cordova Center Community Rooms A & B  
Minutes**

**A. Call to order** – Acting Vice Mayor **Wendy Ranney** called the Regular City Council Meeting to order at 7:00 pm on June 3, 2026, in the Cordova Center Community Rooms.

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

**C. Roll call** – Present for roll call were Council members **Lee Collins**, **Aaron Hansen** (arrived at 7:20pm), **Wendy Ranney**, and **Dave Zastrow**. **Mayor Kristin Smith** (arrived at 7:30 pm) and Council members **Debra Adams**, **Kasey Kinsman**, and **Mike Mickelson** were present via zoom videoconference. Also present were City Manager **Sam Greenwood** and City Clerk **Susan Bourgeois**.

**D. Approval of Regular Agenda**

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

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

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

1. Guest Speaker – **Blake Philips**, APCM, City investments update.

2. Audience comments regarding agenda items

**Chris Moreno** of 810 Lake Avenue commented on agenda item 12 - he opined that the city should not raise the mill rate.

3. Chairpersons and Representatives of Boards and Commissions - none

a. PWSRCAC, May Meeting highlights, City Representative **Dave Janka**

**G. Approval of Consent Calendar**

4. Minutes: a. Minutes of the Council Regular Meeting of April 15, 2026; b. Minutes of the Council Regular Meeting of May 6, 2026

5. Council action to protest or waive protest for liquor license transfer of ownership and location from Tiny Wings to Jen's – beverage dispensary license #61, including restaurant endorsement

6. Resolution 05-26-23 A resolution of the Council of the City of Cordova, Alaska, authorizing the disposal of City records that have met their retention period and have no legal or administrative value or historical interest

7. Substitute Resolution 04-26-17 A resolution of the Council of the City of Cordova, Alaska, amending the loan term that was in resolution 04-26-17 from 10 to 20 years, and 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

8. Resolution 05-26-24 A resolution of the Council of the City of Cordova, Alaska, proclaiming that July 2026 is Parks and Recreation month in the City of Cordova, Alaska

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

**H. Approval of Minutes** – in Consent Calendar

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

**J. Reports of Officers**

9. Mayor's Report – **Mayor Smith** arrived later in the meeting so she did not report.

10. City Manager's Report – **Greenwood** reported: 1) announced that we officially have a Chief of Police, **Cameron Hayden** has applied, been offered and accepted the position; He is a great guy, he has been here, he knows the position, and we are all pretty excited about him stepping into the role permanently; 2) shoutout to **Kevin Johnson**, he put in the application to the Denali Commission for the match gap grant – we were awarded \$700,000 to fill the gap in our match for the Second Street paving project – so we should have Second Street project fully funded unless when it goes out to bid, the price increases, then we will have to raise our match; 3) Caselle timekeeping module use is going great, hard work by **Brenda** and **Kayleen**, now time slips are done in the program as well as leave slip automation; 4) **Samantha Hagerthy-Schneider** gave a pool update

11. City Clerk's Report – **Bourgeois** reported: a. City Representative on PWSAC Board of Director vacancy announcement. She emailed council recently about the USFS RAC (resource advisory committee) that **Mayor Smith** had been mentioning – she imagines the USFS will advertise for applications to be accepted shortly.

**K. Correspondence** - City Council correspondence primer: correspondence policies & procedures

#### **L. Ordinances and Resolutions**

12. Resolution 06-26-22 a resolution of the Council of the City of Cordova, Alaska, establishing the property tax mill levy for the 2026 tax year at **xx.xx** mills for all properties in the City of Cordova  
**M/Kinsman S/Zastrow** to approve Resolution 06-26-22 A resolution of the Council of the City of Cordova, Alaska, establishing the property tax mill levy for the 2026 tax year at its current rate, **11.44** mills for all properties in the City of Cordova.

**Kinsman** said as we look at where we are, where we are going, keeping the mill rate exactly where it is at, accounts for, with the increases in property values, the sentiments of the community have been to keep it the same – not raising the mill rate is what people have wanted to see. He opined that in comparison to where everything is at currently in the economy, this would account for a nominal increase, comparatively. **Zastrow** had nothing to add to Council member **Kinsman's** comments, that is exactly the way he feels also; sees no need to raise it this year. **Mickelson** is in support of keeping it where it is, he has heard from numerous community members that they don't want to see it raised. He understands the financial pressures we are under, but we are not without other resources that can fill those gaps currently. **Adams** said she agrees also, we are holding on this year and next year we could possibly have a better fishing season, another processor open and the financial picture might look different. If we can hold steady for the next year she opined we might be in good shape. **Collins** agreed with the comments before him, thinks it is the right decision to not raise the mill rate given that property values did increase, it accounts for some of the increase given to the school but not all of it. **Hansen** said he will support this. **Ranney** reiterated that she has not been wanting to raise the mill rate and she will support this. **Mayor Smith** had no comments to add. Acting Vice Mayor **Ranney** asked for a roll call vote on the resolution.

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

**Kinsman** asked about the allocation of the ~\$1.1 million in Secure Rural Schools funding received, as far as where it will be allocated, what needs it may address such as deferred maintenance and/or the increased costs we are seeing in utilities. He hoped the Manager could report on that. **Greenwood** said her plan was to hang tight, not put that money anywhere immediately, but just get through 2026, and see how expenses come in. She said the money is in the AMLIP account currently, gaining interest. Council opted to cancel the June 17 meeting and fill in with a special meeting if any time-sensitive items arise. **Hansen** brought up annexation, he would like to get started on this sooner than later. Projected costs and potential revenue of

annexation. He also wondered about the prospect of instituting a primary residential exemption and then being able to adjust the mill rate to shift the property tax revenue to be more from the non-local, non-year-round residents. Council concurred the homeowner's exemption prospect would be for the future, to discuss with 2027 budget talks.

**O. Audience Participation - none**

**P. Council Comments**

**Adams** said as far as a what was said during public comment tonight, she as a member of this community, is someone who cannot live without a library, nor without a museum. She is committed to ensuring we find ways to include those in our budget.

**Mickelson** is glad we didn't raise the mill rate. Glad to hear from all the citizens who took time to contact all of us about that; great to hear the progress at the pool. He appreciates staff's time; it is pretty awesome that we got the \$700,000 from Denali.

**Kinsman** said it was great to see Council full concurrence on the mill rate, thanked those who offered public comment. What was said resonates with a lot of what he has heard from other community members as well. He offered congratulations to **Cameron Hayden** and thanked him for stepping into the role permanently. He also thanked **Kevin Johnson** for the great work on the Denali grant.

**Zastrow** concurred with Council member **Kinsman's** comments. Thanks to **Samantha, Kevin, and Sheryl**, and those within their departments, there are lots of positive things happening within the City. He appreciated having **Blake Phillips** here in person, feels confident that our money is being managed very well – a great approach to risk management.

**Collins** appreciated the public comment and it was great to hear pool update and the grant received for Second St.

**Hansen** thanked staff.

**Ranney** said she would reiterate what was said before her, appreciates **Cam** stepping up, nice job to **Kevin**.

**Mayor Smith** echoed the thanks to **Cameron** for stepping into the Police Chief position, Second St. match, update on pool. She attended an AML legislative recap webinar – cautiously hopeful about the existing operating budget but knows the Governor's veto pen is still a variable. Thanked Council member **Ranney** for chairing tonight; for stepping in at the last minute.

**Q. Executive Session**

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

**M/Zastrow S/Hansen** to enter an executive session for a council discussion with the City Manager regarding land sale negotiation with PWSEDD a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

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

**Mayor Smith** declared her conflict on this item and said she would sign off and not attend. Council concurred.

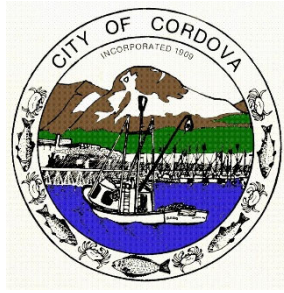
Council took a short recess to clear the room at 8:12pm. Council entered the executive session at 8:18pm and came back into open session at 8:37pm.

**R. Adjournment**

Hearing no objection Acting Vice Mayor **Ranney** adjourned the meeting at 8:37 pm.

Approved: July 1, 2026

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



**AGENDA ITEM 5**  
**City Council Meeting Date: 7/1/26**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Susan Bourgeois, City Clerk  
**DATE:** 6/23/26  
**ITEM:** Concurrence of Mayor's appointment to PWSAC Board  
**NEXT STEP:** Approval of Consent Calendar, which includes motion to concur

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ORDINANCE                       RESOLUTION  
 MOTION                                 INFORMATION

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**I. REQUEST OR ISSUE:** PWSAC has a seat designated for a City of Cordova representative. The seat is filled by Mayor appointment and City Council confirmation.

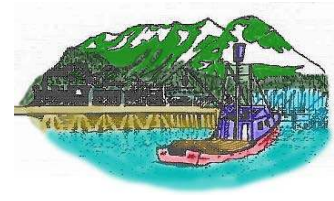
**II. RECOMMENDED ACTION:** City Council should concur with the appointment suggestion made by Mayor Smith, or City Council could vote not to concur. Mayor Smith is recommending David Phillips to fill the position; his application is attached here.

**III. BACKGROUND INFORMATION:** Correspondence from the PWSAC Executive Assistant is included and confirms that the next meeting dates are in October and that this seat has a term which ends in October 2027. The Clerk's office has been advertising since April and David Phillips is the only applicant.

**IV. SUMMARY AND ALTERNATIVES:** City Council members may concur with the Mayor's appointment or could choose not to concur. Approval of the consent calendar would constitute approval of a motion to concur with Mayor Smith's appointment of David Phillips to fill the position of City of Cordova rep to PWSAC Board of Directors.



## City Board or Commission Membership Application



<b>Personal Information</b>	
<b>Name:</b>	<b>Date:</b>
<b>Resident of Cordova?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>How Long?</b>
<b>Name of Partner (optional):</b>	
<b>Employer:</b>	<b>Job Title:</b>
<b>Contact Information</b>	
<b>Residence Address:</b>	
<b>Mailing Address:</b>	
<b>Cell Phone:</b>	<b>Email Address:</b>
May we include your contact information on our webpage/in published meeting packets: <input 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>	
<b>Current membership in organizations:</b>	
<b>Past memberships in organizations:</b>	
<b>City Board(s) or Commission(s) in which you are interested:</b>	
<b>Why do you want to be involved with this Board or Commission?</b>	
<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>	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net	Board/Commission Application Revised: 09/2019

**Re: City of Cordova rep**

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**From** Kathleen Johnson <kathleen.johnson@pwsac.com>  
**Date** Thu 2026-05-07 11:40 AM  
**To** Susan Bourgeois <cityclerk@cityofcordova.net>

Hello Susan,

Sorry for the late response. I was waiting to get confirmation on the date of the next meeting, because our board was discussing changing it. The Fall 2026 meeting will be on October 13 & 14 at the Cordova Center. And yes, the term for that seat expires Oct. 2027.

Thank you,  
Kat Johnson  
907-424-4040

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**From:** Susan Bourgeois <cityclerk@cityofcordova.net>  
**Sent:** Tuesday, April 7, 2026 4:38 PM  
**To:** Kathleen Johnson <kathleen.johnson@pwsac.com>  
**Subject:** City of Cordova rep

**EXTERNAL SENDER - Examine links closely before clicking on them and do not open unexpected attachments**

Kathleen,

Tommy Sheridan has resigned from his PWSAC Board seat as the City of Cordova representative. Can you let me know the dates of your 2026 meetings - I'd like to start advertising for the vacancy. I believe his term expires in Oct. 2027 - please verify that for me also.

Thanks,

*Susan Bourgeois*

City Clerk, City of Cordova

PO Box 1210

601 First Street

Cordova, AK 99574

D: 907.424.6248 C: 907.253.6248 M: 907.424.6200

[cityclerk@cityofcordova.net](mailto:cityclerk@cityofcordova.net)

# CITY OF CORDOVA



Samantha Greenwood  
City Manager

## Staff Reports

- Pool Update

## City Manager Report

- Finalizing land disposal leases with option to purchase
- Working on Chamber MOU
- Working with the police department/dispatch on implementing 811/Dig Line
- Reviewing and tweaking Pool/Bidarki conceptual drawings
- Weekly meetings with Arctic IT have been focused on addressing budgeting for FY27
- Finalizing the property schedule for liability insurance – will have a quote by the end of the week
- Attended Prince William Sound Economic Development board meeting
- Sheryl is working on implementing the Caselle budget tool, which will allow department heads to enter their budget directly into Caselle, eliminating data errors of entering budget numbers and the final numbers from a spreadsheet. It also allows department heads to view their departments' budgets in real time throughout the year.
- At the last meeting, Council member Kinsmen asked about what we could spend the \$1.1 million from Forest Receipts on. This revenue is not obligated to any specific expense. As mentioned in Sheryl's report, our major revenue influx comes late in the fall (November). Until we know how our revenue streams perform in FY26 and have a final ending fund balance number from the FY25 audit, I suggest we wait to determine how best to utilize these funds. In the meantime, it will continue to generate interest in the AMLIP account and be available for any potential infrastructure issues or other emergencies.
- Audit is moving through the remaining processes quickly, and we are hoping to have an official audit by September 1, 2026.

# CITY OF CORDOVA



Samantha Greenwood  
City Manager

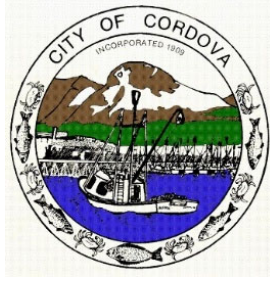
- I would like to bring an ordinance to the next council meeting to increase all or some of these tax categories, MAT, Public accommodation, and vehicle rental tax to 7%. In FY25, we would have received \$87,280 if all taxes had been raised by 1%.
- The lawyer estimated \$80,000 to \$250,000 for annexation. The lower end would be if consultants were used for the process and legal services when needed. Even with a consultant, the expenditure of staff time, resources, and associated costs regarding publication, coordination, printing, and advertising is at least \$80,000. This does not include potential legal time for defending against challenges to the LBC board, or for appealing against a negative decision by the LBC board; the costs are hard to estimate because of the unknowns but could reach \$500,000.

## **On Going**

- Staff weekly or monthly meetings
- Weekly meeting with Arctic IT
- Weekly meeting with HR and the Finance Director on union negotiations
- Weekly meeting with HR to update/develop City Policies and annual training

## **Policy priorities**

- Remote Work Policy - in progress
- Drug and Alcohol Policy - out to department heads for review



**AGENDA ITEM 7a.**  
**City Council Meeting Date: 7/1/26**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM: Sheryl Glasen, Finance Director**

**DATE: 7/1/2026**

**ITEM: Financial Year-To-Date Report**

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ORDINANCE  
 MOTION

RESOLUTION  
 INFORMATION

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Attached is the preliminary Year-To-Date (YTD) financial reports for the period ending June 24, 2026. This report provides a summary of the municipality's financial performance compared to the approved FY26 annual budget.

As you review this report keep in mind that it is preliminary information. Expenses include credit card transactions through May 2026.

Below are some significant items to note:

**Revenues**

- Revenue collections are generally tracking within expected ranges. However, the overall impact of the 2026 fishing season, including the closure of one processor, remains uncertain and may affect several municipal revenue sources throughout the remainder of the fiscal year, including Sales Tax, Surtaxes, and Enterprise Fund revenues.
- Sales tax revenue is tracking almost exactly where it was at this time last year. Second-quarter sales tax returns are due July 31, and I will provide an update at the first Council meeting in August.
- Revenue received through the Alaska Remote Sellers Sales Tax Commission is approximately \$24,000 higher than it was at this time last year.
- Department of Revenue (DOR) Fish Tax revenue is typically received in September. Last year, the municipality received approximately \$637,000. The FY2026 budget includes \$1,000,000 in DOR Fish Tax revenue.
- Forest Receipts revenue is significantly above budget due to the reinstatement of these funds, including funds attributable to the prior year.
- Enterprise Fund revenues, including Harbor, Water, Sewer, and Refuse, are all tracking within

expected ranges.

### **Expenditures**

- Expenditures include all accounts payable entered as of June 23, 2026, including credit card transactions through May. The fiscal year is approximately 44% complete.
- Payroll expenses are tracking as anticipated and remain consistent with budget projections.
- Electricity and heating oil costs are exceeding budgeted projections in nearly all operational areas.

While the City's financial position remains generally consistent with budget projections, several factors—including the outcome of the fishing season, energy costs, and the timing of certain revenues—will continue to influence year-end results. As we review this report it's good to remember that due to the fiscal year aligning with the calendar year and our main revenue sources happening in period 3 and 4, by the time we know what our revenue looks like it does not allow time to adjust our budget in response.

AccountNumber	Title	Actual	Budget	Percentage
<b>General Fund</b>				
<b>REVENUE</b>				
<b>Taxes</b>				
101-300-40001	Property Tax	0	3,585,632	0.0%
101-300-40003	Property Tax-Penalties	0	14,000	0.0%
101-300-40005	Property Tax-Interest	0	2,000	0.0%
101-300-40006	Property Tax Exemption Fees	1,150	0	
101-300-40008	ARSSC - Sales Tax Fees Contra	38,570	50,000	77.1%
101-300-40009	ARSSC - Sales Tax	293,320	640,973	45.8%
101-300-40010	Sales & Use Taxes	1,342,410	4,100,000	32.7%
101-300-40011	Public Accommodations Surtax	46,194	230,000	20.1%
101-300-40012	Vehicle Rental Surtax	6,859	20,000	34.3%
101-300-40015	MAT Surtax	66,100	210,000	31.5%
101-300-40030	Penalties & Int. - Sales Tax	6,624	12,000	55.2%
101-300-40035	Penalty & Interest A/R	9,749	3,500	278.5%
101-300-40040	In Lieu Tax Payments	0	545,000	0.0%
101-300-40041	Payment in Lieu of Tax - Other	0	7,500	0.0%
<b>Total Taxes:</b>		1,810,976	9,420,605	19.2%
<b>Licenses &amp; Permits</b>				
101-301-40100	General Business Licenses	4,060	20,000	20.3%
101-301-40120	Taxi - For Hire Operators	175	0	
<b>Total Licenses &amp; Permits:</b>		4,235	20,000	21.2%
<b>Other Governmental</b>				
101-302-40205	DOR- FISH BUSINESS SHARED TAX	0	1,000,000	0.0%
101-302-40210	Liquor Licenses - Share Tax	14,500	10,000	145.0%
101-302-40211	Marijuana Licenses	0	0	
101-302-40215	Share Revenue - CAP SOA	0	105,659	0.0%
101-302-40220	Forest Receipts - Roads	120,309	0	
101-302-40221	Forest Receipts - School	1,065,784	13,261	8037.0%
101-302-40225	Utility Cooperative Shared Tax	0	337,000	0.0%
101-302-40230	DCCED - Shared Fish Bus Tax	0	20,000	0.0%
101-302-40239	Pension State Relief	0	193,405	0.0%
101-302-40240	Library Grant	0	7,000	0.0%
101-302-40245	E-Rate Grant (Library)	0	0	
<b>Total Other Governmental:</b>		1,200,593	1,686,325	71.2%
<b>Leases &amp; Rents</b>				
101-303-40320	N. Harbor Fill Lease	88,236	221,569	39.8%
101-303-40330	S. Harbor Fill Lease	12,892	55,176	23.4%
101-303-40350	Other Land Leases	9,217	43,495	21.2%
101-303-40360	Other Building Leases	20,135	60,326	33.4%
101-303-40400	LT Leases - Interest Revenue	0	0	
101-303-51110	Lease Rev Pass-Thru Mt Eyak	31,034	73,888	42.0%
<b>Total Leases &amp; Rents:</b>		161,514	454,454	35.5%
<b>Law Enforcement</b>				
101-304-40245	State Contract - Jail	76,508	228,743	33.4%
101-304-40250	Surcharge - SOA	0	200	0.0%
101-304-40265	State Dispatch Services	4,725	4,725	100.0%
101-304-40267	USFS Dispatch Services	0	6,750	0.0%

AccountNumber	Title	Actual	Budget	Percentage
101-304-40370	Court Fines & Forfeitures	0	1,500	0.0%
101-304-40371	Citations	91	3,500	2.6%
101-304-40380	ATV Registration Fees	100	300	33.3%
101-304-40400	Dog Licenses	315	550	57.3%
101-304-40410	Dog Impounds	50	200	25.0%
101-304-40420	Dog Citations	0	250	0.0%
101-304-40440	Airline Security Service	25,910	75,000	34.5%
101-304-40450	Fingerprinting Services	1,360	3,000	45.3%
101-304-40545	Impound	5,383	6,000	89.7%
101-304-40700	Case File Fees	525	250	210.0%
101-304-49740	Miscellaneous Revenue P.D.	7,002	1,000	700.2%
<b>Total Law Enforcement:</b>		121,969	331,968	36.7%
<b>D. M. V.</b>				
101-305-40255	MV, Boat, Snow Trans	10,768	31,000	34.7%
101-305-40260	Driver License & ID Fee	2,535	6,000	42.3%
101-305-40266	Vehicle Registration Tax	-6,328	-15,000	42.2%
101-305-40268	Mtr Vehicle Reg Tax St of AK	31,247	40,000	78.1%
101-305-49740	Road Tests & Misc Revenue DMV	15	1,000	1.5%
<b>Total D. M. V.:</b>		38,237	63,000	60.7%
<b>Planning</b>				
101-323-40170	Building Permit Fees	2,100	5,000	42.0%
101-323-48014	Other Revenue	123	2,000	6.2%
<b>Total Planning:</b>		2,223	7,000	31.8%
<b>Recreation</b>				
101-345-40505	Activity Fees	8,359	10,000	83.6%
101-345-40520	Skaters Cabin Rental	112	0	
101-345-40525	Bidarki Entrance Fees	52,943	95,000	55.7%
101-345-40535	Facility Rental	869	2,500	34.8%
101-345-42100	Fisherman's Memorial Park	1,892	1,000	189.2%
101-345-49740	Bidarki Misc.	-1,919	0	
101-345-49745	Merchandise Sales - P&R	1,087	1,500	72.5%
101-345-49800	Recreation Field Rentals	0	0	
101-345-49805	Snack Shack Rentals	0	0	
<b>Total Recreation:</b>		63,344	110,000	57.6%
<b>Bob Korn Pool</b>				
101-346-40600	Pool Entrance Fees	46,926	37,500	125.1%
101-346-40620	Program Fees	0	3,000	0.0%
101-346-40630	Rental Fees	0	1,000	0.0%
<b>Total Bob Korn Pool:</b>		46,617	41,500	112.3%
<b>Sale of Property</b>				
101-347-40710	Sale of Equipment	638	0	
101-347-40720	Sale of Cemetery Lots	0	2,000	0.0%
101-347-40740	Sale of Property	18,000	0	
<b>Total Sale of Property:</b>		18,638	2,000	931.9%
<b>Interfund Transfers In</b>				
101-390-41000	Allocated Administrative Costs	323,732	647,463	50.0%
<b>Total Interfund Transfers In:</b>		323,732	647,463	50.0%
<b>Other Revenue</b>				

AccountNumber	Title	Actual	Budget	Percentage
101-397-40325	Investment Earnings	97,340	200,000	48.7%
101-397-49740	Misc. Revenue	739,266	346,149	213.6%
101-397-49770	Cordova Center Revenue	16,103	55,000	29.3%
101-397-49800	Donations	0	1,000	0.0%
<b>Total Other Revenue:</b>		852,709	602,149	141.6%
<b>State Debt Service Reimbursmen</b>				
101-398-40200	State Debt Service Reimb	0	675,000	0.0%
<b>Total State Debt Service Reimbursmen:</b>		0	675,000	0.0%
<b>EXPENSES</b>				
<b>City Council</b>				
101-401-51020	Operating Supplies	63	0	
101-401-52090	Council Contingency	0	0	
101-401-52120	Travel	0	0	
101-401-52160	Professional Development	0	0	
101-401-52170	Dues & Subscriptions	0	3,200	0.0%
<b>Total City Council:</b>		63	3,200	2.0%
<b>City Clerk</b>				
101-402-50000	Salaries and Wages	102,918	205,859	50.0%
101-402-50010	Overtime	0	0	
101-402-50020	Temp Employees	0	0	
101-402-50100	FICA	7,786	15,748	49.4%
101-402-50110	PERS	22,642	45,289	50.0%
101-402-50120	Health Ins.	37,027	72,801	50.9%
101-402-50130	Compensation Ins.	225	432	52.1%
101-402-50140	ESC	912	2,300	39.7%
101-402-50150	PERS Relief	0	13,031	0.0%
101-402-51020	Operating Supplies	41	500	8.2%
101-402-52120	Travel	0	0	
101-402-52160	Professional Development	2,121	1,500	141.4%
101-402-52170	Dues & Subscriptions	50	11,200	0.4%
101-402-52180	Professional Services	1,047	3,700	28.3%
101-402-52230	Assessor Fees	25,000	25,000	100.0%
101-402-52235	Assessing Software	22,393	20,023	111.8%
101-402-52240	Election Expense	1,348	1,750	77.0%
101-402-52270	Legal Printing	0	4,800	0.0%
101-402-52310	Public Relations	0	500	0.0%
<b>Total City Clerk:</b>		223,511	424,433	52.7%
<b>City Mayor</b>				
101-403-51020	Operating Supplies	0	0	
101-403-52120	Travel	0	0	
101-403-52160	Professional Development	0	450	0.0%
101-403-52170	Dues & Subscriptions	0	50	0.0%
<b>Total City Mayor:</b>		0	500	0.0%
<b>City Manager</b>				
101-421-50000	Salaries and Wages	132,908	257,918	51.5%
101-421-50010	Overtime	0	0	
101-421-50020	Temp Employees	0	0	

AccountNumber	Title	Actual	Budget	Percentage
101-421-50100	FICA	10,116	19,731	51.3%
101-421-50110	PERS	28,760	56,742	50.7%
101-421-50120	Health Ins.	50,713	95,428	53.1%
101-421-50130	Compensation Ins.	287	542	53.0%
101-421-50140	ESC	1,003	2,300	43.6%
101-421-50150	PERS Relief	0	16,326	0.0%
101-421-51020	Operating Supplies	12	500	2.4%
101-421-52000	Communications	200	0	
101-421-52080	Manager's Contingency	0	2,500	0.0%
101-421-52120	Travel	0	0	
101-421-52160	Professional Development	0	1,100	0.0%
101-421-52170	Dues & Subscriptions	537	2,000	26.9%
101-421-52180	Professional Services	0	2,500	0.0%
101-421-52270	Legal Printing/Advertising	0	1,000	0.0%
101-421-55050	Contractual Services	10,147	10,147	100.0%
<b>Total City Manager:</b>		234,682	468,734	50.1%
<b>Finance</b>				
101-422-50000	Salaries and Wages	164,595	332,929	49.4%
101-422-50010	Overtime	212	1,000	21.2%
101-422-50020	Temp Employees	0	0	
101-422-50100	FICA	12,128	25,469	47.6%
101-422-50110	PERS	36,258	73,024	49.7%
101-422-50120	Health Ins.	83,293	165,287	50.4%
101-422-50130	Compensation Ins.	360	699	51.5%
101-422-50140	ESC	1,460	4,620	31.6%
101-422-50150	PERS Relief	0	21,011	0.0%
101-422-51020	Operating Supplies	0	750	0.0%
101-422-52120	Travel	3,270	6,500	50.3%
101-422-52160	Professional Development	1,850	6,000	30.8%
101-422-52170	Dues & Subscriptions	0	250	0.0%
101-422-52180	Professional Services	0	9,000	0.0%
101-422-54020	Repair & Maintenance	0	0	
101-422-55010	Equipment & Furnishings	0	1,000	0.0%
<b>Total Finance:</b>		303,426	647,539	46.9%
<b>Planning</b>				
101-423-50000	Salaries and Wages	41,163	82,331	50.0%
101-423-50010	Overtime	0	0	
101-423-50020	Temp Employees	0	0	
101-423-50100	FICA	3,083	6,298	49.0%
101-423-50110	PERS	9,056	18,113	50.0%
101-423-50120	Health Ins.	27,565	54,661	50.4%
101-423-50130	Compensation Ins.	0	173	0.0%
101-423-50140	ESC	370	1,150	32.2%
101-423-50150	PERS Relief	0	5,212	0.0%
101-423-51020	Operating Supplies	268	750	35.7%
101-423-52120	Travel	0	0	
101-423-52160	Professional Development	0	2,000	0.0%
101-423-52170	Dues & Subscriptions	1,195	2,500	47.8%

AccountNumber	Title	Actual	Budget	Percentage
101-423-52180	Legal Fees	0	0	
101-423-52182	Appraisal/Survey Fees	800	11,000	7.3%
101-423-52184	Other Professional Fees	0	1,000	0.0%
101-423-52270	Legal Printing	0	500	0.0%
<b>Total Planning:</b>		83,500	185,688	
<b>Planning Commission</b>				
101-424-51020	Operating Supplies	0	0	
101-424-52120	Travel	0	0	
101-424-52160	Professional Development	0	0	
<b>Total Planning Commission:</b>		0	0	
<b>Department of Motor Vehicles</b>				
101-440-50000	Salaries and Wages	15,725	32,322	48.7%
101-440-50010	Overtime	329	0	
101-440-50020	Temp. Employees	0	0	
101-440-50030	On Call Time	0	0	
101-440-50100	FICA	1,228	2,466	49.8%
101-440-50110	PERS	2,489	7,091	35.1%
101-440-50120	Health Ins.	20	0	
101-440-50130	Compensation Ins.	0	68	0.0%
101-440-50140	ESC	152	645	23.6%
101-440-50150	PERS Relief	0	2,040	0.0%
101-440-51010	Uniforms/Safety Equip/Supplies	18	500	3.6%
101-440-51020	Operating Supp/Postage/Freight	88	950	9.3%
101-440-52000	Communications	986	2,000	49.3%
101-440-52120	Travel	2,414	0	
101-440-52160	Professional Development	0	0	
101-440-52170	Dues & Subscriptions	0	150	0.0%
101-440-52270	Legal Printing/Advertising	0	0	
101-440-55010	Equipment, Furnishings & Tools	23	500	4.6%
<b>Total Department of Motor Vehicles:</b>		23,473	48,732	48.2%
<b>Law Enforcement</b>				
101-441-50000	Salaries and Wages	310,417	694,950	44.7%
101-441-50010	Overtime	44,127	55,000	80.2%
101-441-50020	Temp. Employees	863	0	
101-441-50030	On Call Time	24,826	30,400	81.7%
101-441-50040	Shift Differential	0	0	
101-441-50100	FICA	28,714	61,467	46.7%
101-441-50110	PERS	81,052	176,769	45.9%
101-441-50120	Health Ins.	111,519	321,945	34.6%
101-441-50130	Compensation Ins.	6,980	15,509	45.0%
101-441-50140	ESC	3,172	12,494	25.4%
101-441-50150	PERS Relief	0	50,861	0.0%
101-441-51010	Uniforms/Safety Equip/Supplies	1,611	10,607	15.2%
101-441-51020	Operating Supp/Postage/Freight	435	2,067	21.0%
101-441-52000	Communications	28,220	24,913	113.3%
101-441-52120	Travel	3,059	9,067	33.7%
101-441-52160	Professional Development	340	17,913	1.9%
101-441-52165	Training Equipment & Supplies	69	5,413	1.3%

AccountNumber	Title	Actual	Budget	Percentage
101-441-52170	Dues & Subscriptions	31,109	31,000	100.4%
101-441-52180	Professional Services	5,223	5,913	88.3%
101-441-52270	Legal Printing/Advertising	190	3,000	6.3%
101-441-52310	Public Relations	0	0	
101-441-52350	Recruitment and Moving	0	10,000	0.0%
101-441-54000	Fuel & Lube	7,160	11,067	64.7%
101-441-54010	Vehicle Parts & Repairs	1,300	3,347	38.8%
101-441-54020	Repair Maintenanc Other Equip	600	5,067	11.8%
101-441-55000	Other Equipment & Rentals	24,325	40,000	60.8%
101-441-55010	Equipment, Furnishings & Tools	4,253	8,913	47.7%
101-441-55020	Ammunition	0	3,067	0.0%
<b>Total Law Enforcement:</b>		719,562	1,610,749	44.7%
<b>Jail Operations</b>				
101-442-50000	Salaries and Wages	90,961	235,846	38.6%
101-442-50010	Overtime	10,528	12,000	87.7%
101-442-50020	Temp Employees	216	0	
101-442-50030	On Call Time	3,764	7,600	49.5%
101-442-50040	Shift Differential	0	0	
101-442-50100	FICA	7,932	21,419	37.0%
101-442-50110	PERS	22,359	61,596	36.3%
101-442-50120	Health Ins.	36,612	108,917	33.6%
101-442-50130	Compensation Ins.	1,514	4,043	37.4%
101-442-50140	ESC	895	4,631	19.3%
101-442-50150	PERS Relief	0	17,723	0.0%
101-442-51010	Uniforms/Safety Equip/Supplies	257	2,000	12.9%
101-442-51020	Operating Supplies	306	1,500	20.4%
101-442-51030	Janitorial Supplies	457	2,500	18.3%
101-442-51070	Prisoner Board	1,685	5,000	33.7%
101-442-52120	Travel	0	5,000	0.0%
101-442-52160	Professional Development	537	2,000	26.9%
101-442-52170	Dues & Subscriptions	30,658	31,000	98.9%
101-442-52180	Professional Services	2,875	5,000	57.5%
101-442-52185	Inmate Medical Expense	1,723	2,500	68.9%
101-442-52186	Inmate Medical Expense - Reimb	0	500	0.0%
101-442-54020	Repair & Maintenance	2,875	4,000	71.9%
101-442-55000	Other Equipment & Rentals	0	3,500	0.0%
101-442-55010	Equipment, Furnishings & Tools	1,008	3,950	25.5%
<b>Total Jail Operations:</b>		217,162	542,225	40.1%
<b>Fire &amp; EMS</b>				
101-443-50000	Salaries and Wages	111,989	219,097	51.1%
101-443-50010	Overtime	5,972	9,000	66.4%
101-443-50020	Temp Employees	0	0	
101-443-50030	On Call	3,456	9,000	38.4%
101-443-50100	FICA	9,176	18,138	50.6%
101-443-50110	PERS	25,976	52,161	49.8%
101-443-50120	Health Ins.	17,522	34,467	50.8%
101-443-50130	Compensation Ins.	2,405	7,862	30.6%
101-443-50140	ESC	1,049	3,810	27.5%

AccountNumber	Title	Actual	Budget	Percentage
101-443-50150	PERS Relief	0	15,008	0.0%
101-443-51010	Uniforms/Safety Clothing	1,984	8,000	24.8%
101-443-51020	Operating Supplies	16,977	21,000	80.8%
101-443-51030	Custodial Supplies	180	200	90.0%
101-443-51050	Small Tools	455	252	180.6%
101-443-52030	Electricity	1,137	1,100	103.4%
101-443-52040	Heating Oil	4,704	7,000	67.2%
101-443-52120	Travel	2,527	8,000	31.6%
101-443-52160	Professional Development	2,878	8,000	36.0%
101-443-52170	Dues & Subscriptions	878	8,000	11.0%
101-443-52180	Professional Services	2,911	14,000	20.8%
101-443-52310	Public Relations	0	1,000	0.0%
101-443-52320	Volunteer Fireman	19,452	110,000	17.7%
101-443-52330	Volunteer Incentives	1,250	1,250	100.0%
101-443-54000	Fuel & Lube	7,446	6,500	114.6%
101-443-54010	Vehicle Parts & Repairs	15,431	10,000	154.3%
101-443-54020	Repair - Other Equipment	311	1,500	20.7%
101-443-54030	Structure Maintenance	1,627	1,500	108.5%
101-443-55000	Other Equipment	2,801	1,000	280.1%
101-443-55005	Fire Fighting Equipment	9,538	8,500	112.2%
101-443-55010	Equipment & Furnishings	771	1,000	77.1%
<b>Total Fire &amp; EMS:</b>		270,800	586,345	46.2%
<b>Disaster Management</b>				
101-445-59400	Supplies	519	3,000	17.3%
101-445-59405	Community Training	0	4,200	0.0%
<b>Total Disaster Management:</b>		519	7,200	7.2%
<b>Library</b>				
101-501-50000	Salaries and Wages	87,864	177,166	49.6%
101-501-50010	Overtime	0	0	
101-501-50020	Temp Employees	490	0	
101-501-50100	FICA	6,636	13,553	49.0%
101-501-50110	PERS	19,267	38,976	49.4%
101-501-50120	Health Ins.	21,969	43,537	50.5%
101-501-50130	Compensation Ins.	192	372	51.6%
101-501-50140	ESC	798	3,512	22.7%
101-501-50150	PERS Relief	0	13,553	0.0%
101-501-51020	Operating Supplies	159	2,000	8.0%
101-501-51060	Books & Periodicals	6,714	9,000	74.6%
101-501-52000	Communications	0	0	
101-501-52110	Library Internet Services	0	3,600	0.0%
101-501-52120	Travel	471	0	
101-501-52160	Professional Development	0	150	0.0%
101-501-52162	Safety & Training	0	0	
101-501-52170	Dues & Subscriptions	0	0	
101-501-52180	Professional Services	0	2,000	0.0%
101-501-52230	Software Licensing	1,397	6,000	23.3%
101-501-54020	Repair & Maintenance	0	3,000	0.0%
101-501-54030	Computers & Peripherals	0	2,000	0.0%

AccountNumber	Title	Actual	Budget	Percentage
101-501-55010	Equipment & Furnishings	0	2,000	0.0%
<b>Total Library:</b>		145,956	320,419	45.6%
<b>CORDOVA CENTER</b>				
101-502-50000	Salaries and Wages	46,903	94,324	49.7%
101-502-50010	Overtime	696	0	
101-502-50020	Temp Employees	5,924	14,000	42.3%
101-502-50100	FICA	4,056	8,286	49.0%
101-502-50110	PERS	7,594	20,751	36.6%
101-502-50120	Health Ins.	16,054	32,056	50.1%
101-502-50130	Compensation Ins.	166	227	73.1%
101-502-50140	ESC	504	1,697	29.7%
101-502-50150	PERS Relief	0	5,971	0.0%
101-502-51020	Operating Supplies	1,723	3,000	57.4%
101-502-52120	Travel	0	0	
101-502-52160	Professional Development	0	230	0.0%
101-502-52162	Safety & Training	0	250	0.0%
101-502-52170	Dues & Subscriptions	0	740	0.0%
101-502-52180	Professional Services	250	450	55.6%
101-502-52250	IT Services	0	500	0.0%
101-502-54020	Repairs & Maintenance	2,481	2,250	110.3%
101-502-54030	Computers & Peripherals	94	1,001	9.4%
101-502-55010	Equip & Furnishings - CDV Cntr	3,120	5,000	62.4%
<b>Total CORDOVA CENTER:</b>		89,563	190,733	47.0%
<b>Museum</b>				
101-503-50000	Salaries and Wages	91,347	193,301	47.3%
101-503-50010	Overtime	0	0	
101-503-50020	Temp Employees	2,580	4,000	64.5%
101-503-50100	FICA	7,062	15,094	46.8%
101-503-50110	PERS	20,011	42,526	47.1%
101-503-50120	Health Insurance	21,933	43,537	50.4%
101-503-50130	Compensation Ins.	199	414	48.1%
101-503-50140	ESC	852	3,858	22.1%
101-503-50150	PERS Relief	0	12,236	0.0%
101-503-51020	Operating Supplies	40	1,000	4.0%
101-503-52120	Travel	0	0	
101-503-52160	Professional Development	0	250	0.0%
101-503-52180	Professional Services	0	250	0.0%
101-503-52230	Software Licensing	0	0	
101-503-54020	Repairs & Maintenance	0	1,000	0.0%
101-503-54030	Computers & Peripherals	0	1,000	0.0%
101-503-55010	Equipment & Furnishings	0	500	0.0%
<b>Total Museum:</b>		144,024	318,966	45.2%
<b>INFO TECH</b>				
101-504-54030	Computer & Peripherals	1,247	8,000	15.6%
<b>Total INFO TECH:</b>		1,247	8,000	15.6%
<b>Facility Utilities</b>				
101-598-51025	Operating supplies	0	1,000	0.0%
101-598-52010	Water, Sewer & Refuse	0	1,400	0.0%

AccountNumber	Title	Actual	Budget	Percentage
101-598-52013	Wtr, Swr, Refuse Public Safety	3,300	6,300	52.4%
101-598-52017	Wtr, Swr, Ref Cordova Center	3,815	13,000	29.3%
101-598-52033	Electricity Public Safety	15,904	22,000	72.3%
101-598-52037	Electricity Cordova Center	7,188	60,000	12.0%
101-598-52039	Electricity Street Lighting	40,878	65,000	62.9%
101-598-52045	Heating Oil Public Safety	26,088	45,000	58.0%
101-598-52048	Heating Oil CordovaCenter	85,046	85,000	100.1%
101-598-52049	Propane CordovaCenter	788	2,500	31.5%
101-598-55011	Equip & Furnishing Cdv Cntr	0	0	
<b>Total Facility Utilities:</b>		183,007	301,200	60.8%
<b>Public Works Administration</b>				
101-601-50000	Salaries and Wages	51,532	103,057	50.0%
101-601-50010	Overtime	0	0	
101-601-50020	Temp Employees	0	0	
101-601-50100	FICA	3,894	7,884	49.4%
101-601-50110	PERS	11,457	22,673	50.5%
101-601-50120	Health Ins.	20,341	40,768	49.9%
101-601-50130	Compensation Ins.	112	216	51.9%
101-601-50140	ESC	467	1,150	40.6%
101-601-50150	PERS Relief	0	6,523	0.0%
101-601-51020	Operating Supplies	1,041	1,200	86.8%
101-601-52000	Communications	0	0	
101-601-52120	Travel	-1,000	0	
101-601-52160	Professional Development	0	1,500	0.0%
101-601-52162	Safety & Training	1,211	1,500	80.7%
101-601-52180	Professional Services	2,392	20,000	12.0%
101-601-54000	Fuel & Lube	0	0	
<b>Total Public Works Administration:</b>		91,448	206,471	44.3%
<b>Facility Maintenance</b>				
101-602-50000	Salaries and Wages	82,676	153,997	53.7%
101-602-50010	Overtime	2,577	10,000	25.8%
101-602-50020	Temp Employees	8,779	3,000	292.6%
101-602-50100	FICA	7,139	12,775	55.9%
101-602-50110	PERS	17,685	33,879	52.2%
101-602-50120	Health Ins.	28,712	93,394	30.7%
101-602-50130	Compensation Ins.	2,656	2,724	97.5%
101-602-50140	ESC	877	2,420	36.2%
101-602-50150	PERS Relief	0	9,748	0.0%
101-602-51010	Uniforms/Safety Clothing PPE	84	1,000	8.4%
101-602-51020	Operating Supplies	1,484	2,500	59.4%
101-602-51039	Custodial Supplies	4,310	9,000	47.9%
101-602-51050	Small Tools	137	500	27.4%
101-602-52120	Travel	0	0	
101-602-52160	Professional Development	40	1,700	2.4%
101-602-52180	Professional Services	0	3,500	0.0%
101-602-54000	Fuel & Lube	688	1,250	55.0%
101-602-54010	Vehicle Parts & Repairs	-720	500	-144.0%
101-602-54020	Repair - Other Equipment	12	0	

AccountNumber	Title	Actual	Budget	Percentage
101-602-54028	Equipment Maint	0	16,000	0.0%
101-602-54032	Maint Public Safety	2,221	5,000	44.4%
101-602-54036	Structure Maint Chamber Commer	0	2,500	0.0%
101-602-54038	Structure Maint Cordova Ctr	27	2,500	1.1%
101-602-54039	Structure Maint	16,544	27,000	61.3%
101-602-54082	Boiler Maint Public Safety	1,453	6,000	24.2%
101-602-54086	Boiler Maint Chamber Comm	0	500	0.0%
101-602-54090	Boiler Maint Cordova Ctr	1,453	8,500	17.1%
101-602-55010	Fire Inspection and Repair	15,190	14,000	108.5%
101-602-55020	School Bldgs Maintenance	0	5,000	0.0%
101-602-55030	CCMC Bldg Maintenance	0	0	
101-602-55035	Maintenance--Fire Panels P&Rec	1,560	15,000	10.4%
<b>Total Facility Maintenance:</b>		195,586	443,887	44.1%
<b>Street Maintenance</b>				
101-603-50000	Salaries and Wages	164,466	334,393	49.2%
101-603-50010	Overtime	6,769	8,240	82.1%
101-603-50020	Temp Employees	1,405	0	
101-603-50030	On Call Time	1,248	5,300	23.5%
101-603-50100	FICA	13,571	26,617	51.0%
101-603-50110	PERS	36,313	76,545	47.4%
101-603-50120	Health Ins.	72,811	143,255	50.8%
101-603-50130	Compensation Ins.	7,684	12,769	60.2%
101-603-50140	ESC	1,642	6,021	27.3%
101-603-50150	PERS Relief	0	22,024	0.0%
101-603-51010	Uniforms/Safety Clothing	2,885	2,500	115.4%
101-603-51020	Operating Supplies	3,456	13,000	26.6%
101-603-51038	Custodial Supplies City Shop	0	800	0.0%
101-603-52010	Water, Sewer & Refuse	2,403	5,300	45.3%
101-603-52020	Street Lighting	0	0	
101-603-52030	Electricity	9,533	17,000	56.1%
101-603-52040	Heating Oil City Shop	5,288	10,000	52.9%
101-603-52070	Leases/Rentals	0	3,000	0.0%
101-603-52120	Travel	0	0	
101-603-52160	Professional Development	0	2,000	0.0%
101-603-52162	Safety & Training	-318	3,000	-10.6%
101-603-52170	Dues & Subscriptions	1,850	3,000	61.7%
101-603-52180	Professional Services	0	1,000	0.0%
101-603-54010	Vehicle Parts & Repairs	7	5,000	0.1%
101-603-54020	Repair & Maintenance	15,607	20,000	78.0%
101-603-54028	Equipment Maint City Shop	5,504	5,000	110.1%
101-603-54038	Structure Maint City Shop	0	0	
101-603-54098	Other Improvments City Shop	1,526	2,500	61.0%
101-603-55010	Equipment & Furnishings	840	1,000	84.0%
101-603-55025	Chip Sealing Maintenance	0	0	
<b>Total Street Maintenance:</b>		354,491	729,264	48.6%
<b>Snow Removal</b>				
101-604-50000	Salaries and Wages	0	0	
101-604-50010	Overtime	15,025	20,000	75.1%

AccountNumber	Title	Actual	Budget	Percentage
101-604-50020	Temp Employees	951	8,000	11.9%
101-604-50030	On Call Time	1,646	6,500	25.3%
101-604-50100	FICA	73	2,639	2.8%
101-604-50110	PERS	0	2,184	0.0%
101-604-50120	Health Ins.	0	0	
101-604-50130	Compensation Ins.	35	1,266	2.8%
101-604-50140	ESC	10	690	1.4%
101-604-50150	PERS Relief	0	2,184	0.0%
101-604-51020	Operating Supplies	5,953	32,400	18.4%
101-604-52250	Equip Rents/Contractors	0	0	
<b>Total Snow Removal:</b>		23,692	75,863	31.2%
<b>Equipment Maintenance</b>				
101-605-50000	Salaries and Wages	80,947	161,418	50.1%
101-605-50010	Overtime	4,956	5,150	96.2%
101-605-50020	Temp Employees	80	5,000	1.6%
101-605-50030	On Call Time	360	2,500	14.4%
101-605-50100	FICA	7,323	13,316	55.0%
101-605-50110	PERS	21,197	37,195	57.0%
101-605-50120	Health Ins.	22,075	0	
101-605-50130	Compensation Ins.	2,321	4,498	51.6%
101-605-50140	ESC	880	2,553	34.5%
101-605-50150	PERS Relief	0	10,702	0.0%
101-605-51010	Uniforms/Safety Clothing	0	1,025	0.0%
101-605-51020	Operating Supplies	5,470	9,000	60.8%
101-605-51050	Small Tools	322	1,000	32.2%
101-605-52120	Travel	0	0	
101-605-52160	Professional Development	0	0	
101-605-52180	Professional Services	0	0	
101-605-54000	Fuel & Lube	36,321	60,000	60.5%
101-605-54010	Vehicle Parts & Repairs	14,298	30,000	47.7%
101-605-54020	Repair - Other Equipment	0	0	
101-605-55010	Equipment & Furnishings	0	0	
<b>Total Equipment Maintenance:</b>		196,549	343,357	57.2%
<b>Parks Maintenance</b>				
101-606-50000	Salaries and Wages	69,244	139,517	49.6%
101-606-50010	Overtime	1,788	0	
101-606-50020	Temp Employees	0	0	
101-606-50100	FICA	5,207	10,673	48.8%
101-606-50110	PERS	15,561	30,694	50.7%
101-606-50120	Health Ins.	34,616	69,149	50.1%
101-606-50130	Compensation Ins.	2,182	4,245	51.4%
101-606-50140	ESC	624	2,300	27.1%
101-606-50150	PERS Relief	0	8,831	0.0%
101-606-51010	Uniform/Safety Clothing	0	200	0.0%
101-606-51020	Operating Supplies	14,718	17,000	86.6%
101-606-51030	Custodial Supplies	300	2,500	12.0%
101-606-51050	Small Tools	923	1,500	61.5%
101-606-52010	Water, Sewer & Refuse	5,166	7,000	73.8%

AccountNumber	Title	Actual	Budget	Percentage
101-606-52030	Electricity	1,637	3,500	46.8%
101-606-52040	Heating Fuel	2,705	4,000	67.6%
101-606-52070	Rental/Lease	16,634	16,334	101.8%
101-606-52120	Travel	0	0	
101-606-52160	Professional Development	0	2,000	0.0%
101-606-52162	Safety & Training	0	500	0.0%
101-606-52180	Professional Services	145	5,000	2.9%
101-606-52340	Other Costs/outhouse tender	1,400	0	
101-606-53015	Fisherman's Memorial	2,008	0	
101-606-54000	Fuel & Lube	2,374	6,000	39.6%
101-606-54010	Vehicle Parts & Repairs	344	2,000	17.2%
101-606-54020	Repair - Other Equipment	499	3,000	16.6%
101-606-54030	Other repairs	295	9,000	3.3%
101-606-55010	Equipment & Furnishings	0	8,000	0.0%
101-606-55020	Other Improvements	103	0	
101-606-58040	Cap Equip Loan #64483(E) Prin	0	0	
101-606-58041	Cap Equip Loan #64483(E) Int	0	0	
<b>Total Parks Maintenance:</b>		178,473	352,943	50.6%
<b>Cemetery Maintenance</b>				
101-607-50000	Salaries and Wages	0	0	
101-607-50010	Overtime	0	0	
101-607-50020	Temp Employees	131	3,000	4.4%
101-607-50030	On Call Time	0	0	
101-607-50100	FICA	0	230	0.0%
101-607-50110	PERS	0	0	
101-607-50120	Health Ins.	0	0	
101-607-50130	Compensation Ins.	0	91	0.0%
101-607-50140	ESC	0	60	0.0%
101-607-50150	PERS Relief	0	0	
101-607-51020	Operating Supplies	0	0	
101-607-55000	Other Equipment	0	0	
101-607-55020	Other Improvements	0	0	
<b>Total Cemetery Maintenance:</b>		131	3,381	3.9%
<b>Parks &amp; Rec Administration</b>				
101-608-50000	Salaries and Wages	102,645	206,227	49.8%
101-608-50010	Overtime	61	0	
101-608-50020	Temp Employees	0	0	
101-608-50100	FICA	7,820	15,776	49.6%
101-608-50110	PERS	22,595	45,370	49.8%
101-608-50120	Health Ins.	8,803	17,233	51.1%
101-608-50130	Compensation Ins	826	2,168	38.1%
101-608-50140	ESC	940	3,450	27.2%
101-608-50150	PERS Relief	0	13,054	0.0%
101-608-51020	Operating Supplies	59	500	11.8%
101-608-52000	Communication	0	0	
101-608-52120	Travel	0	0	
101-608-52160	Professional Development	0	1,000	0.0%
101-608-52170	Dues and Subscriptions	0	500	0.0%

AccountNumber	Title	Actual	Budget	Percentage
101-608-52180	Professional Services	0	500	0.0%
101-608-52230	Software & Licenses	6,892	7,500	91.9%
<b>Total Parks &amp; Rec Administration:</b>		150,642	313,278	48.1%
<b>Recreation - Bidarki</b>				
101-701-50000	Salaries and Wages	0	0	
101-701-50010	Overtime	0	0	
101-701-50020	Temp Employees	21,141	35,000	60.4%
101-701-50100	FICA	1,617	2,678	60.4%
101-701-50110	PERS	0	0	
101-701-50120	Health Ins.	0	0	
101-701-50130	Compensation Ins.	2	74	2.7%
101-701-50140	ESC	211	700	30.1%
101-701-50150	PERS Relief	0	0	
101-701-51010	Uniform/Safety Equipment	402	1,550	25.9%
101-701-51020	Operating Supplies	2,395	7,500	31.9%
101-701-51030	Custodial Supplies	707	5,500	12.9%
101-701-52010	Water, Sewer & Refuse	1,994	5,400	36.9%
101-701-52030	Electricity	6,739	10,000	67.4%
101-701-52040	Heating Oil	9,588	12,000	79.9%
101-701-52120	Travel	0	0	
101-701-52162	Safety & Training	199	500	39.8%
101-701-52180	Professional Services	3,099	19,800	15.7%
101-701-53010	Programs	3,507	8,000	43.8%
101-701-54020	Equipment Maintenance & Repair	2,610	3,000	87.0%
101-701-54030	Structure Maintenance	24	5,000	0.5%
101-701-54080	Boiler Maintenance	17,475	5,000	349.5%
101-701-55010	Equipment & Furnishings	5,259	5,000	105.2%
101-701-55020	Other Improvements	0	0	
<b>Total Recreation - Bidarki:</b>		76,969	126,702	60.7%
<b>Recreation - Swimming Pool</b>				
101-702-50000	Salaries and Wages	24,906	52,698	47.3%
101-702-50010	Overtime	0	4,000	0.0%
101-702-50020	Temp Employees	0	25,000	0.0%
101-702-50100	FICA	1,849	6,250	29.6%
101-702-50110	PERS	5,479	12,473	43.9%
101-702-50120	Health Ins.	8,637	17,233	50.1%
101-702-50130	Compensation Ins.	758	2,511	30.2%
101-702-50140	ESC	222	1,730	12.8%
101-702-50150	PERS Relief	0	3,589	0.0%
101-702-51010	Uniform/Safety Equipment	0	4,000	0.0%
101-702-51020	Operating Supplies	376	20,000	1.9%
101-702-51030	Custodial Supplies	1,435	3,000	47.8%
101-702-52000	Communications	0	0	
101-702-52010	Water, Sewer & Refuse	4,864	10,000	48.6%
101-702-52030	Electricity	13,606	37,000	36.8%
101-702-52040	Heating Oil	20,304	125,000	16.2%
101-702-52120	Travel	0	0	
101-702-52160	Professional Development	0	600	0.0%

AccountNumber	Title	Actual	Budget	Percentage
101-702-52180	Professional Services	35,725	47,500	75.2%
101-702-54020	Repair & Maintenance	9,453	108,000	8.8%
101-702-54080	Boiler Maintenance	6,756	10,000	67.6%
101-702-55000	Other Equipment	0	0	
101-702-55010	Equipment & Furnishings	311	0	
101-702-55020	Other Improvements	0	0	
<b>Total Recreation - Swimming Pool:</b>		134,681	490,584	27.5%
<b>Ski Hill</b>				
101-704-51040	Repair & Maintenance	0	0	
101-704-51110	Lease Rev Pass Thru CTC	9,417	35,989	26.2%
101-704-51115	Lease Rev Pass Thru CVW	9,179	36,360	25.2%
101-704-52010	Water, Sewer & Refuse	864	1,600	54.0%
101-704-52030	Electricity	19,935	22,000	90.6%
101-704-52035	Electric reimburse contra	5,840	14,000	41.7%
101-704-52040	Heating Oil	5,855	8,000	73.2%
101-704-52180	Annual Inspection	0	0	
101-704-52190	Insurance	15,000	15,000	100.0%
<b>Total Ski Hill:</b>		66,089	132,949	49.7%
<b>Non-Departmental</b>				
101-824-50164	Health Reimbursement Agreement	1,000	20,000	5.0%
101-824-51020	Operating Supplies	3,523	30,000	11.7%
101-824-52000	Communications	21,052	42,000	50.1%
101-824-52170	Dues & Subscriptions	0	0	
101-824-52179	Drug Testing	1,186	3,000	39.5%
101-824-52180	Professional Services	12,222	25,036	48.8%
101-824-52181	Accounting Software Licensing	32,747	37,150	88.1%
101-824-52182	Avalanche Mitigation Jan-April	22,880	28,600	80.0%
101-824-52183	Avalanche Mitigation Nov-Dec	0	0	
101-824-52184	State Reimb - Avalanche Contra	0	10,000	0.0%
101-824-52185	Bank Fees & Bank Reconciliatio	3,538	15,000	23.6%
101-824-52188	Lobbyist - State	0	0	
101-824-52190	Attorney Fees	41,561	140,000	29.7%
101-824-52192	Legal Issues	159,635	159,635	100.0%
101-824-52210	Audit Fees	113,119	165,000	68.6%
101-824-52230	Software Licensing	10,033	59,643	16.8%
101-824-52250	IT Services	73,519	133,500	55.1%
101-824-52255	Computers & Peripherals	0	1,500	0.0%
101-824-52340	Eyak Site Remediation	0	2,500	0.0%
101-824-52350	Recruitment and Moving	0	0	
101-824-55010	Equipment & Furnishings	0	500	0.0%
101-824-56000	Insurance	263,214	439,795	59.8%
101-824-57000	In-kind Services Allocation	-103,550	-181,600	57.0%
<b>Total Non-Departmental:</b>		655,680	1,131,259	58.0%
<b>Long Term Debt Service</b>				
101-895-58063	2015 GO Bond One A- Principal	0	90,000	0.0%
101-895-58064	2015 GO Bond One A-Interest	24,125	48,250	50.0%
101-895-58067	2015 GO Bond One C-Principal	0	1,145,000	0.0%
101-895-58068	2015 GO Bond One C-Interest	90,250	180,500	50.0%

AccountNumber	Title	Actual	Budget	Percentage
101-895-58069	2015 GO Bond Two A-Principal	0	125,000	0.0%
101-895-58070	2015 GO Bond Two A-Interest	39,750	79,500	50.0%
<b>Total Long Term Debt Service:</b>		154,125	1,668,250	9.2%
<b>Interfund Transfers Out</b>				
101-901-59999	Transfer to Other Capital Proj	0	48,514	0.0%
<b>Total Interfund Transfers Out:</b>		0	48,514	0.0%
<b>Transfers to Other Entities</b>				
101-902-57000	School Transfer (Jan-June)	1,307,000	1,307,000	100.0%
101-902-57001	School Transfer (July-Dec)	0	676,000	0.0%
101-902-57005	School In-Kind Jan-June	34,750	75,500	46.0%
101-902-57006	School In-Kind Jul-Dec	51,250	75,500	67.9%
101-902-57017	CCMC Budget Appropriation	0	100,000	0.0%
101-902-57020	Cordova Family Resource Ctr	10,000	10,000	100.0%
101-902-57182	Cordova Chamber in-kind	5,717	4,800	119.1%
101-902-57183	Cordova Chamber in-kind lease	15,150	30,299	50.0%
<b>Total Transfers to Other Entities:</b>		1,423,866	2,279,099	62.5%
<b>General Fund Revenue Total:</b>		4,644,784	14,061,464	33.0%
<b>General Fund Expenditure Total:</b>		6,337,793	14,010,464	45.2%
<b>Total General Fund:</b>		-1,693,009	51,000	

AccountNumber	Title	Actual	Budget	Percentage
<b>HARBOR ENTERPRISE FUND</b>				
<b>Revenue - Operations</b>				
502-300-44010	Wharfage	17,506	50,000	35.0%
502-300-44015	Fuel Oil Wharfage	0	0	
502-300-44020	Dockage	24,166	71,500	33.8%
502-300-44030	Impounds & Fines	375	7,500	5.0%
502-300-44040	Dry Land Storage Fees	35,080	55,000	63.8%
502-300-44041	Shipyards Storage	25,535	46,200	55.3%
502-300-44050	Sale Of Labor	6,250	13,200	47.3%
502-300-44060	Permanent Slip Fees	83,714	1,179,000	7.1%
502-300-44070	Monthly Slip Fees	18,182	23,214	78.3%
502-300-44080	Daily Slip Fees	15,944	75,000	21.3%
502-300-44090	Grid Use Fees	824	7,500	11.0%
502-300-44100	Seaplane Moorage	0	550	0.0%
502-300-44110	Utility Sales	7,969	20,000	39.8%
502-300-44120	Sale of Sevices	300	2,500	12.0%
502-300-44130	Other Harbor Revenue	5,891	12,000	49.1%
502-300-44135	Penalty & Interest - Harbor	4,673	15,000	31.2%
502-300-44140	Travel Lift Fees	13,155	65,000	20.2%
502-300-44150	Launch Ramp Fees	2,435	10,000	24.4%
502-300-44160	Parking Permits	850	2,000	42.5%
502-300-44170	Maintenance Area Use	340	2,400	14.2%
502-300-44180	Misc Settlement Proceeds	0	0	
502-300-44190	Registration - .5% Fish Tax	35	0	
502-300-44200	Com Passenger Vessel Tax Share	3,335	2,000	166.8%
<b>Total Revenue - Operations:</b>		266,558	1,659,564	16.1%
<b>Other Revenue</b>				
502-398-40239	Pension State Relief	0	20,000	0.0%
<b>Total Other Revenue:</b>		0	20,000	0.0%
<b>Harbor Reserve Fund</b>				
702-397-40205	.05% Raw Fish Tax Revenue	212,764	175,000	121.6%
702-397-40210	Fuel Oil Wharfage \$.06 per gal	117,171	247,292	47.4%
		329,935	422,292	

AccountNumber	Title	Actual	Budget	Percentage
<b>Expenditures-Harbor Operations</b>				
502-400-50000	Salaries and Wages	221,214	443,005	49.9%
502-400-50010	OT	4,816	10,300	46.8%
502-400-50020	Temp. Employees	0	0	
502-400-50030	On Call - Harbor	0	0	
502-400-50100	FICA	16,891	34,678	48.7%
502-400-50110	PERS	48,697	99,727	48.8%
502-400-50120	Health Ins.	69,048	140,137	49.3%
502-400-50130	Compensation Ins.	4,194	12,294	34.1%
502-400-50140	ESC	2,036	6,900	29.5%
502-400-50150	PERS Relief	0	28,694	0.0%
502-400-51000	Administrative Costs Allocated	99,846	0	
502-400-51010	Uniforms/Safety Clothing	1,118	1,500	74.5%
502-400-51020	Operating Supplies	3,048	8,000	38.1%
502-400-51030	Custodial Supplies	1,335	3,500	38.1%
502-400-52000	Communications	3,677	7,000	52.5%
502-400-52010	Water, Sewer & Refuse	44,219	120,000	36.8%
502-400-52020	Street Lighting	0	2,500	0.0%
502-400-52030	Electricity	99,363	70,000	141.9%
502-400-52040	Heating Oil	6,171	12,000	51.4%
502-400-52070	Leases/Rentals	0	0	
502-400-52120	Travel	0	4,000	0.0%
502-400-52160	Professional Development	0	3,000	0.0%
502-400-52170	Dues & Subscriptions	1,285	1,500	85.7%
502-400-52179	Drug Testing	281	300	93.7%
502-400-52180	Professional Services	350	10,000	3.5%
502-400-52185	Bank Fees	2,907	18,000	16.2%
502-400-52190	Attorney Fees	0	0	
502-400-52270	Legal Printing	0	0	
502-400-52290	Bad Debt Expense	0	0	
502-400-54000	Fuel & Lube	4,386	8,000	54.8%
502-400-54010	Vehicle Parts & Repairs	1,534	2,500	61.4%
502-400-54020	Repair - Other Equipment	14,481	20,000	72.4%
502-400-54030	R & M Buildings	0	2,000	0.0%
502-400-54050	R & M Travel Lift	16,964	45,444	37.3%
502-400-54080	Boiler Maintenance	3,288	800	411.0%
502-400-55000	Other Equipment	3,135	5,500	57.0%
502-400-55010	Equipment & Furnishings	0	2,200	0.0%
502-400-55020	Other Improvements	28,447	28,000	101.6%
502-400-55030	Used Oil	0	34,000	0.0%
502-400-56000	Insurance	112,696	231,572	48.7%
<b>Total Expenditures-Harbor Operations:</b>		815,428	1,417,051	57.5%
<b>Debt Service</b>				
502-895-58000	Bond Principal	0	130,000	0.0%
502-895-58010	Bond Interest	0	211,563	0.0%
502-895-58020	Harbor Piling Loan Principal	0	65,833	0.0%
502-895-58021	Harbor Piling Loan Interest	0	59,718	0.0%
<b>Total Debt Service:</b>		0	467,114	0.0%

AccountNumber	Title	Actual	Budget	Percentage
<b>Transfer to Reserve &amp; CIP</b>				
502-896-57500	Transfer to Dep'n Reserve	0	0	
502-896-57510	Transfer to Capital Projects	0	0	
<b>Total Transfer to Reserve &amp; CIP:</b>		0	0	
<b>Depreciation &amp; Amortization</b>				
502-899-59090	Depreciation	0	0	
502-899-59095	Amort of Contr Capi	0	0	
<b>Total Depreciation &amp; Amortization:</b>		0	0	
<b>Interfund Transfers Out</b>				
502-901-57402	Transfer to Capital Projects	0	0	
502-901-57415	Transfer to Water Fund	0	0	
502-901-59996	Perm Fund Replacement	0	0	
502-901-59997	Transfer to Perm Fund Trvl Lft	0	18,000	0.0%
502-901-59999	Transfer to General Fund-Admin	0	199,691	0.0%
<b>Total Interfund Transfers Out:</b>		0	217,691	0.0%
<b>HARBOR ENTERPRISE FUND Revenue Total:</b>				
		596,493	2,101,856	28.4%
<b>HARBOR ENTERPRISE FUND Expenditure Total:</b>				
		815,428	2,101,856	38.8%
<b>Total HARBOR ENTERPRISE FUND:</b>				
		-218,935	0	

AccountNumber	Title	Actual	Budget	Percentage
<b>SEWER ENTERPRISE FUND</b>				
<b>Sewer Operations Revenue</b>				
503-301-45000	Sewer Revenue	424,515	1,100,000	38.6%
503-301-45001	Sewer Administrative Fee	210	0	
503-301-45012	Sewer Tap Fees	0	2,500	0.0%
503-301-45015	Other Sewer Operating Revenue	252	5,000	5.0%
503-301-46020	In-Kind Revenue	0	14,384	0.0%
<b>Total Sewer Operations Revenue:</b>		424,977	1,121,884	37.9%
<b>Other Revenue SWR</b>				
503-397-40239	Pension State Relief	0	13,856	0.0%
503-397-45050	Penalties Paid From Utilities	2,472	4,000	61.8%
<b>Total Other Revenue SWR:</b>		2,472	17,856	13.8%
<b>Expenditures-Sewer Operations</b>				
503-401-50000	Salaries and Wages	103,249	205,095	50.3%
503-401-50010	Overtime	10,464	8,240	127.0%
503-401-50020	Temporary Employees	8,124	30,000	27.1%
503-401-50030	On Call Time	2,879	6,000	48.0%
503-401-50100	FICA	9,259	19,040	48.6%
503-401-50110	PERS	25,585	48,155	53.1%
503-401-50120	Health Ins.	55,980	111,697	50.1%
503-401-50130	Compensation Ins.	2,749	5,426	50.7%
503-401-50140	ESC	1,117	4,050	27.6%
503-401-50150	PERS Relief	0	13,856	0.0%
503-401-51010	Uniforms/Safety Clothing	800	700	114.3%
503-401-51020	Operating Supplies	9,842	50,000	19.7%
503-401-51050	Small Tools	242	1,500	16.1%
503-401-52000	Communications	1,741	3,000	58.0%
503-401-52010	Water, Sewer & Refuse	3,802	5,200	73.1%
503-401-52030	Electricity	77,667	100,000	77.7%
503-401-52040	Heating Oil WWTP	0	10,000	0.0%
503-401-52070	Leases/Rentals	0	2,500	0.0%
503-401-52120	Travel	1,295	5,000	25.9%
503-401-52160	Professional Development	882	2,500	35.3%
503-401-52170	Dues & Subscriptions	1,146	2,000	57.3%
503-401-52179	Drug Testing	226	300	75.3%
503-401-52180	Professional Services	26,849	50,000	53.7%
503-401-52200	Permit Expense	8,609	8,500	101.3%
503-401-52270	Legal Printing	0	0	
503-401-52280	Debt Collection Fee	0	0	
503-401-52290	Bad Debt Expense	0	0	
503-401-52350	Recruitment & Moving	0	0	
503-401-54000	Fuel & Lube	4,019	8,000	50.2%
503-401-54010	Repairs - Vehicle & Parts	476	2,500	19.0%
503-401-54020	Repair - Other Equipment	37,745	30,000	125.8%
503-401-54032	Structure Maint WWTP	0	5,000	0.0%
503-401-54082	Heating Sys Maint WWTP	1,453	2,000	72.7%
503-401-55010	Equipment & Furnishings	9,282	10,000	92.8%
503-401-55020	Other Improvements	878	49,608	1.8%

AccountNumber	Title	Actual	Budget	Percentage
503-401-56000	Insurance	19,569	28,432	68.8%
503-401-57090	Interest Expense	0	0	
<b>Total Expenditures-Sewer Operations:</b>		504,643	828,299	60.9%
<b>Debt Service SWR</b>				
503-895-58043	WWTP Upgrade Phsell 261071 Prn	0	55,000	0.0%
503-895-58044	WWTP Upgrade Phsell 261071 Int	0	9,900	0.0%
<b>Total Debt Service SWR:</b>		0	64,900	0.0%
<b>Interfund Transfers Out</b>				
503-901-57416	Transfer to Water Fund	0	74,727	0.0%
503-901-59999	Transfer to General Fund-Admin	78,716	157,431	50.0%
<b>Total Interfund Transfers Out:</b>		78,716	232,158	33.9%
<b>In-Kind Services SWR</b>				
503-905-58400	School - High School	3,926	7,851	50.0%
503-905-58410	School - Elementary	2,748	5,496	50.0%
503-905-58440	Chamber of Commerce	518	1,036	50.0%
<b>Total In-Kind Services SWR</b>		7,192	14,383	50.0%
<b>SEWER ENTERPRISE FUND Revenue Total:</b>		427,449	1,139,740	37.5%
<b>SEWER ENTERPRISE FUND Expenditure Total:</b>		590,551	1,139,740	51.8%
<b>Total SEWER ENTERPRISE FUND:</b>		-77,193	0	

AccountNumber	Title	Actual	Budget	Percentage
<b>WATER ENTERPRISE FUND</b>				
<b>Water Operations Revenue</b>				
504-302-24516	Other Water Non-Operating Rev	5,025	0	
504-302-45010	Water Revenue	299,968	920,863	32.6%
504-302-45011	Water Administrative Fee	180	300	60.0%
504-302-45012	Water Tap Fees	0	600	0.0%
504-302-45015	Other Water Operating Revenue	678	500	135.6%
504-302-46020	In-Kind Revenue	0	8,542	0.0%
<b>Total Water Operations Revenue:</b>		305,851	930,805	32.9%
<b>Interfund Transfers In</b>				
504-390-41011	Transfer From SWR Fund	0	74,727	0.0%
<b>Total Interfund Transfers In:</b>		0	74,727	0.0%
<b>Other Revenue WTR</b>				
504-398-40239	Pension State Relief	0	13,856	0.0%
<b>Total Other Revenue WTR:</b>		0	13,856	0.0%
<b>Expenditures-Water Operations</b>				
504-402-50000	Salaries and Wages	103,249	211,045	48.9%
504-402-50010	Overtime	10,464	8,240	127.0%
504-402-50020	Temp. Employees	8,124	0	
504-402-50030	On Call Time	2,879	6,000	48.0%
504-402-50100	FICA	9,258	19,923	46.5%
504-402-50110	PERS	25,584	49,743	51.4%
504-402-50120	Health Ins.	55,980	111,697	50.1%
504-402-50130	Compensation Ins.	2,749	5,107	53.8%
504-402-50140	ESC	1,117	3,750	29.8%
504-402-50150	PERS Relief	0	13,981	0.0%
504-402-51010	Uniforms/Safety Clothing	800	600	133.3%
504-402-51020	Operating Supplies	25,227	45,000	56.1%
504-402-51050	Small Tools	726	600	121.0%
504-402-51060	Books & Periodicals	0	0	
504-402-51070	Prisoner Board	0	0	
504-402-52000	Communications	2,097	3,000	69.9%
504-402-52010	Water, Sewer & Refuse	1,013	2,000	50.7%
504-402-52030	Electricity	61,781	60,000	103.0%
504-402-52040	Heating Oil	27,061	30,000	90.2%
504-402-52070	Leases/Rentals	0	1,500	0.0%
504-402-52120	Travel	1,295	2,500	51.8%
504-402-52160	Professional Development	982	3,500	28.1%
504-402-52170	Dues & Subscriptions	1,146	660	173.6%
504-402-52179	Drug Testing	226	500	45.2%
504-402-52180	Professional Services	26,280	40,000	65.7%
504-402-52200	Permit Expense	689	1,500	45.9%
504-402-52270	Legal Printing	0	0	
504-402-52280	Billing Cost	0	0	
504-402-52285	Debt Collection Fee	0	0	
504-402-52290	Bad Debt Expense	0	0	
504-402-52350	Recruitment & Moving	0	0	
504-402-54000	Fuel & Lube	4,053	8,000	50.7%

AccountNumber	Title	Actual	Budget	Percentage
504-402-54005	Repairs - Watershed	3,472	2,500	138.9%
504-402-54010	Repairs - Vehicles & Parts	505	2,000	25.3%
504-402-54020	Repairs - Other Equipment	29,316	22,272	131.6%
504-402-54025	Repairs - Water Line	0	0	
504-402-54030	Repair & Maint - Water Tank	0	0	
504-402-54032	Structure Maint Eyak Wtr Plant	0	1,500	0.0%
504-402-54082	Heating Sys Maint Eyak Plant	2,560	1,000	256.0%
504-402-55010	Equipment & Furnishings	0	20,000	0.0%
504-402-55015	Buildings	0	0	
504-402-55020	Other Improvements	0	10,000	0.0%
504-402-55040	Oil Spill Response Exp 2023	1,365	0	
504-402-56000	Insurance	26,775	63,745	42.0%
504-402-57090	Interest Expense	0	0	
504-402-58000	OIL SPILL RESPONSE	0	2,500	0.0%
504-402-58041	Water Tank Maintenance	0	0	
<b>Total Expenditures-Water Operations:</b>		503,677	754,363	66.8%
<b>Debt Service WTR</b>				
504-23006	ADEC :T2 Wtr Loan 261141-Prin	95,241	95,241	
504-895-58046	ADEC Drinking Wtr 261141-Int	27,431	27,431	100.0%
<b>Total Debt Service WTR:</b>		122,672	122,672	100.0%
<b>Interfund Transfers Out</b>				
504-901-59999	Transfer to General Fund-Admin	66,906	133,811	50.0%
<b>Total Interfund Transfers Out:</b>		66,906	133,811	50.0%
<b>IN-KIND SERVICES WATER</b>				
504-905-58400	School - High School	2,373	4,745	
504-905-58410	School - Elementary	1,661	3,322	
504-905-58440	Chamber of Commerce	0	475	
<b>Total IN-KIND SERVICES WATER</b>		4,034	8,542	
<b>WATER ENTERPRISE FUND Revenue Total:</b>		305,851	1,019,388	30.0%
<b>WATER ENTERPRISE FUND Expenditure Total:</b>		697,289	1,019,388	68.4%
<b>Total WATER ENTERPRISE FUND:</b>		-391,438	0	

AccountNumber	Title	Actual	Budget	Percentage
<b>REFUSE ENTERPRISE FUND</b>				
<b>Refuse Operations Revenue</b>				
505-301-46000	Refuse Service Charges	490,083	1,376,617	35.6%
505-301-46001	Refuse Administrative Fee	190	350	54.3%
505-301-46010	Refuse Recycling Revenue	0	0	
505-301-46020	In-Kind Revenue	0	29,402	0.0%
505-301-46030	Other Refuse Revenue	406	1,000	40.6%
505-301-50100	ACWFL#261171-S Subsidy	0	0	
<b>Total Refuse Operations Revenue:</b>		490,679	1,407,369	34.9%
<b>Refuse Operations Revenue</b>				
505-347-40710	Sale of Equipment	6,255	0	
<b>Total Refuse Operations Revenue:</b>		6,255	0	
<b>Other Revenue Refuse</b>				
505-398-40239	Pension State Relief	0	24,479	0.0%
505-398-40325	Investment Earnings	4,612	0	
<b>Total Other Revenue Refuse:</b>		4,612	24,479	18.8%
<b>Expenditures-Refuse Operations</b>				
505-400-50000	Salaries and Wages	190,026	379,512	50.1%
505-400-50010	OT	3,392	7,210	47.0%
505-400-50020	Temp. Employees	6,594	20,000	33.0%
505-400-50030	ON CALL	0	0	
505-400-50100	FICA	14,881	31,114	47.8%
505-400-50110	PERS	42,288	85,079	49.7%
505-400-50120	Health Ins.	78,446	136,797	57.3%
505-400-50130	Compensation Ins.	8,642	17,692	48.8%
505-400-50140	ESC	1,796	6,150	29.2%
505-400-50150	PERS Relief	0	24,479	0.0%
505-400-51010	Uniforms/Safety Clothing	671	2,500	26.8%
505-400-51020	Operating Supplies	3,397	18,000	18.9%
505-400-51030	Custodial Supplies	0	0	
505-400-51050	Small Tools	1,490	1,000	149.0%
505-400-52000	Communications	2,745	5,500	49.9%
505-400-52010	Water, Sewer & Refuse	697	2,000	34.9%
505-400-52030	Electricity	4,216	6,500	64.9%
505-400-52040	Heating Oil	1,899	4,000	47.5%
505-400-52070	Leases/Rentals	0	500	0.0%
505-400-52120	Travel	0	2,000	0.0%
505-400-52160	Professional Development	255	2,500	10.2%
505-400-52170	Dues & Subscriptions	0	300	0.0%
505-400-52179	Drug Testing	226	1,000	22.6%
505-400-52180	Professional Services	24,881	140,000	17.8%
505-400-52200	License & Fees	4,000	4,000	100.0%
505-400-52270	Legal Printing	0	0	
505-400-52280	Billing Cost	0	0	
505-400-52285	Debt Collection Fee	475	0	
505-400-52290	Bad Debt Expense	0	0	
505-400-52295	Gain/Loss on Sale/FA Disposal	0	0	
505-400-52350	Recruitment and Moving	0	0	

AccountNumber	Title	Actual	Budget	Percentage
505-400-54000	Fuel & Lube	22,290	45,000	49.5%
505-400-54010	Vehicle Parts & Repairs	1,120	35,000	3.2%
505-400-54020	Repair - Other Equipment	7,187	20,000	35.9%
505-400-54030	R & M Buildings	4,547	15,000	30.3%
505-400-54080	Boiler Maintenance	0	1,500	0.0%
505-400-55000	Other Equipment	9,400	35,000	26.9%
505-400-55010	Equipment & Furnishings	0	0	
505-400-55020	Other Improvements	0	0	
505-400-55030	Landfill Maintenance	0	5,500	0.0%
505-400-56000	Insurance	19,474	27,082	71.9%
505-400-57090	Interest Exp-ACWFL#261171-S	7,905	7,905	100.0%
505-400-58040	Capital Lease Payment	0	0	
<b>Total Expenditures-Refuse Operations:</b>		541,205	1,089,820	49.7%
<b>Debt Service-Refuse</b>				
505-23020	Refuse Clean Water	0	31,000	0.0%
505-895-58042	Interest on Interfund Loan	0	948	0.0%
505-895-58043	Dumpster Truck	0	43,508	0.0%
505-895-58044	Hook Truck Inter Loan	0	30,641	0.0%
<b>Total Debt Service-Refuse:</b>		0	106,097	0.0%
<b>Transfer to Refuse Reserve/CIP</b>				
505-896-55030	Landfill Closure Cost Reserved	0	50,000	0.0%
<b>Total Transfer to Refuse Reserve/CIP:</b>		0	50,000	0.0%
<b>Interfund Transfers Out</b>				
505-901-59999	Transfer to General Fund-Admin	78,265	156,530	50.0%
<b>Total Interfund Transfers Out:</b>		78,265	156,530	50.0%
<b>In-Kind Services Refuse</b>				
505-905-58400	School - High School	12,077	24,153	50.0%
505-905-58410	School - Elementary	2,208	4,415	50.0%
505-905-58420	CCMC - Hospital	0	0	
505-905-58440	Chamber of Commerce	654	833	78.5%
<b>Total In-Kind Services Refuse:</b>		14,938	29,401	50.8%
<b>REFUSE ENTERPRISE FUND Revenue Total:</b>		501,546	1,431,848	35.0%
<b>REFUSE ENTERPRISE FUND Expenditure Total:</b>		634,408	1,431,848	44.3%
<b>Total REFUSE ENTERPRISE FUND:</b>		-132,862	0	

AccountNumber	Title	Actual	Budget	Percentage
<b>Odiak Camper Park</b>				
<b>Revenue</b>				
506-301-40460	Odiak Camper Park Space Fees	7,070	29,000	24.4%
506-301-40465	Odiak CP-tenant utilities	0	500	0.0%
<b>Total Revenue:</b>		7,070	29,500	24.0%
<b>Odiak Park Expenditures</b>				
506-400-50000	Salaries and Wages	0	0	
506-400-50010	OT	0	0	
506-400-50020	Temporary Employees	0	0	
506-400-50100	FICA	0	0	
506-400-50110	PERS	0	0	
506-400-50120	Health Ins.	0	0	
506-400-50130	Compensation Ins.	0	0	
506-400-50140	ESC	0	0	
506-400-50150	PERS Relief	0	0	
506-400-51000	Administrative Costs Allocated	0	0	
506-400-51020	Operating Supplies	107	1,000	10.7%
506-400-51030	Custodial Supplies	0	500	0.0%
506-400-52010	Water, Sewer & Refuse	2,024	6,000	33.7%
506-400-52030	Electricity	938	5,000	18.8%
506-400-52040	Heating Oil	0	4,000	0.0%
506-400-52180	Professional Services	0	0	
506-400-52190	Attorney Fees	0	0	
506-400-52280	Billing Costs	0	0	
506-400-54020	Repair & Maintenance	349	6,000	5.8%
506-400-54030	R & M Buildings	0	0	
506-400-54080	Boiler Maintenance	0	2,000	0.0%
506-400-55010	Equipment & Furnishings	0	0	
506-400-55020	Other Improvements	0	4,580	0.0%
506-400-56000	Insurance	100	420	23.8%
<b>Total Odiak Park Expenditures:</b>		3,518	29,500	11.9%
<b>Odiak Camper Park Revenue Total:</b>				
		7,070	29,500	24.0%
<b>Odiak Camper Park Expenditure Total:</b>				
		3,518	29,500	11.9%
<b>Total Odiak Camper Park:</b>				
		3,552	0	

## **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.

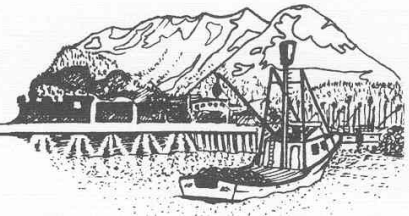
### **More information about items not subject to publication:**

- 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.

# CITY OF CORDOVA



June 19, 2026

Commissioner Heidi Hedberg  
Alaska Department of Health & Social Services  
3601 C St, Suite 902  
Anchorage, AK 99503

Alex McKay  
President & CEO  
Alaska Community Foundation  
3201 C Street, Suite 110  
Anchorage, AK 99503

Dear Commissioner Hedberg and Ms. McKay,

On behalf of the City of Cordova, I am pleased to express my strong support for a grant application submitted by Cordova Community Medical Center (CCMC) to help integrate behavioral health and primary care services for the residents of Cordova and the surrounding region. As a former Hospital Advisory Board member, I can attest that this is a step that has long been desired, but we haven't had sufficient resources to implement.

As a remote, rural community, Cordova faces significant challenges in accessing timely, coordinated healthcare services. Geographic isolation, workforce shortages, transportation barriers, and limited behavioral health resources can make it difficult for residents to receive comprehensive care. These challenges underscore the importance of developing innovative models that bring behavioral health and primary care together in a coordinated, patient-centered system.

The proposed project represents a critical step toward transforming healthcare delivery in our community and directly aligns with the goals and initiatives of the Rural Health Transformation Project. CCMC's approach recognizes the strong connection between physical health and behavioral health and promotes whole-person care that is both effective and sustainable.

The anticipated benefits of CCMC's Behavioral Health Integration project include:

- Improved access to behavioral health services for rural residents.
- Earlier identification and treatment of mental health and substance use disorders.
- Enhanced coordination among healthcare providers.
- Reduced stigma associated with seeking behavioral health care.

- Better management of chronic health conditions that are influenced by behavioral health factors.
- Improved patient outcomes, satisfaction, and quality of life.
- Strengthened healthcare workforce capacity and community resilience.

Cordova Community Medical Center has consistently demonstrated its commitment to providing high-quality healthcare services and responding to the evolving needs of the community. The organization has established itself as a trusted healthcare partner and is well-positioned to implement this transformative project successfully. The proposed integration model aligns with national best practices for rural healthcare delivery and supports long-term sustainability by creating a more efficient and coordinated system of care.

This project will have a meaningful impact on the health and well-being of individuals and families throughout the region. The funding requested through the Rural Health Transformation Grant will provide essential support for expanding access to care, strengthening healthcare infrastructure, and improving health outcomes in one of Alaska's remote communities.

I strongly encourage your support of this application. The proposed project addresses a significant community need and offers a practical, evidence-based strategy for advancing rural healthcare transformation. I am confident that Cordova Community Medical Center will use these resources effectively to create lasting improvements in integrated behavioral and primary healthcare services.

Thank you for your consideration of this important request.

Sincerely,



Kristin Smith

Mayor

# CITY OF CORDOVA



June 19, 2026

Commissioner Heidi Hedberg  
Alaska Department of Health & Social Services  
3601 C St, Suite 902  
Anchorage, AK 99503

Alex McKay  
President & CEO  
Alaska Community Foundation  
3201 C Street, Suite 110  
Anchorage, AK 99503

Dear Commissioner Hedberg and Ms. McKay,

On behalf of the City of Cordova, I am writing to express my strong support for the Rural Health Transformation Grant application submitted by Cordova Community Medical Center for its project to design a modernized kitchen and multi-use senior health services space that will address the growing challenges of isolation, digital exclusion, and chronic disease among older adults in Cordova. The CCMC's kitchen provides carefully planned meals not only for our long-term care residents, but for a daily senior lunch which is a primary social hub for many of our community's senior residents as well as meal delivery for another 30 seniors.

As a remote coastal community accessible only by air or sea, Cordova faces unique healthcare and social service challenges. Older adults in our community often encounter barriers to accessing nutritious meals, health education, technology resources, and specialty healthcare services. These challenges are compounded by transportation limitations, harsh weather conditions, workforce shortages, and the increasing prevalence of chronic diseases associated with aging. The proposed project represents an innovative and community-centered approach to addressing these interconnected issues.

The planned renovation and redesign of the senior services space will create a welcoming, accessible hub that promotes healthy aging and enhances quality of life for elders throughout the community.

The anticipated benefits of this project include:

- Increased access to nutritious meals and nutrition education.
- Reduced social isolation and loneliness among older adults.
- Improved management of chronic health conditions through health education and support services.
- Expanded access to telehealth and specialty care services.
- Enhanced digital literacy and technology access for seniors.
- Greater community engagement and opportunities for healthy aging.
- Strengthened coordination between healthcare, senior services, and community partners.

Cordova Community Medical Center has a long-standing commitment to meeting the healthcare needs of residents across the lifespan and has demonstrated exceptional leadership in developing innovative solutions for rural health challenges. This project aligns directly with the goals of rural health transformation by addressing social determinants of health, expanding access to care, and creating sustainable infrastructure that supports the well-being of an aging population.

The proposed senior health services hub will serve as a vital community resource for years to come, helping elders remain healthy, connected, and independent while strengthening the overall health of the community. The investment requested through the Rural Health Transformation Project grant will provide lasting benefits and support a model of integrated, person-centered care that is especially critical in remote rural settings.

I strongly encourage your support for this application. The project addresses a significant and well-documented community need and represents a thoughtful, impactful investment in the health and well-being of Cordova's older adults.

Thank you for your consideration.

Sincerely,



Kristin Smith

Mayor

# CITY OF CORDOVA



June 24, 2026

The Honorable Mike Dunleavy  
Governor, State of Alaska  
P.O. Box 110001  
Juneau, AK 99811-0001

Dear Governor Dunleavy,

Your work on investments in affordable energy for Alaska communities, business and resource development, public safety, and natural disaster response will benefit Alaska municipalities and villages in the coming years. At the local level, we share your priorities, and hope to see these investments carried out.

We believe that the FY 27 operating and capital budgets, as adopted by the Legislature and initiated by your Administration, provide meaningful investments in priorities that are critical to all of us. This includes relief from high energy costs for Alaskans, schools, utilities, and local governments. It includes investments in statewide infrastructure and major maintenance, State capital programs and deferred maintenance, transportation assets, and service programs that assist those who need it most, while preserving the ability for private enterprise to thrive.

We understand how important these things are to you, and to the State of Alaska.

I am writing to reinforce other expressions of support for the items where there has been consensus between the House and the Senate, and in support of local governments. Specifically, we are grateful to see – and ask you to join us in support of – these items:

- Recapitalization of Community Assistance, plus \$20 million distribution for FY27: Communities are experiencing very high costs of fuel, plus inflationary increases that are outpacing revenues. This essential state revenue sharing mechanism literally keeps the lights on, ensure good governmental partnership.

The additional distribution this year is directly tied to high fuel prices that are consuming a much higher share of our municipal budgets this year.

- \$29.1 million in school district energy relief: This alleviates pressure on formula funding, and student achievement, and avoids choices between teaching and heating.
- \$254 million for Village Safe Water and Wastewater (Federal): Cordova is in desperate need of support to upgrade our water and wastewater treatment systems, both for residential use and for supporting our seafood processing industry.
- Full funding for Community and Regional Jails: This \$5.6 million budget increase is the full value of delivering this essential service on behalf of the State. This increase covers

the budgets submitted to DOC and ensures that local governments, and local taxpayers, aren't picking up the difference, especially during this period of high costs elsewhere. It's a huge relief and an important support resource for our police and (mostly volunteer) emergency response functions.

- \$164 million for one-time school maintenance: Capital plus Supplemental and contingent – for the School Major Maintenance Grant fund;
- \$300,000 for local emergency planning committees (LEPC) within DMVA budget: this will help municipalities in meeting their State emergency planning goals;
- \$450,000 to the Alaska Municipal League for community assistance in federal infrastructure grant application, management and compliance: this investment will earn a huge return, leveraging tens of millions of dollars based on AML's work in the past year (\$44 million to Alaska communities) and in holding the Alaska Infrastructure Development Symposium. As you know, spending these funds in our towns and villages creates jobs and supports our local businesses.

I appreciate the attention you've given to these policy investments and want to emphasize how much they mean to our ability to support a thriving local business economy. Your support for these items reflects a mutual investment in shared priorities and increases our ability at the municipal level to work on local solutions, which in turn roll up as cooperative benefits at the State level.

Thank you for your support,



Kristin Smith  
Mayor



square-foot portion of ATS 220. The applicants are requesting to purchase this portion of ATS 220 from the City to ensure future access to their property.

Staff has no objection to the purchase of this property, and if the property is to be sold to the applicants, the property will be re-platted with their current lot to avoid creating a substandard lot.

### **Harbor Commission & Planning Commission**

The Harbor Commission heard this item at its regular meeting on Wednesday, June 10, 2026. Planning Commission heard this item at its regular meeting on Tuesday, April 14, 2026. Both Commissions unanimously voted to recommend the sale of the requested portion of the property to the applicants. Both Commissions agreed that this would clear up access to the lower portion of the applicant's property and supported the sale by direct negotiation.

Harbor Commission: Vote: 3 yes, 0 no, 2 absent (Soares & Kruithof)

Full Video: <https://www.youtube.com/live/OWX70XV7lQo?si=HjJzpmXyyvXHkbbn>

Planning Commission: Vote: 5 yes, 0 no, 2 absent (Bolin & Ranney)

Full Video: <https://www.youtube.com/live/74qKkBW2m0U?si=DUvUw4MVCVJQTsmhU>

*Applicable Code:*

#### **7.40.030 - Land disposal map.**

*A. The City shall maintain and update annually a map of city owned real property. The following designations shall be applied to the land disposal map:*

- 1. Available: These properties are available to purchase or lease.*
- 3. Tidelands: Tidelands are considered as "Available" designation but shall require review and recommendation from the Harbor Commission. Disposal of tidelands shall follow the procedures set forth in CMC 7.30.*

#### **7.40.040 - Letter of interest to lease or purchase.**

*A. A person may submit a letter of interest to the city raising an interest in the purchase or lease of city property. Except as otherwise provided in this chapter, a letter of interest shall be submitted to the city manager and must include the following information:*

- 1. The name of the interested party and any other names under which the party does business;*
- 2. The interested party's mailing address and the address of the interested party's registered office in the state, if applicable;*
- 3. The use or purpose for which the interested party proposes to lease or purchase the property, and any additional information required by the city manager, school board, city planner or the planning commission.*

#### **7.40.060 - Methods of disposal.**

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

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

**V. LEGAL ISSUES:** Legal review of the purchase agreement will be conducted prior to final approval by City Council.

**VI. SUMMARY AND ALTERNATIVES:** The applicants would like to be able to have legal access to the lower portion of their property from the ROW. They have a warehouse that they are only able to access by crossing City owned property. Between their property and the ROW is a 360-square-foot portion of ATS 220. The applicants are requesting to purchase this portion of ATS 220 from the City to ensure future access to their property. The City Council may make a motion to dispose of the property or not dispose of the property.

**VII. ATTACHMENTS:**

- 1) Letter of Interest
- 2) Applicants' Attachment
- 3) Subject Property

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## Letter of interest for purchase of city property

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**From** brian rutzer [REDACTED]

**Date** Fri 3/20/2026 6:03 PM

**To** Amanda Coward [REDACTED]; Sam Greenwood [REDACTED]

 2 attachments (287 KB)

Land Swap Rutzer 4 1 26.pdf; West DWG Access.pdf;

Dear Samantha and Amanda,

I am writing to propose the purchase of city land to facilitate an addition to my home. This project will better accommodate my family for year-round residency and benefit the community as we plan to improve and upgrade our home and the adjacent property. It would positively impact the look and feel of the neighborhood.

I have discussed the possibility of purchasing a portion of my neighbor John Harvill's adjacent lot for this purpose. While he prefers not to sell his land, we have agreed to a parcel exchange. Specifically, we propose swapping Mr. Harvill's 1,022.69 sq. ft. parcel (located north of my property at 703 Railroad Ave) for a 1,780.21 sq. ft. city parcel described below. Should the city agree to the sale, Mr. Harvill has committed to covering all survey and engineering costs and will compensate for the square footage difference at the same rate required by the city. For reference, Mr. Harvill's current city assessment values the land at \$6.28 per sq. ft.

Attached is a drawing illustrating the city parcels I wish to purchase:

1. A 1,780 sq. ft. portion of Lot 4-B, Harvill Subdivision: Located north of Mr. Harvill's property and parallel to Nicholoff Ave. This land is currently unused and its sale will not impact the boat pull-out area.
2. A portion of the city parcel to the west of my property: Situated between my property, Mr. Harvill's property, and the 10ft easement. This acquisition, approximately 358 sq. ft., is necessary to ensure access to our lower building. In exchange, I would grant Mr. Harvill access to his lower garage via an 8.2 sq. ft. acquisition and a small easement across my property.

All square footage measurements provided are approximate and will be finalized by certified engineers before a final agreement is reached. Mr. Harvill will commission the necessary engineering work.

Thank you for your time and consideration of this proposal.

Sincerely,

Brian & Vera Rutzer



BAJA TACO

8.2sqft

10' EASEMENT

10' RIGHT-OF-WAY

358sqft

CITY PROPERTY

N 00°00'00" W 72.43'  
( NORTH 72.43' )

RUTZER PROPERTY

HARVILL PROPERTY

S 89°59'51" W 57.13'  
( EAST 56.56' )

( PLAT  
Area =

ATS

T8

220

03'00" W 128.00' ( ATS 220 )

50.00'

(SFT. NOTE 5)

TIE ( N 15°03' E 61.63' ) LINE

2.0 acres  
( 82-19 )

S 15°03'00" W  
2.13'

Bo.  
Bo.

Measure Area

Planar US Square Feet

Result

Area (sqFt) Sum (sqFt)

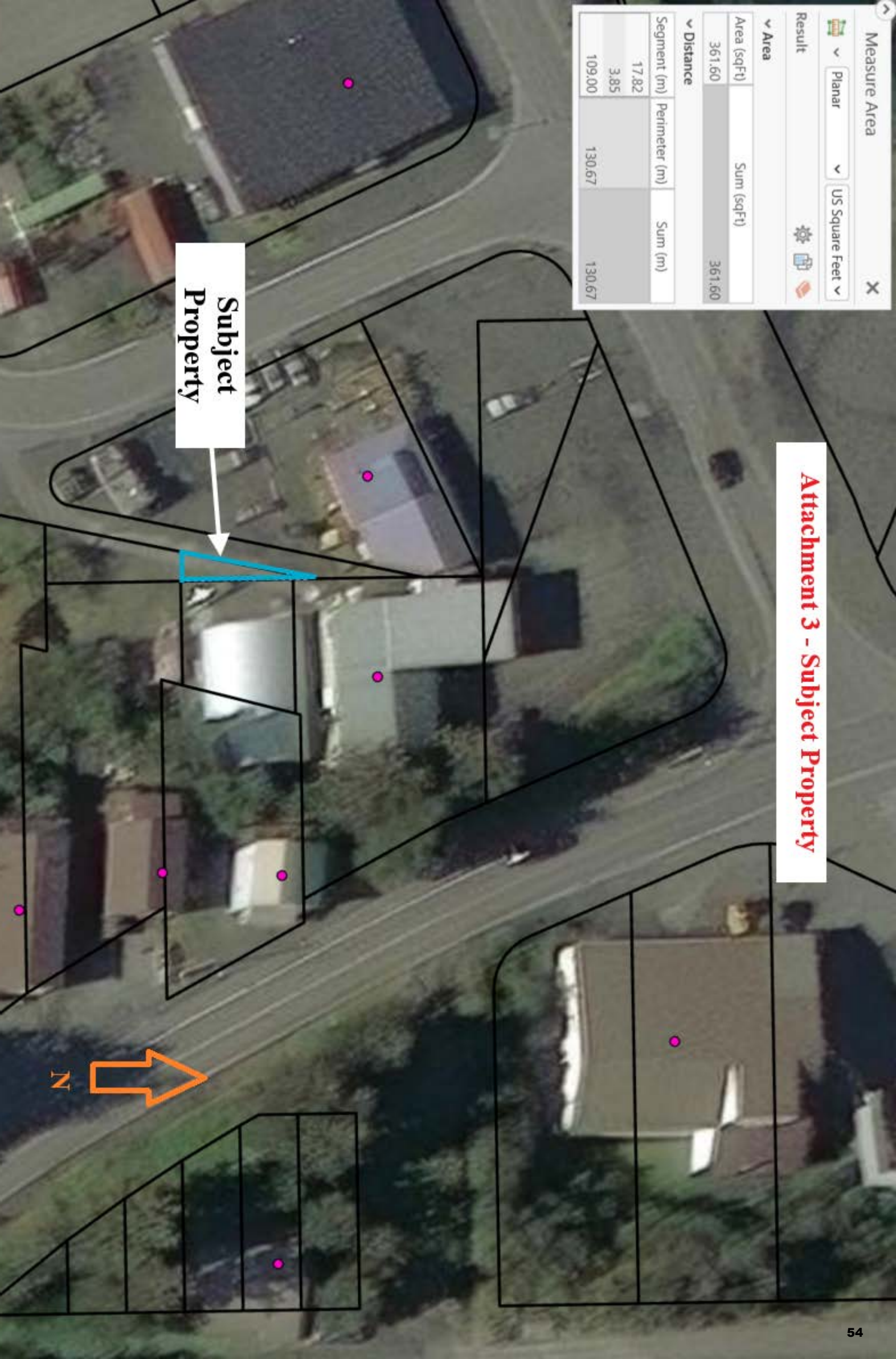
361.60 361.60

Distance

Segment (m)	Perimeter (m)	Sum (m)
17.82		
3.85		
109.00	130.67	130.67

**Attachment 3 - Subject Property**

**Subject Property**





have discussed purchasing property from their neighbor to the north to replat into their existing lot. Their neighbor John Harvill has suggested a land swap. If the Rutzers can acquire the requested portion of Lot 4A & 4B, Harvill Subdivision, approximately 1,780 square feet in size, 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 John Harvill's property. This makes the requested portion of the property unusable by the public, and the sale of it would not affect the current use of the boat launch staging area.

Staff supports the applicants' purchase of this portion of the property, as this would clean up the property boundaries in the area. The portion requested is not usable space by the public due to the access easement. If this portion of land were disposed of, it would become taxable property, and the City would receive revenue from it.

Staff would suggest that, during the negotiation process, a replat of the properties occur simultaneously with the closing at the title company to ensure that no substandard lot sizes exist. Staff's specific suggestions are as follows:

- 1) The City owned three (3) parcels: Lot 11-B1, South Fill Development Park, and the remainders of Lots 4A & 4B, Harvill Subdivision, be combined into one lot.
- 2) The Harvill owned property: Lot 4C, Harvill Subdivision, and proposed 1,780 square feet of Lots 4A & 4B, Harvill Subdivision, be combined into one lot.
- 3) The Rutzer owned property: Tract 8, ATS 220, and Lot 2, USS 449, and the proposed land trade area of a portion of Lot 4C, Harvill Subdivision, be combined into one lot.

See attachments "4, 5, & 6" for a visual and further explanation of this request.

### **Harbor Commission & Planning Commission**

The Harbor Commission heard this item at its regular meeting on Wednesday, June 10, 2026. Planning Commission heard this agenda item at its regular meeting on Tuesday, April 14, 2026. Both Commissions unanimously voted to recommend the sale of the requested portion of the property to the applicants. Both Commissions agreed that this would clear up the property lines in the area and support the sale by negotiating directly with the applicants.

Harbor Commission: Vote: 3 yes, 0 no, 2 absent (Soares & Kruithof)

Full Video: <https://www.youtube.com/live/OWX70XV7lQo?si=HjJzpmXyyvXHkbbn>

Planning Commission: Vote: 5 yes, 0 no, 2 absent (Bolin & Ranney)

Full Video: <https://www.youtube.com/live/74qKkBW2m0U?si=DUvUw4MCVJQTsmhU>

### **Noticing Period**

The requested portion of property is currently designated as "Not Available" on the land disposal maps. When City property is to be redesignated as "Available," there is a 30-day notice period before Council may take action to redesignate the property, Cordova Municipal Code (CMC) 7.40.030.

During the 30-day notice period, the Planning & Zoning office received no public comments regarding this

property.

*Applicable Code:*

**7.40.030 - Land disposal map.  
modified**

*A. The City shall maintain and update annually a map of city owned real property. The following designations shall be applied to the land disposal map:*

- 1. Available: These properties are available to purchase or lease.*
- 2. Available—Subdivision Required: These properties are available to purchase or lease, but a subdivision of the land may be required.*
- 3. Tidelands: Tidelands are considered as "Available" designation but shall require review and recommendation from the Harbor Commission. Disposal of tidelands shall follow the procedures set forth in CMC [7.30](#).*
- 4. Not Available: These properties are currently in use for city uses and operations but can be the subject of a letter of interest per the procedures set forth in this chapter.*
- 5. Leased: These properties are currently under lease and not considered available but can be the subject of a letter of interest during the final year of the lease term.*

*B. Once per year, the City Planner shall review, with the Planning and Zoning Commission, the land disposal map to consider possible changes to the current designations or to add or remove properties to accurately reflect the status of City real property. The Planning and Zoning Commission shall then forward a recommendation to the City Council for adoption.*

*C. The land disposal map may be modified throughout the year at the request of the public through the submission of a letter of interest, under the procedures set forth in this chapter.*

*D. The City Planner shall provide public notice when real property is added to the land disposal map, or when the "Not Available" designation is proposed to be removed from an existing property. The notice shall:*

- 1. Include the name of the proponent, the location of the property, the proposed use and project description, and information on how the public can comment on the proposal.*
- 2. Be posted on the property in a location visible and legible from the right-of-way, beginning thirty days prior to the Planning Commission delivering its recommendation to the City Council.*
- 3. Be posted at City Hall, Cordova Public Library, and the Post Office beginning thirty days prior to the Planning Commission delivering its recommendation to the City Council.*
- 4. Be mailed to all property owners within three hundred feet of the perimeter of the subject property thirty days prior to the Planning Commission delivering its recommendation to the City Council.*

*E. No action shall be taken by City Council regarding the availability or disposal status of a property subject to the noticing procedures in [7.40.030\(D\)](#) until the end of the noticing period.*

**7.40.040 - Letter of interest to lease or purchase.**

*A. A person may submit a letter of interest to the city raising an interest in the purchase or lease of city property. Except as otherwise provided in this chapter, a letter of interest shall be submitted to the city manager and must include the following information:*

- 1. The name of the interested party and any other names under which the party does business;*
- 2. The interested party's mailing address and the address of the interested party's registered office in the state, if applicable;*
- 3. The use or purpose for which the interested party proposes to lease or purchase the property, and any additional information required by the city manager, school board, city planner or the planning commission.*

**7.40.060 - Methods of disposal.**

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

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

**V. LEGAL ISSUES:** Legal review of the lease or purchase agreement will be conducted prior to final approval by City Council.

**VI. SUMMARY AND ALTERNATIVES:** The applicants are requesting to purchase a 1,780 square foot portion of Lots 4A & 4B, Harvill Subdivision, from the City to enter into a land swap with their neighbor. They are hoping to complete an addition to their home and cannot meet the setback requirements without purchasing the portion of land for the swap. The City Council may make a motion to dispose of the property or not dispose of the property.

**VII. ATTACHMENTS:**

- 1) Letter of Interest
- 2) Applicants' Attachment
- 3) Plat 2004-6 Harvill Subdivision
- 4) Image with Requested Land Portions
- 5) Image with Proposed Land Swap
- 6) Image with Proposed New Boundary Lines

---

## Letter of interest for purchase of city property

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**From** brian rutzer [REDACTED]

**Date** Fri 3/20/2026 6:03 PM

**To** Amanda Coward [REDACTED]; Sam Greenwood [REDACTED]

 2 attachments (287 KB)

Land Swap Rutzer 4 1 26.pdf; West DWG Access.pdf;

Dear Samantha and Amanda,

I am writing to propose the purchase of city land to facilitate an addition to my home. This project will better accommodate my family for year-round residency and benefit the community as we plan to improve and upgrade our home and the adjacent property. It would positively impact the look and feel of the neighborhood.

I have discussed the possibility of purchasing a portion of my neighbor John Harvill's adjacent lot for this purpose. While he prefers not to sell his land, we have agreed to a parcel exchange. Specifically, we propose swapping Mr. Harvill's 1,022.69 sq. ft. parcel (located north of my property at 703 Railroad Ave) for a 1,780.21 sq. ft. city parcel described below. Should the city agree to the sale, Mr. Harvill has committed to covering all survey and engineering costs and will compensate for the square footage difference at the same rate required by the city. For reference, Mr. Harvill's current city assessment values the land at \$6.28 per sq. ft.

Attached is a drawing illustrating the city parcels I wish to purchase:

1. A 1,780 sq. ft. portion of Lot 4-B, Harvill Subdivision: Located north of Mr. Harvill's property and parallel to Nicholoff Ave. This land is currently unused and its sale will not impact the boat pull-out area.
2. A portion of the city parcel to the west of my property: Situated between my property, Mr. Harvill's property, and the 10ft easement. This acquisition, approximately 358 sq. ft., is necessary to ensure access to our lower building. In exchange, I would grant Mr. Harvill access to his lower garage via an 8.2 sq. ft. acquisition and a small easement across my property.

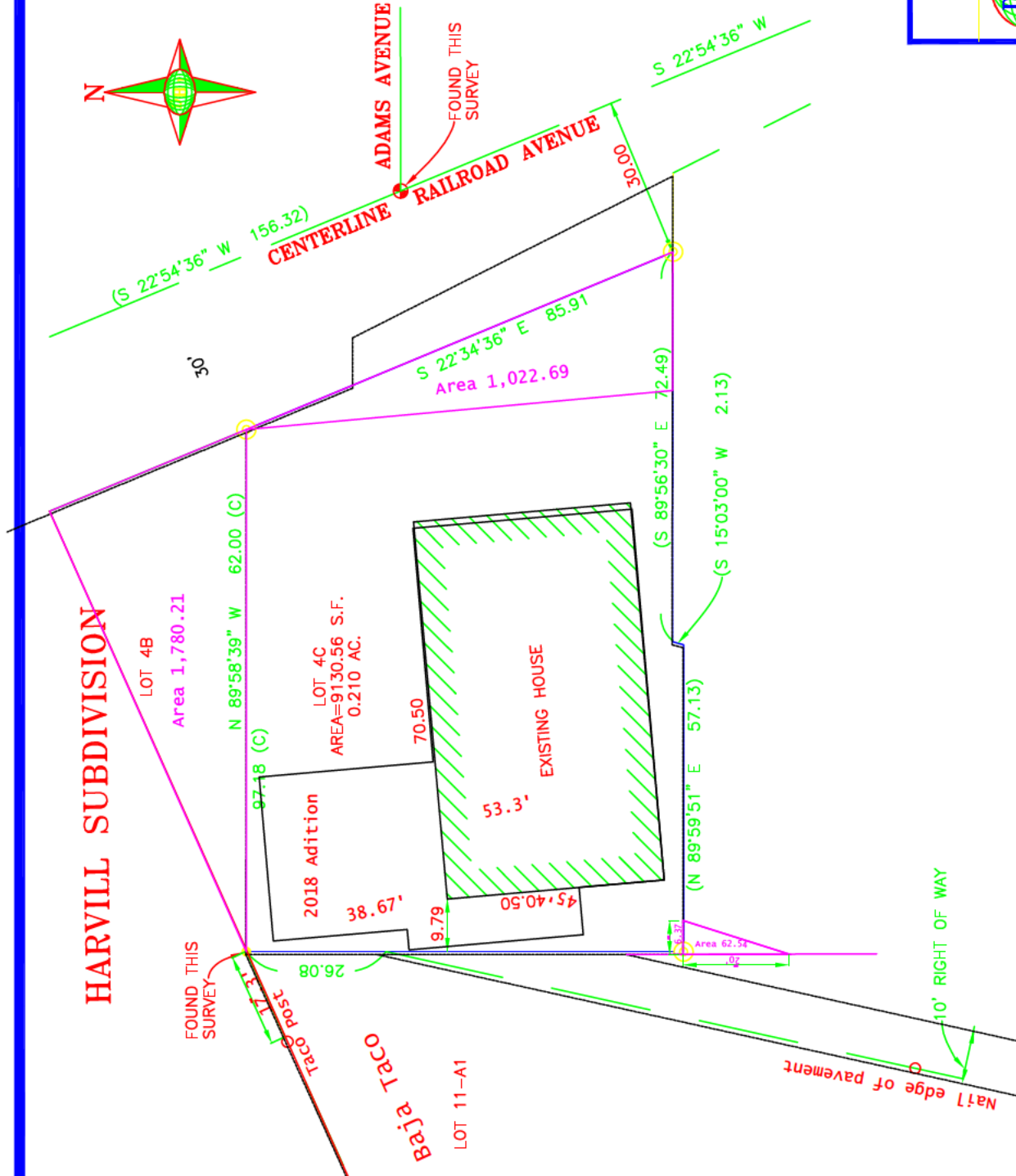
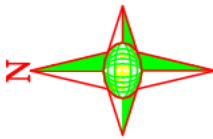
All square footage measurements provided are approximate and will be finalized by certified engineers before a final agreement is reached. Mr. Harvill will commission the necessary engineering work.

Thank you for your time and consideration of this proposal.

Sincerely,

Brian & Vera Rutzer

LEGEND	
SYMBOL	DESCRIPTION
(C)	EXTERIOR BOUNDARY OF LOT 4C
●	COMPUTED USING RECORD DATA
⊕	5/8" REBAR SET PER PLAT 2002-5
⊙	B.C. MONUMENT PER PLAT 2002-5
⊙	5/8" REBAR WITH YELLOW PLASTIC CAP SET THIS SURVEY



**LOT 4C, HARVILL SUBDIVISION  
PLOT PLAN**



**DHI CONSULTING ENGINEERS**  
 CIVIL • SURVEYING • PLANNING  
 Telephone: (607)344-1885 Fax: (607)344-1888  
 899 S. DRUMOND • SUITE 8-54A, ARMOINDALE, ALBANY, NY 12208



{N 65°34'35" E 9.94}

NICHOLOFF WAY

{N 65°34'22" E  
[136.97]}

LOT 4B  
AREA=11938.17  
0.274 Ac

LOT 4A  
AREA = 3948.21 SF  
.009 Ac

LOT 11-B1

LOT 11-A1

HARBOR LOOP ROAD

SOUTH FILL DEVELOPMENT PARK

HARVILL SUBDIVISION

CENTRALE RAILROAD AVENUE

ADAMS AVENUE

LOT 4C  
AREA = 9130.56 SF  
0.210 Ac

DEED PARCEL  
BOOK 47 PAGE 740  
BOOK 61 PAGE 330

LEGEND	
SYMBOL	DESCRIPTION
---	EXTERIOR BOUNDARY PROPERTY LINES
---	INTERIOR PROPERTY LINES
---	ADJACENT PROPERTY LINES
< >	RECORD DATA PER PLAT 2000-5
( )	RECORD DATA PER PLAT 2002-5
[ ]	RECORD DATA PER PLAT 2003-14
{ }	RECORD DATA PER PLAT 2003-16
(C)	COMPUTED USING RECORD DATA
▨	RIGHT OF WAY VACATED THIS PLAT
▩	RIGHT OF WAY DEDICATED THIS PLAT
•	5/8" REBAR SET PER PLAT 2002-5
●	B.C. MONUMENT PER PLAT 2002-5
⊙	5/8" REBAR WITH YELLOW PLASTIC CAP PER PLAT 2003-14
⊗	5/8" REBAR WITH YELLOW PLASTIC CAP PER PLAT 2000-05
⊕	2" AL CAP ON 5/8" MONUMENT PER PLAT 2000-05

**OWNERSHIP AND DEDICATION**

We, the undersigned, hereby certify that we are the Owner's of Harvill Resubdivision (Plat No. 2002-05), as shown and described thereon. We hereby request approval of this plat, and dedicate to the City of Cordova for public use that portion of Harvill Resubdivision as described and shown hereon.

*Barbara B. Harvill* 3-3-04  
Barbara B. Harvill Dated  
*John Harvill* 3-3-04  
John Harvill Dated

**NOTARY'S ACKNOWLEDGMENT**

John Harvill and Barbara B. Harvill appeared before me on \_\_\_\_\_ at Cordova, Alaska. I know them to be the persons described in and who executed this plat. They said that they know the contents thereof and acknowledged the same to be their act.

My Commission Expires with office  
Notary Public for Alaska Mrs. J. C. [Signature]



**OWNERSHIP, DEDICATION AND PLAT APPROVAL**

We, the undersigned, hereby certify that the City of Cordova is the Owner of Lot 4, ATS 1602 (Plat No. 2003-14) and Lot 4A-1 ATS 220 (Plat No. 2003-16), as shown and described thereon. We hereby approve this plat and transfer ownership of those portions of Lot 4, ATS 1602 and Lot 4A-1 ATS 220 to John and Barbara Harvill for private use as shown and described hereon.

THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF CORDOVA PLANNING AND ZONING COMMISSION AND IS HEREBY ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW PERTAINING THERETO.

*[Signature]* March 5, 2004  
CITY MANAGER DATE  
*[Signature]* March 9, 2004  
CHAIRMAN, PLANNING & ZONING COMMISSION DATE  
*[Signature]* 3-4-04  
PLATTING OFFICIAL DATE

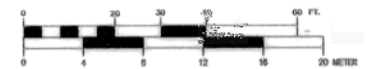
**TAX CERTIFICATION**

ALL REAL PROPERTY TAXES levied BY THE CITY OF CORDOVA ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID THROUGH 12/31/2003.

*[Signature]* 3-9-04  
ATTEN: CITY CLERK DATE

**NOTES:**

- NO FIELD SURVEY WAS COMPLETED FOR THIS SUBDIVISION. ALL INFORMATION HAS BEEN TAKEN FROM RECORD PLATS NUMBERS 2003-14, 2003-16, 2002-05, AND 2000-05 AS RECORDED IN THE CORDOVA RECORDING DISTRICT.
- THE CITY OF CORDOVA IS THE OWNER OF LOT 4A-1 OF ATS 220, LOT 4 OF ATS 1620 AND THAT PORTION OF RAILROAD AVENUE RIGHT OF WAY AS SHOWN HEREON. THE OWNERSHIP OF THOSE PORTIONS OF THE ABOVE REFERENCE LOTS AND RIGHT-OF-WAY ARE HEREBY TRANSFERRED TO HARVILL RESUBDIVISION FOR PRIVATE USE AS DESCRIBED AND SHOWN HEREON.
- MISSING LOT CORNERS WILL BE RESET BY OCT. 31, 2004.



1 METER= 3.280833 U.S. FEET  
1 U.S. ACRE= 0.4047 HECTARE

2004-6 2000  
Cordova REC DIST  
DATE 3-17 2004  
TIME 3:11 P.M.  
Requested By City of Cordova  
Address Cordova

**SURVEYOR'S CERTIFICATE**

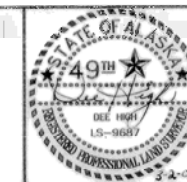
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat was conducted under my direct supervision. No survey was conducted in preparation of this plat. Information shown hereon was taken from recorded plats as noted thereon.

Date 2-28-04 Registration Number S-9687

Dee High, PLS

**DHI CONSULTING ENGINEERS**  
CIVIL • SURVEYING • PLANNING

Telephone: (907)344-1385 Fax: (907)344-1383  
800 E. DIMOND BOULEVARD SUITE 3-545 • ANCHORAGE, ALASKA 99515

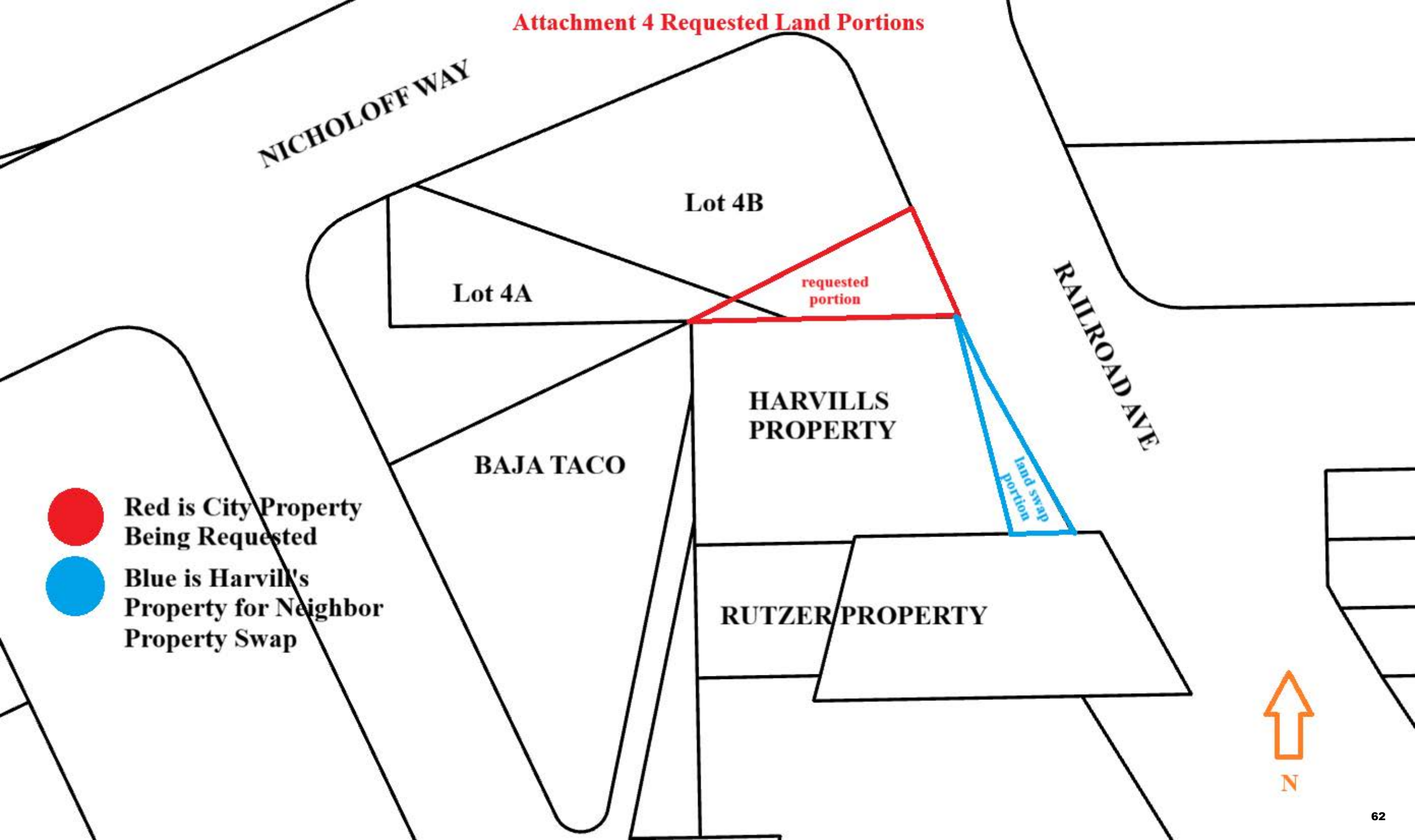


**VICINITY MAP 1" = 1 MILE**  
SOURCE: USGS QUADRANGLE-CORDOVA S.W., AK 1983

**A PLAT OF HARVILL SUBDIVISION**  
A SUBDIVISION OF HARVILL RESUBDIVISION (2002-05), LOT 4A-1 OF ATS 220 (2003-16), LOT 4 OF ATS 1602 (2003-14) AND PORTIONS OF THE RAILROAD AVENUE RIGHT-OF-WAY  
LOCATED WITHIN SEC 28, T15S, R3W, COPPER RIVER MERIDIAN, ALASKA CONTAINING 53.71 ACRES  
CORDOVA RECORDING DISTRICT

SCALE 1"=20'	DATE 12/26/03	COMP. FILE NO. 608SPP1F	SHEET 1 OF 1
CASE #	W.O. 03608	FILE DRAWER NO. 101-112	

**Attachment 4 Requested Land Portions**



- Red is City Property Being Requested
- Blue is Harvill's Property for Neighbor Property Swap



**Attachment 5 Proposed Land Swap**

NICHOLOFF WAY

Lot 4B

Lot 4A

RAILROAD AVE

BAJA TACO

HARVILLS PROPERTY

requested portion

land swap portion

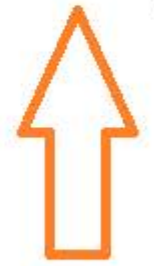
RUTZER PROPERTY



Red is a concept of what Harvills Property would look like after a trade and replat of the requested City property.



Blue is what the Rutzer Property would look like after a trade and replat of the requested neighbor property.



N

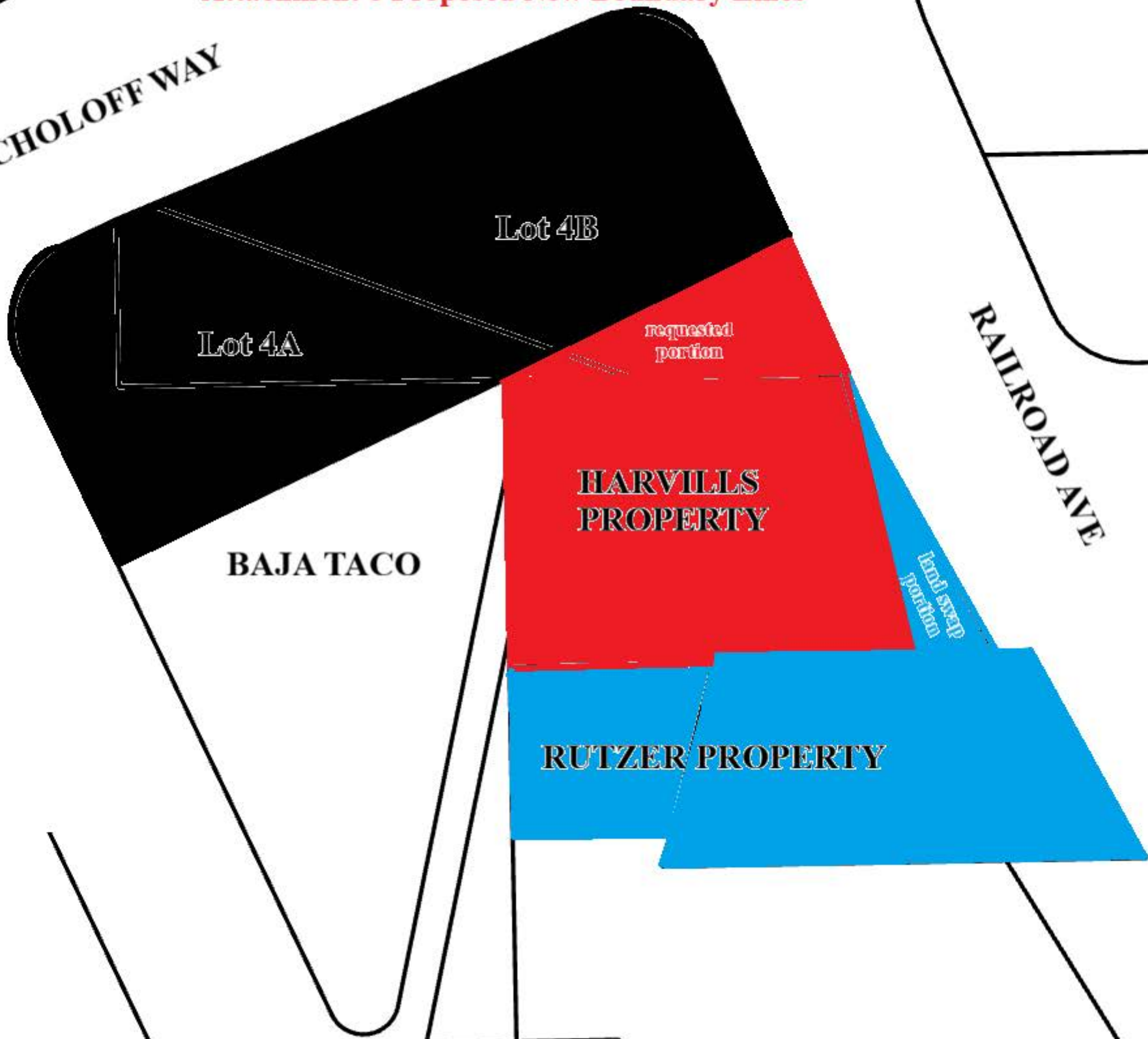
**Attachment 6 Proposed New Boundary Lines**

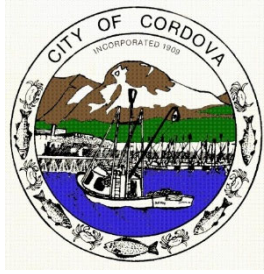
NICHOLOFF WAY

RAILROAD AVE

**Proposed Lot Lines  
After Replat if a Land  
Sale and Swap As  
Proposed Were to  
Occur**

- City
- Harvill
- Rutzer





**AGENDA ITEM # 12**  
**City Council Meeting Date: 07/01/2026**  
**CITY COUNCIL COMMUNICATION FORM**

**FROM:** Amanda Hadley Coward, City Planner  
**DATE:** Wednesday, July 01, 2026  
**ITEM:** Land Disposal – Letter of Interest for a Portion of ATS 220, Approximately 4,100 Square Feet in Size  
**NEXT STEP:** Decision on Land Disposal and Disposal Method

INFORMATION  
 MOTION

RESOLUTION  
 ORDINANCE

**I. REQUEST OR ISSUE:** Requested Actions: Decision on land disposal and disposal method  
Legal Description: ATS 220, approx. 4,100 square foot portion  
Area: Approximately 4,100 square feet  
Zoning: Not Zoned

**II. RECOMMENDED ACTION / NEXT STEP:** Staff has provided the following motion for the City Council to open the agenda item for discussion:

“I move to dispose of the requested portion of ATS 220, approximately 4,100 square feet in size, as outlined in Cordova Municipal Code 7.40.060 B by \*”

Choose one of the following to insert for the asterisk:

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

**III. FISCAL IMPACTS:** The sale of the property would be an increase in revenue for the City. The revenue increase would be from the sale, and the property would become taxable.

**IV. BACKGROUND INFORMATION:** The applicant Camtu’s Alaska Wild Seafoods, would like to request to purchase a portion of ATS 220 to be able to construct a dock. The applicant is already in negotiations with

the City for a portion of property locally known as the Breakwater Fill Lot (Lot 1, Block 7A, Tidewater Development Park). The requested portion of ATS 220 would allow the applicant to extend their proposed dock in line with the building pad.

The applicant has a surveyor working on a replat. The surveyor has informed the applicant that their desired dock location is not entirely within Lot 1, Block 7A, Tidewater Development Park. To move forward with their proposed dock design, the applicant is now requesting a 4,100-square-foot portion of ATS 220.

Their proposed dock would be similar in height to both the breakwater fill lot building pad and the City T-Dock. It will be positioned tight to the west corner of the breakwater fill lot. Large vessels will be offloaded on the north end of the dock, while bow-pickers will be offloaded at the south end.

The applicant states that it does not operate any tenders that are 30 feet wide. Its widest tender is 25 feet, and most are less than 20 feet wide. In addition, tenders will not be concentrated at the south end of the dock.

The applicant states that vessels will not be tied parallel to the south end of the dock in a manner that extends into the harbor entrance. While the proposed dock may slightly alter the approach to the harbor entrance, there will still be more than 500 feet between the proposed dock face and Spike Island, providing ample room for vessels of any size to maneuver safely into position to enter or exit the harbor under the same weather and operating conditions that currently exist.

Staff has no concerns about the sale of the requested portion of the property. However, Staff does want to point out that the United States Coast Guard (USCG) navigational light at the entrance of the harbor would need to be addressed with the USCG. The applicant is aware of this light and the need to comply with any and all requirements the USCG may have. The USCG may require that the light be relocated to the outside corner of the applicant's proposed dock.

If the requested property is sold to the applicant, it will be re-platted with the closing of the sale. The proposed replat is attached to this memo. Staff does want to point out that in this replat, the City will retain the City T-Dock, the USCG navigational light, and the proposed park on the south side of the breakwater fill lot. Access across the property by the City will be recorded on the plat to ensure access for maintenance of the light and park.

### **Harbor Commission Regular Meeting**

On Wednesday, June 10, 2026, the Commission heard this agenda item. It was referred back to Staff for more information. The Commission wanted to see where the dock would be located and how the vessels would use it while offloading to the seafood processor.

Full Video: <https://www.youtube.com/live/OWX70XV7lQo?si=d1iD3jThuceuYYMQ>

### **Harbor Commission Special Meeting**

On Tuesday, June 16, 2026, the Commission heard this agenda item again, with the requested information. After hearing public input, the Commission made a motion to open the agenda item for discussion. The Commission then deliberated on this item. The Commissioners noted that the sale of this property and construction of the proposed dock may restrict the mouth of the harbor to larger vessels and tugboats towing loads. The Commission noted that there may be a strain on these two vessel types as they try to make the turn into the harbor with the crosscurrent.

Having vessels tied up at the proposed dock and the City T-Dock may obstruct the view of vessels attempting to navigate to the harbor entrance. Commissioners noted that there are harbors in Alaska and the rest of the US

with much more restricted entrances. One Commissioner believed the harbor entrance restrictions were not a big concern.

Another Commissioner commented that navigating past the already existing canneries with their bright lights is a concern, and that bright lights could be an issue at the mouth of the harbor. The Commission finds no issue with the USCG navigational light being addressed between the applicant and the USCG. The Commission voted not to recommend the sale of this property to the City Council.

Vote: 1 yes (Collins), 3 no (Craig, Schuetze, & Soares), 1 absent (Kruithof).

Full Video: [https://www.youtube.com/live/wh\\_f1u9Dm80?si=-kkPJJoQQ-\\_ddxxFd](https://www.youtube.com/live/wh_f1u9Dm80?si=-kkPJJoQQ-_ddxxFd)

### **Planning Commission Special Meeting**

On Tuesday, June 16, 2026, members of the public were able to speak to this agenda item at the special meeting before the Commission. The Commission motioned to recommend the sale of this property by directly negotiating an agreement with the applicants who submitted the letter of interest. This motion opened the discussion for this agenda item.

The Commission members listened to the Harbor Commission meeting. They took the comments made at that meeting under advisement before discussing this agenda item. Many comments were related to the sale of the breakwater fill lot. Commissioners Ranney and Den Adel both reminded everyone that the conversation is regarding the portion of ATS 220 in the letter of interest; the other comments regarding the breakwater fill lot and the park are not before them today, and that sale is already under negotiations with Camtu's and City Staff at the City Council's direction.

Commissioner Ranney spoke as a vessel operator who uses the harbor almost daily, himself stating that he does not believe that it is a credible argument to say that this dock would restrict the mouth of the harbor. Ranney commented that it is a very blind channel, and the points raised in the Harbor Commission meeting, having a tugboat pulling a tender into the harbor, is a very special use case scenario. Commissioner Ranney also noted that Camtu's is a cannery that contributes largely to the City tax revenue.

Commissioner Foode commented that no one else is coming to the table to invest in the community in this way but Camtu's. Not moving on this viable option will cost us the opportunity, and the investors will move on. Other businesses will look at the City's decisions and decide whether to invest money on projects in Cordova.

Commissioner Den Adel, there may possibly be more congestion at the mouth of the harbor, but did not believe it would cause an issue. He noted that this is an additional piece of property Camtu's is requesting so they can build a dock to allow their business to function in a way they need.

Vice Chair Hall wanted to know about the viability of restricting Camtu's from having two tenders moored side by side at their dock. This would be covered by State and Federal navigational laws and could not be restricted by the City.

The Commission voted to recommend the sale of this property by negotiating directly with the applicant who submitted the letter of interest.

Vote: 4 yes (Hall, Ranney, Den Adel, Foode), 0 no, 3 absent (Harrison, Bolin, & Trumblee).

Full Video: <https://www.youtube.com/live/IWfSnprrdXQ?si=4xn9r8NB0qG6TDGN>

*Applicable Code:*

**7.40.030 - Land disposal map.**

A. *The City shall maintain and update annually a map of city owned real property. The following designations shall be applied to the land disposal map:*

*1. Available: These properties are available to purchase or lease.*

*3. Tidelands: Tidelands are considered as "Available" designation but shall require review and recommendation from the Harbor Commission. Disposal of tidelands shall follow the procedures set forth in CMC 7.30.*

**7.40.040 - Letter of interest to lease or purchase.**

*A. A person may submit a letter of interest to the city raising an interest in the purchase or lease of city property. Except as otherwise provided in this chapter, a letter of interest shall be submitted to the city manager and must include the following information:*

*1. The name of the interested party and any other names under which the party does business;*

*2. The interested party's mailing address and the address of the interested party's registered office in the state, if applicable;*

*3. The use or purpose for which the interested party proposes to lease or purchase the property, and any additional information required by the city manager, school board, city planner or the planning commission.*

**7.40.060 - Methods of disposal.**

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

*1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*

*2. Invite sealed bids to lease or purchase the property;*

*3. Offer the property for lease or purchase at public auction;*

*4. Request sealed proposals to lease or purchase the property.*

**V. LEGAL ISSUES:** Legal review of the purchase agreement will be conducted prior to final approval by City Council.

**VI. SUMMARY AND ALTERNATIVES:** The City Council must review the letter of interest and may make a motion to dispose of or not dispose of the requested property.

**VII. ATTACHMENTS:**

1) Letter of Interest

2) Letter from Applicant with Attachments

3) Subject Property



**Request for Purchase of 4,100 Square Foot of ATS 220**

Thursday, June 04, 2026

From: Tyler & Tu Trinh Dillon  
Camtu's Alaska Wild Seafoods



To: City of Cordova,  
Harbor Commission,  
City Planning & Zoning Commission,  
PO BOX 1210  
Cordova, Alaska 99574

Dear Representatives of the City of Cordova, Mayor, Councilmen, and Committees:

We are writing to formally express our interest in purchasing approximately 4,100 square feet of the ATS 220 property adjacent to the existing T-Dock in the North Harbor area.

Our intent is to acquire the portion of ATS 220 necessary to support the development of a seafood offload facility, including dock infrastructure and associated operational improvements that will enhance services to Cordova's commercial fishing fleet. This project is intended to support continued growth of our locally owned seafood processing business while providing additional economic opportunities for fishermen, seafood workers, and the community as a whole.

As outlined in our previously submitted Tidewater Development Park proposal, Camtu's Alaska Wild Seafoods envisions investing in waterfront infrastructure that will:

- Improve offloading efficiency for local fishing vessels and tenders.
- Expand dockside services available to the commercial fleet.
- Support additional seafood landings in Cordova.
- Increase employment opportunities within the community.
- Generate additional economic activity and fish tax revenue.
- Strengthen the long-term sustainability of Cordova's seafood industry.

We understand that final parcel boundaries, access easements, public access requirements, survey work, and purchase terms will be subject to further review and negotiation with the City. We are committed to working collaboratively with the City of Cordova to develop a mutually beneficial arrangement that balances commercial development, public access, and community interests. We appreciate the City's willingness to discuss this opportunity and respectfully request consideration of this Letter of Interest as the next step in evaluating the proposed purchase of approximately 4,100 square feet of ATS 220.

Thank you for your time and consideration. We look forward to continuing discussions with the City regarding this project.

Sincerely,

Camtu Ho  
President & CEO

Tyler Dillon  
Plant Manager, Head of Fleet & Sales



A handwritten signature in black ink, appearing to read "Thannu" or "Thannu Vu".

Thai Vu  
Vice President

A handwritten signature in black ink, appearing to read "Tu Trinh Dillon".

Tu Trinh Dillon  
General Manager, Head of Office & Compliance



**Memo in Response to ATS 220 Discussion During the June 10<sup>th</sup>, 2026 Harbor Commission Meeting**  
Thursday, June 11, 2026

From: Tyler & Tu Trinh Dillon  
Camtu's Alaska Wild Seafoods  
[REDACTED]

To: City of Cordova,  
Harbor Commission,  
City Planning & Zoning Commission,  
PO BOX 1210  
Cordova, Alaska 99574

Dear Representatives of the City of Cordova, Mayor, Councilmen, and Committees:

First, we would like to apologize for not being able to attend the meeting on July 10<sup>th</sup>, 2026. While this is not an excuse, it is an exceptionally busy time for us, and the meeting was unfortunately overlooked.

We would like to address several questions and concerns regarding our proposed dock design. Attached is an aerial photo showing the proposed dock layout, tender and gillnet offload locations, and the proposed property boundaries.

- The dock itself will be similar in height to both the Tidewater Development lot and the City T-Dock. It will be positioned tight to the corner (west tip) of the Tidewater Development park lot. Large vessels will be offloaded on the north end of the dock, while bow-pickers will be offloaded at the south end.
- We do not operate any tenders that are 30 feet wide. Our widest tender is 25 feet, and the majority are less than 20 feet in width. In addition, tenders will not be concentrated at the south end of the dock.
- Vessels will not be tied parallel to the south end of the dock in a manner that extends into the harbor entrance. While the proposed dock may slightly alter the approach to the harbor entrance, there will still be more than 500 feet between the proposed dock face and Spike Island, providing ample room for vessels of any size to maneuver safely into position to enter or exit the harbor under the same weather and operating conditions that currently exist.
- We will work closely with the U.S. Coast Guard regarding the navigational light to ensure it remains accessible and can be properly maintained at all times.
- At this stage, we are unable to provide detailed engineering and architectural drawings for the proposed dock. Such plans cannot be fully developed until the property has been purchased and the final replat boundaries have been confirmed. At this time, we can provide only a preliminary outline of the proposed dock's shape and location.
- The engineering and architectural work required to produce final construction drawings represents a significant investment. Because the final dock design will be dependent on the approved property boundaries, it would not be prudent to incur those costs until the property acquisition and replat process have been completed. Once those items are



finalized, we can then move forward with detailed design work and provide comprehensive plans for review.

We believe the benefits of expanding the seafood industry in our community far outweigh the minimal adjustments vessels may need to make when approaching the harbor entrance. We remain open to further discussions regarding the dock design and are committed to working with all parties to ensure a satisfactory outcome.

Sincerely,

Camtu Ho  
President & CEO

Thai Vu  
Vice President

Tyler Dillon  
Plant Manager, Head of Fleet & Sales

Tu Trinh Dillon  
General Manager, Head of Office & Compliance



**PinnacleGeo**  
 PO Box 1049  
 Cordova, AK 99574  
 (907) 350-3796  
 AELS CoA #248984

SURVEY PLANNING SKETCH OF:  
**Alaska Wild Seafoods Dock Project**

SCALE: 1:50	PROJECT #: 26-110
DRAWN DATE: 2026-05-11	PREPARED FOR: Camtu's Alaska Wild Seafoods
DRAWN BY: DWL	

## LEGEND

- Lot Line – Unchanged
- Lot Line – New
- x-x-x-x-x- Lot Line – Eliminated
- ..... Buildable Surface

## NOTES

No field survey work has been done yet. All measurements are approximate. Lot line alignment with aerial imagery is approximate.

**PROPOSED REPLAT FOR THE CAMTU DOCK CONCEPT**



**PinnacleGeo**  
 PO Box 1049  
 Cordova, AK 99574  
 (907) 350-3796  
 AELS CoA #248984

SURVEY PLANNING SKETCH OF:  
**Alaska Wild Seafoods Dock Project**

SCALE: 1:50	PROJECT #: 26-110
DRAWN DATE: 2026-05-11	PREPARED FOR: Camtu's Alaska Wild Seafoods
DRAWN BY: DWL	

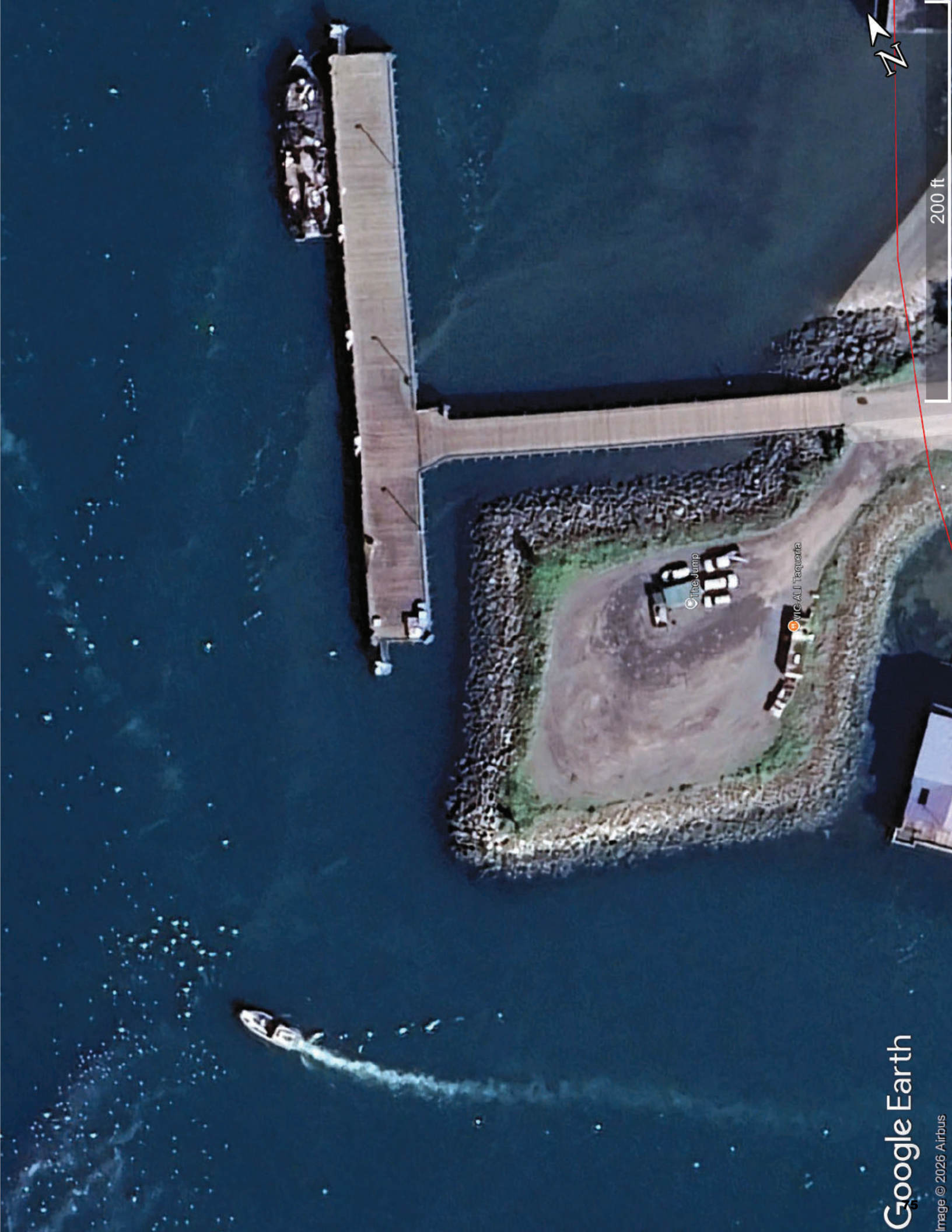
**NOTES**

No field survey work has been done yet. All measurements are approximate. Lot line alignment with aerial imagery is approximate.

**PROPOSED REPLAT FOR THE CAMTU DOCK CONCEPT**

**LEGEND**

- Lot Line - Unchanged
- Lot Line - New
- Lot Line - Eliminated
- Buildable Surface
- Rough Dock Build Conceptual Outline



200 ft



Google Earth

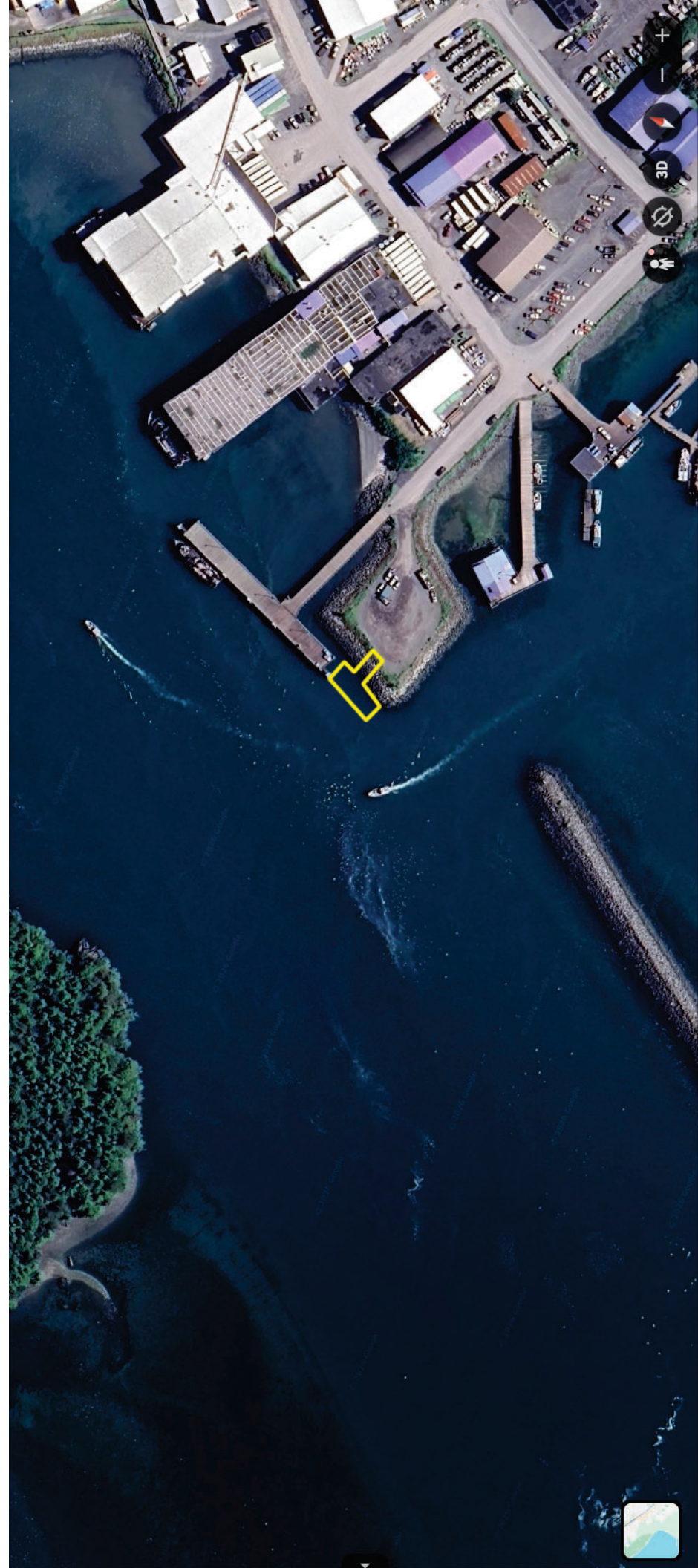
Image © 2026 Airbus

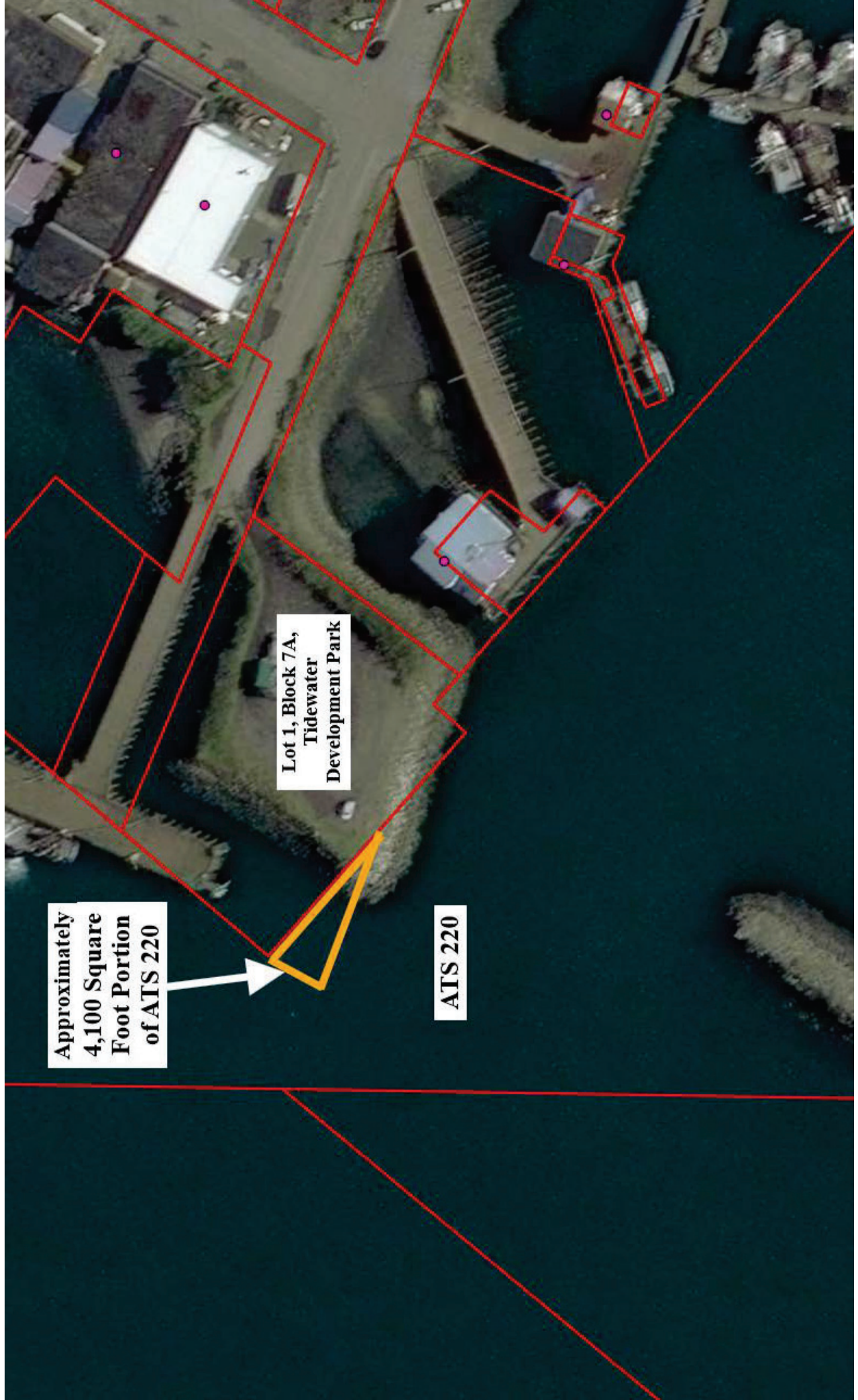
The Jump

WICE-ALL Taqueria

**BOW-PICKER VESSEL OFFLOAD AREA**  
**TENDER VESSEL OFFLOAD AREA**







Approximately  
4,100 Square  
Foot Portion  
of ATS 220

Lot 1, Block 7A,  
Tidewater  
Development Park

ATS 220





**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 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

# July 2026

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2	3	4
			7:00 Council reg mtg CCAB		City Hall Closed July 4th Holiday 7/3	Happy 17th OF JULY 
5	6	7	8	9	10	11
			6:00 Harbor Cms CCAB 7:00 Sch Bd HSL			
12	13	14	15	16	17	18
		Cordova 4H Music Camp July 13-17				
		6:30 P&Z CCAB	7:00 Council reg mtg CCAB			
19	20	21	22	23	24	25
	 in Cdv 7/20 9am-4pm	5:30 CTC Board Meeting CCER	6:00 CEC Board Mtg CCER			
26	27	28	29	30	31	1
		1:00 Fisheries Cmt MCR 6:00 P&R CCM 7:00 Housing Supply Accelerator Cmt MCR		12:00 Hosp Svc Bd HCR		
2	3	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

# August 2026

CALENDAR MONTH	<b>AUGUST</b>
CALENDAR YEAR	<b>2026</b>
1ST DAY OF WEEK	<b>SUNDAY</b>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	Notes				



in Cdv  
8/17  
9am-4pm



Legend:  
CCAB-Community Rms A&B    CCB-Community Rm B    LN-Library Fireplace Nook    Cncl - 1st & 3rd Wed  
HSL-High School Library    CCM-Mayor's Conf Rm    CRG-Copper River Gallery    P&Z - 2nd Tues  
CCA-Community Rm A    CCER-Education Room    HCR-CCMC Conference Room    SchBd, Hrb Cms - 2nd Wed  
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	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	appt'd by PC	November-28
3 years	Cathy Sherman, professional member	Dec '25		November-28
3 years			appt'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)