Mayor
Kristin Smith

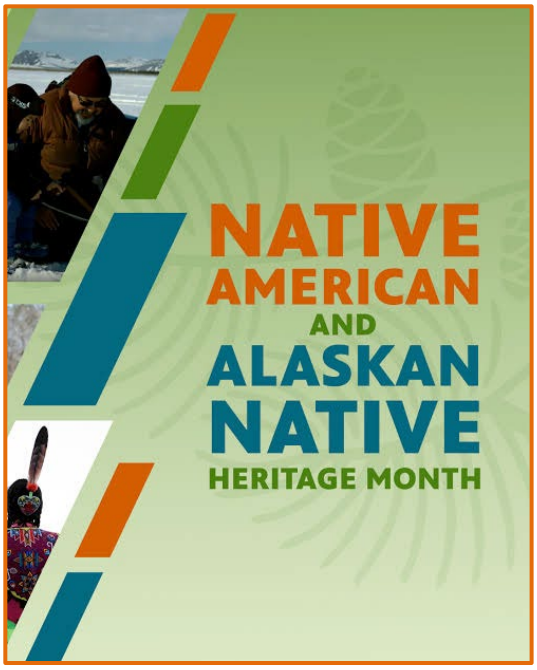
Council Members
Debra Adams
Lee Collins
Aaron Hansen
Kasey Kinsman
Michael Mickelson
Wendy Ranney
David Zastrow

City Manager
Samantha Greenwood

City Clerk
Susan Bourgeois

Deputy City Clerk
Colette Gilmour

Regular City Council Meeting
November 18, 2026 @ 7:00pm
Cordova Center Comm Rooms
Agenda



A. Call to order

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

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

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

E. Disclosures of Conflicts of Interest & Ex Parte Communications..... **(page 1)**
- ex parte communications are disclosed here, the content of the communications are explained when the item comes before Council, ex parte does not recuse a member, it is required that any ex parte communications are declared to the full body and explained

F. Communications by and Petitions from Visitors
1. Guest Speaker –P&R Master Plan – ECI Architects, Principals **Brian Meissner** & **Justin Scanio**..... **(page 2)**
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. Resolution 11-26-35..... **(page 9)**
A resolution of the Council of the City of Cordova, Alaska approving the Final Plat for the Harvill Subdivision South Fill Addition
5. Resolution 11-26-36..... **(page 24)**
A resolution of the Council of the City of Cordova, Alaska approving the Final Plat for the Panoramic View Subdivision
6. Minutes: **a**. Minutes of the Special Council Meeting of September 9, 2026..... **(page 39)**
b. Minutes of the Regular Council Meeting of September 16, 2026..... **(page 40)**
c. Minutes of the Council Public Hearing of October 21, 2026..... **(page 43)**
d. Minutes of the Council Public Hearing of November 4, 2026..... **(page 44)**
e. Minutes of the Special Council Meeting of November 12, 2026..... **(page 45)**

H. Approval of Minutes – in Consent Calendar

I. Consideration of Bids/Proposals/Contracts – none

J. Reports of Officers
7. Mayor's Report
8. City Manager's Report
9. City Clerk's Report (notice for available board & commission seats)..... **(page 46)**

K. Correspondence
10. City Council correspondence primer..... **(page 47)**
a. 10-30-26 Letter from State Assessor – Cordova's 2026 Full Value Determination..... **(page 48)**

b. 11-03-26 ADoT request for comments Cordova Airport Runway Rehab Project…….. **(page 49)**
c. 11-06-26 Letter from S Powell regarding parks & rec fee schedule…….. **(page 58)**

L. Ordinances and Resolutions

11. Resolution 11-26-37…….. **(voice vote)(page 59)**
A resolution of the Council of the City of Cordova, Alaska approving amendment to the FY26 budget in the amount of $1,245,551.

M. Unfinished Business – none

N. New & Miscellaneous Business

12. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists……..... **(page 63)**

O. Audience Participation - (3 minutes per speaker)

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

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

Executive Sessions per Cordova Municipal Code 3.14.030

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

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

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.

CORDOVA POOL & RECREATION CENTER

PREDEVELOPMENT STUDY

INTRODUCTION

Background

The City of Cordova has long recognized that parks, recreation, and community gathering spaces are essential to the health, wellness, and quality of life of its residents. As a remote Alaska maritime community, recreation facilities serve as important community assets that support youth development, lifelong wellness, social interaction, public health, and community resilience.

In 2024, the City embarked on updates to the Cordova Parks and Recreation Master Plan, which establishes a long-term vision for the City's parks and recreation system through an evaluation of existing facilities, public outreach, and community priorities. The Master Plan identifies maintaining and improving indoor recreation facilities—including the Bob Korn Memorial Swimming Pool and the Bidarki Recreation Center—as one of the City's highest recreation priorities. The plan further recognizes that both facilities have provided decades of valuable service to the community but have reached an age where continued investment must be carefully evaluated against long-term operational, functional, and financial considerations.

Recognizing these challenges, the City is evaluating whether replacing the two aging facilities with a single, integrated Pool and Recreation Center represents the most effective long-term solution. A combined facility has the potential to improve staffing efficiency, eliminate duplication of support spaces, provide enhanced user amenities, and create a modern recreation destination that better serves the community. This Predevelopment Study currently underway is a direct outgrowth of the Parks and Recreation Master Plan and expands upon its recommendations by focusing specifically on the future of Cordova's indoor recreation facilities.

Study Purpose

Rather than evaluating the existing facilities independently, the study examines whether consolidating aquatic, recreation, fitness, and community spaces into a single modern facility can

better meet the community's current and future needs while improving operational efficiency and reducing long-term ownership costs.

The study evaluates:

- Existing facility conditions and limitations.
- Community recreation needs and desired amenities.
- Opportunities to improve accessibility, functionality, and user experience.
- Conceptual facility programming.
- Potential site planning considerations.
- Preliminary construction costs.
- Long-term operational advantages of a consolidated facility.

The study is intended to provide the City with sufficient information to determine whether development of a new combined recreation facility should move forward into future planning, funding, and design efforts.

Vision

The proposed Pool and Recreation Center is envisioned as a year-round community destination that supports recreation, health, fitness, education, and social interaction for residents and visitors of all ages.

By combining aquatic facilities, gymnasium space, fitness areas, multipurpose rooms, and community gathering spaces within a single building, the City has the opportunity to create a more efficient and flexible recreation facility that better serves residents, visitors, schools, community organizations, and recreational programs.

- Improved staffing efficiency through shared operations and centralized supervision.
- Reduced building maintenance by replacing two aging facilities with one modern, energy-efficient building.
- Lower long-term operating costs through improved building systems and shared support spaces.
- Improved accessibility and compliance with current building codes.
- Enhanced user experience through modern locker rooms, gathering spaces, spectator amenities, and flexible programming spaces.
- Greater adaptability to changing recreation trends and future community needs.

Major Program Elements

- Natatorium
    - Six-lane competition swimming pool
    - Therapy / instructional pool
    - Spectator seating (on balcony above)
- Gymnasium with spectator seating
- Walking/running track
- Weight room
- Training/Event room
- Men's and women's locker rooms
- Family changing rooms
- Staff support spaces
- Saunas
- Administrative/reception area
- Mechanical and pool equipment rooms

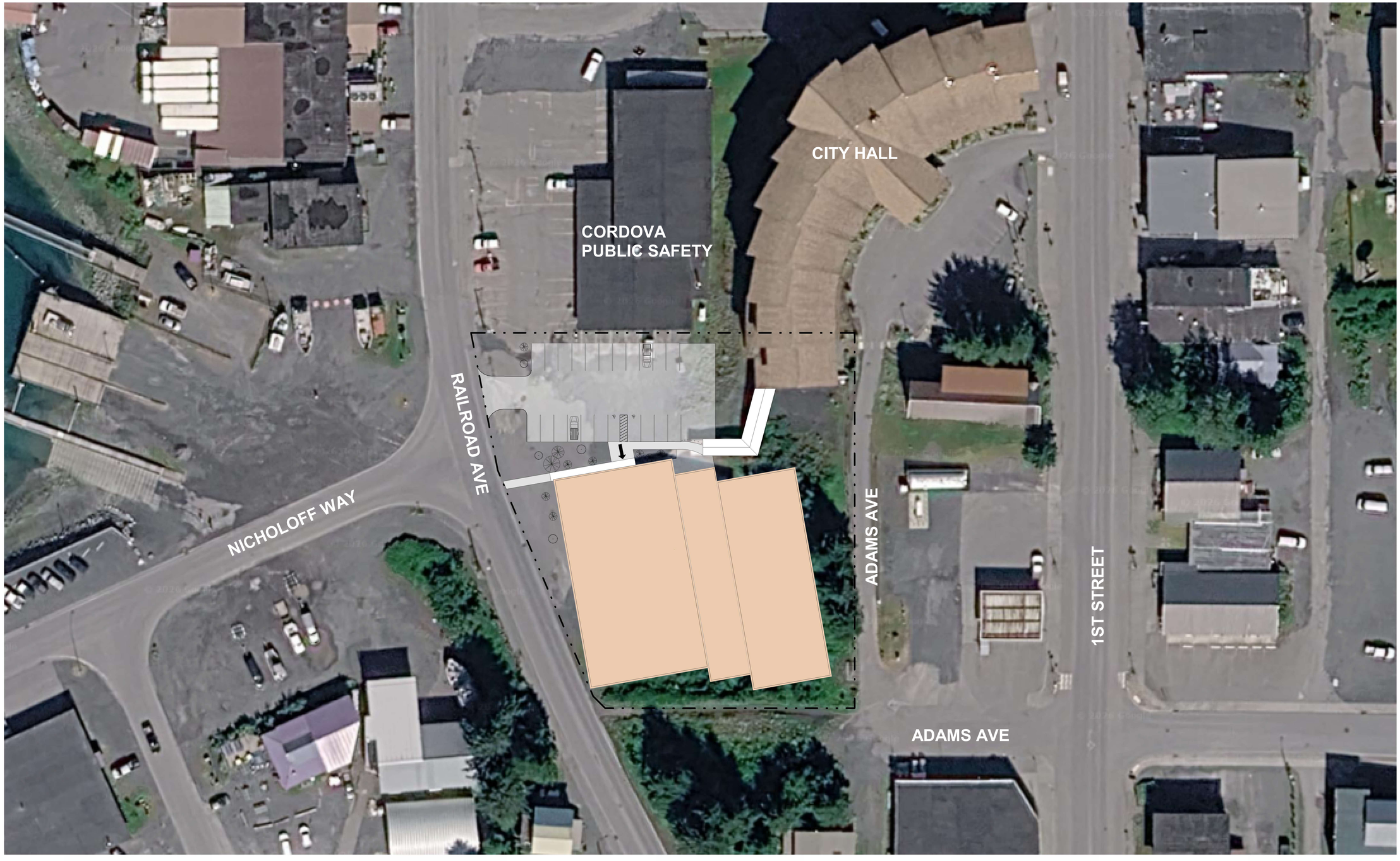
Building Area

- First Floor: Approximately 21,400 SF
- Second Floor: Approximately 6,650 SF
- Total Building Area: Approximately 28,050 GSF

Status of Study

The planning team has been working with City staff to identify space needs, determine the potential of fitting these needs onto the existing site, and develop conceptual floor plans.

The team will be seeking public input during the week of October 19. Public input will be shared with the City Council, then incorporated into the study. Financial modeling will then be undertaken to identify capital costs, operational costs and a comparison to the cost to operate the existing facilities. Initial cost models suggest that the cost to operate a single combined facility will be almost the same as the cost to operate the current aging facilities, but with much better amenities and increased hours of operation



1 ARCHITECTURAL SITE PLAN
1/32" = 1'-0"

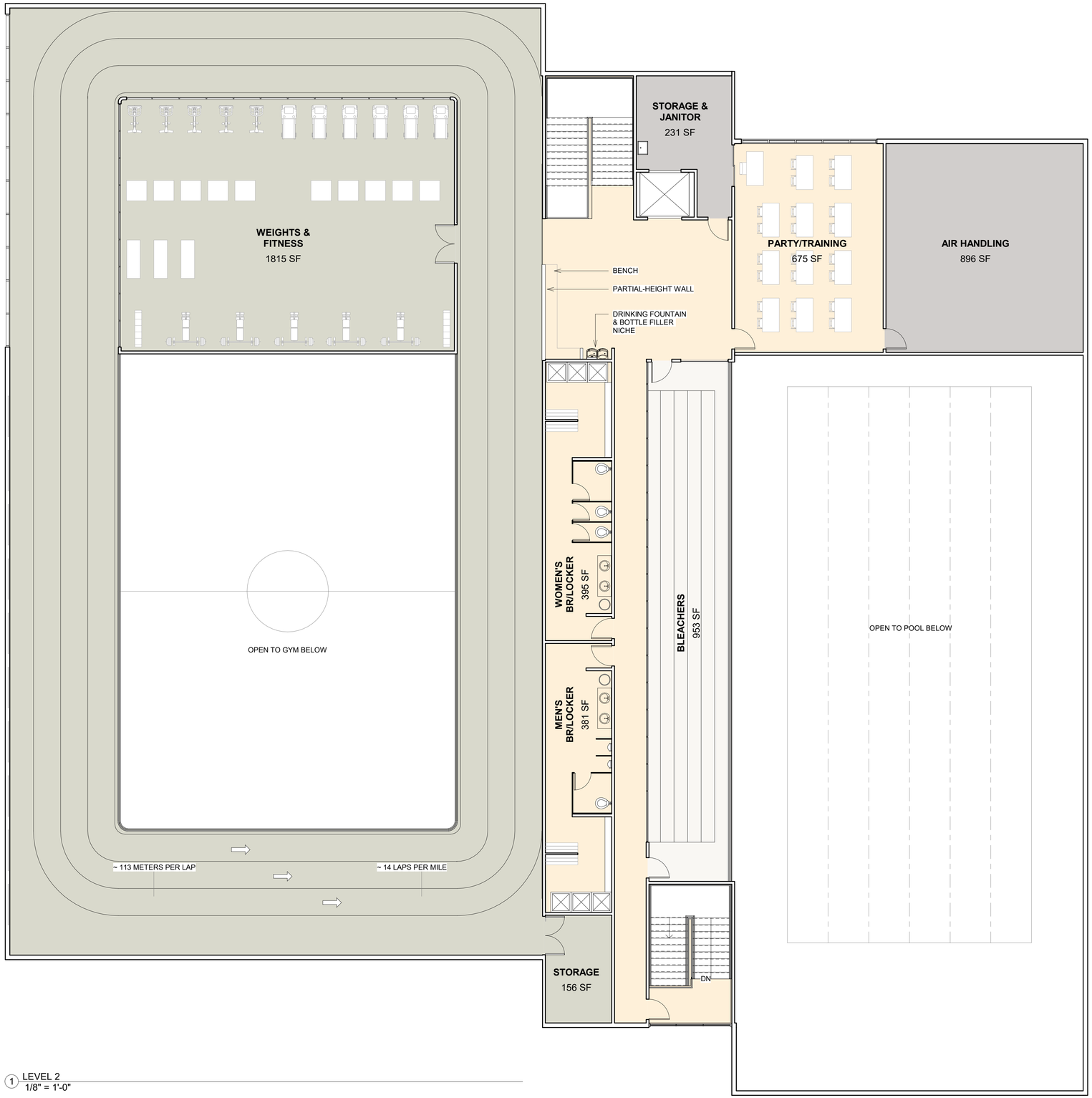
0' 16' 32' 64' 128'

SITE PLAN



1 LEVEL 1
1/8" = 1'-0"

LEVEL 1 - PLAN



1 LEVEL 2
1/8" = 1'-0"

0' 4' 8' 16' 32'

LEVEL 2 - PLAN


CORDOVA POOL AND RECREATION CENTER

AGENDA ITEM # 4
City Council Regular Meeting Date: 11/18/26
CITY COUNCIL COMMUNICATION FORM

FROM: **Amanda Hadley Coward, City Planner**

DATE: **Wednesday, November 18, 2026**

ITEM: **Final Plat Review of Proposed Harvill Subdivision South Fill Addition**

NEXT STEP: **Decision on Resolution 11-26-35**

____ INFORMATION
____ MOTION
__X__ RESOLUTION
____ ORDINANCE

I. REQUEST OR ISSUE:

Requested Action:	Decision on Resolution 11-26-35
Applicant:	John Harvill
Legal Description(s):	Lot 4A, 4B, 4C, Harvill Subdivision, ATS 220, Lot 2, USS 449, and Tract 8, ATS 220
Parcel Number(s):	02-173-152, 02-173-080, 02-173-323, 02-173-996, 02-173-325, & 02-060-220
Zoning:	Business District, Waterfront Commercial Park District, & Unzoned

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

"I move to approve Resolution 11-26-35 approving the final plat of the Harvill Subdivision South Fill Additon."

III. FISCAL IMPACTS: The replat is being completed concurrently with the property being sold by the City, which would become part of the City's revenue, and property taxes would begin to be generated from the portions of land being sold. Removing lot lines and creating larger parcels may increase the property tax value of these lots.

IV. BACKGROUND INFORMATION: Brian Rutzer & John Harvill came to the City with a land disposal request to purchase land from the City and also to do a land swap between each other by adjusting lot lines. The sale of City property to the applicants was recommended by the Planning Commission and Harbor Commission. The City Council agreed with these Commissions and decided to sell the properties by negotiating an agreement directly with the applicants.

Part of the negotiation process required that the applicants replat the portions of land they are purchasing with their lots to avoid creating substandard lot sizes. The plat will be recorded concurrently with the closing of the

land sales.

This plat went through an administrative preliminary review and was approved. The final plat has been submitted and is now before the Commission for its review and findings.

Staff Assessment

Staff reviewed this plat through the administrative preliminary process, and it met all code requirements of the Cordova Municipal Code (CMC) 17.08.010. Staff's assessment of the final plat is that it meets all code requirements found in CMC 17.12.020 and applicable portions of Title 18 Zoning Code. Staff's suggested findings are below for the Council to review.

Planning Commission Recommendation

On Tuesday, November 10, 2026, the Planning Commission reviewed this plat against the final plat requirements found in CMC 17.12.020. It recommended that City Council approve the plat as is, with Staff's suggested findings.
Vote: 6 yes, 0 no, 1 absent (Oehm)
Full Video: https://www.youtube.com/live/dlVonrSMx0s?si=6hwsYGywx-M201d9

Next Steps

The City Council will review the submitted Final Plat that is attached to this memo to confirm that this plat conforms with the platting requirements in CMC 17.12.020.

The Council may approve the final plat as submitted with Staff's suggested findings, approve the final plat with the Council's own findings, withhold approval of the plat pending an update to the plat with cited findings, or reject the plat with cited findings.

If approved, the plat mylar will be requested from the surveyor to collect signatures and be recorded.

Staff's Review & Suggested Findings

Below you will find the approval criteria in *italics* and Staff's responses in normal font type.

Chapter 17.12 - FINAL PLAT

17.12.010 - Submission to planning commission.
After approval of the preliminary plat, the subdivider shall prepare and submit to the commission a final plat for recording purposes, together with other supplementary information and certificates. Said final plat shall be submitted to the secretary of the commission at least eight days prior to a regular meeting of the commission.

17.12.020 - Form—Data required.
A. The final plat shall be presented to the planning commission. The final submittal shall consist of:

1. Two reproducible mylar copies of the plat. Four prints of the final plat. If no preliminary plat is required, seven prints of the final plat shall be submitted;
This criterion is met. At this time, a digital copy of the proposed plat was requested and accepted.

2. Six copies of any covenants where such restrictions are too lengthy to be shown on the plat;
This criterion is met; there are no covenants or restrictions too lengthy to be shown on the plat.

3. The final plat is to be drawn at a scale of not more than one hundred feet to the inch from an accurate survey. If more than two sheets are required, an index sheet of the same dimensions shall be filed showing the entire subdivision on one sheet and the areas shown on the other sheets.
This criterion is met. The scale shown is twenty feet to one inch.

B. The final plat shall show:

1. The boundary lines of the area being subdivided with accurate distances and bearings. The correct legal description of the property being subdivided shall be shown on the plat;
This criterion is met. The boundary lines, distances, bearings, and property descriptions are all accurate.

2. The lines of all proposed streets and alleys with their widths and names;
This criterion is met. No streets or alleys are proposed.

3. The accurate outline of any portions of the property intended to be dedicated or granted for public use;
This criterion is met. The accurate outline is shown for portions of property intended to be dedicated or granted for public use.

4. The lines of adjoining streets and alleys with their widths and names;
This criterion is met. Adjoining streets and alleys are shown along with their names and widths.

5. All lot lines together with an identification system for all lots and blocks;
This criterion is met. All lots are shown with an identification system.

6. The location of all building lines and easements provided for public use, services or utilities;
This criterion is met. These locations are indicated.

7. All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements and other areas for public or private use. Linear dimensions are to be given to the nearest 1/100 of a foot;
This criterion is met. See line table indicated on the plat.

8. The radii, arcs, chords, points of tangency and central angles for all curvilinear streets and radii for rounded corners;
This criterion is met. See curve table indicated on the plat.

9. The location of all survey monuments and bench marks together with their descriptions. There shall be a minimum of four permanent markers in each subdivision located at or near the outer corners. Such monuments shall be a minimum of twenty-four inches in length and contain a cap bearing the name and registration number of the licensed surveyor who is responsible for the survey;
This criterion is met.

10. The name of the subdivision, the scale of the plat, points of the compass, and name and address of owner or owners or subdivider;
This criterion is met. The scale, compass, along with the names and addresses of owners, are indicated on the plat.

11. The certificate of the registered surveyor, licensed and registered in the state of Alaska, attesting to the accuracy of the survey, and the correct location of all monuments shown in a form approved by the city planner;
This criterion is met. Indicated on this plat is Jason L. Schollenberg, registered professional land surveyor, license number 14488, attesting to the accuracy of the survey.

12. Any private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat;
This criterion is met.

13. Acknowledgment of the owner or owners of the plat and restrictions, including dedication to public use

of all streets, alleys, parks or other open spaces shown thereon and the granting of easements required;
This criterion is met.

14. Statement dedicating all easements, in a form approved by the city planner;
This criterion is met. The statement granting the sewer easement for this plat is in a form approved by the City Planner.

15. Statement dedicating all streets, alleys and other public areas not previously dedicated, in a form approved by the city planner;
This criterion is met. No streets or alleyways are dedicated on this plat.

16. A receipt showing that all legally due taxes have been paid for, in a form approved by the city planner;
This criterion is met. The City Clerk attested that the property owners of this plat have paid property taxes in full. See Attachment E.

17. Space for certificates of approval to be filled in by the signatures of the chairman and secretary of the city planning commission, the city engineer, under contract with the city, or city manager and the city clerk, in a form approved by the city planner.
This criterion is met. The City's certificate of approval is in a form approved by the City Planner.

17.24.005 - Certificate to plat required.
A certificate to plat prepared by a title company authorized to issue title policies in the State of Alaska shall be included with all plats submitted to the city for approval. A certificate to plat is acceptable up to one hundred twenty days from the date of issuance or update.

This criterion is met. See Attachment D.

V. CONFLICTS OR ENVIRONMENTAL ISSUES: N/A

VI. SUMMARY AND ALTERNATIVES: The applicants are in the process of purchasing land from the City and are requesting to move the lot lines between their properties and the properties being purchased. This plat will be recorded concurrently with the closing of the sale of the properties. This plat also removes lot lines between two or more parcels that have the same owner. Some current lots have substandard lot sizes, and this proposed subdivision will bring the lots in the area into compliance.

The City Council may move to approve or deny this proposed final plat.

VII. ATTACHMENTS:
A. Subject Location
B. Final Subdivision Application
C. Tax Certification Attested to by the City Clerk
D. Certificate to Plat
E. Proposed Final Plat
F. Draft Resolution 11-26-35

CITY OF CORDOVA, ALASKA
RESOLUTION 11-26-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA, APPROVING THE FINAL PLAT FOR THE HARVILL SUBDIVISION SOUTH FILL ADDITION

WHEREAS, the City of Cordova recognizes that the Planning Commission, having completed a review of the final plat, recommended at its Regular Meeting on Tuesday, November 10, 2026, that the final plat be approved; and

WHEREAS, the City Council has reviewed the plat for the Harvill Subdivision South Fill Addition and determined that it meets the requirements of the Cordova Municipal Code 17.12; and

WHEREAS, the plat is subject to all conditions, easements, covenants, reservations, restrictions, and rights-of-way of record; and

WHEREAS, the proposed subdivision is zoned Business District, Waterfront Commercial Park District, and Unzoned.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Cordova, Alaska hereby approves the final plat for the Harvill Subdivision South Fill Addition effective the date this resolution is adopted. The form and content of the plat now before this meeting is in all respects authorized, approved, and confirmed by this resolution, and the City Manager hereby is authorized, empowered, and directed to execute the plat on behalf of the City, in substantially the form and content now before this meeting but with such changes, modifications, additions and deletions therein as he shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said documents now before this meeting.

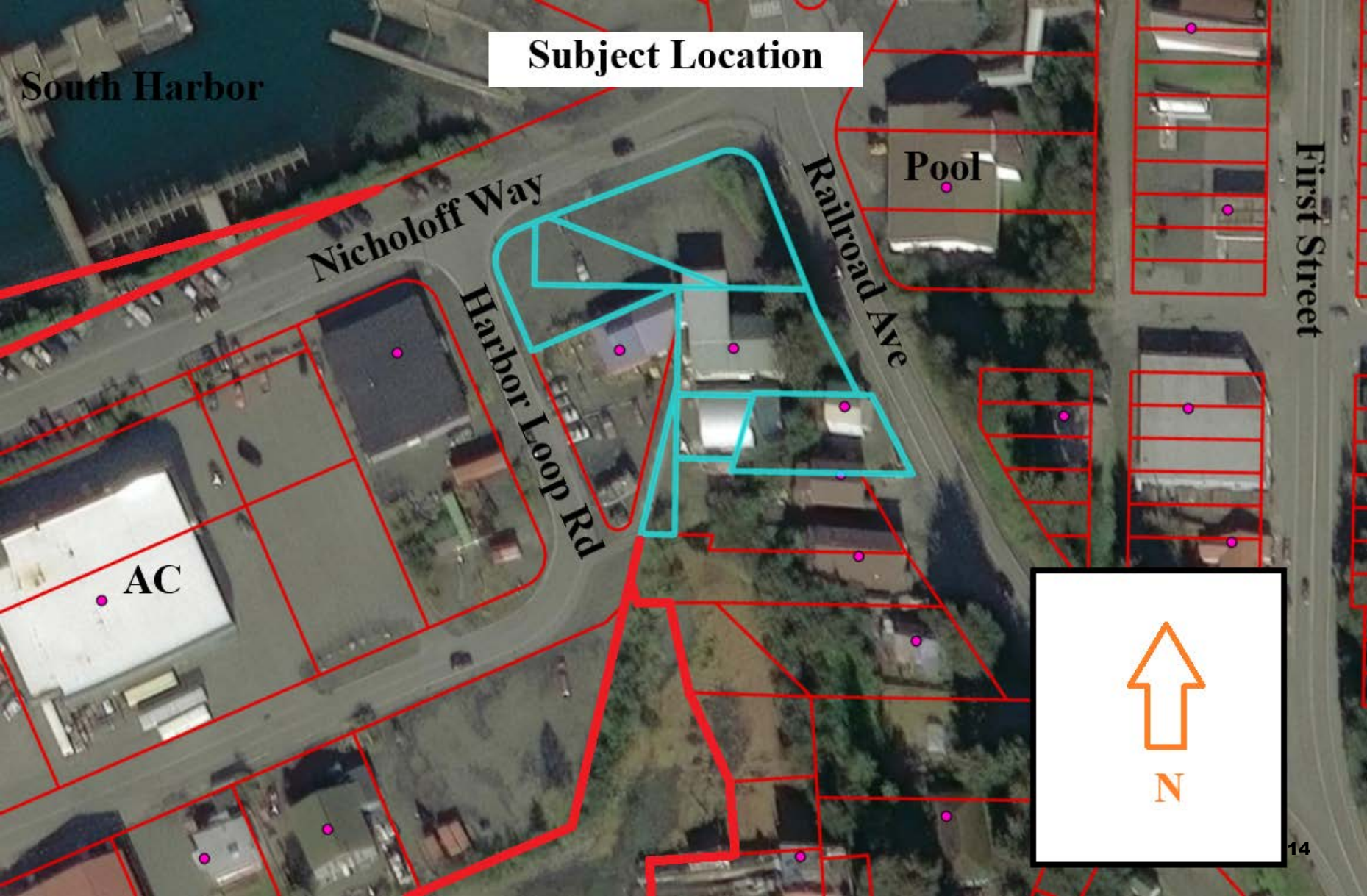
PASSED AND APPROVED THIS 18th DAY OF NOVEMBER 2026.

_____
Kristin Smith, Mayor

Attest:

_____
Susan Bourgeois, City Clerk

DRAFT


Subject Location
South Harbor
Nicholoff Way
Harbor Loop Rd
Railroad Ave
Pool
First Street
AC
N

CITY OF CORDOVA



SUBDIVISION APPLICATION

City of Cordova, Alaska

INSTRUCTIONS	PERMIT TYPE	FEE
Print or type requested information. Incomplete applications will be returned to the applicant and will delay processing of the request. Applications must be recieved by the Planning Department 21 days prior to the next Planning Commission Regular Meeting, which is scheduled the second Tuesday of each month, if Planning Commission approval is required.	☐ Preliminary Plat	$300 + $50 per lot
	☐ Final Plat	$200 + $25 per lot
	☑ Administrative Plat*	$200
	☐ Admin. Dissolving Lot Lines*	$0 + Recording Fees
	*These plats do not require Planning Commission approval.	

APPLICANT INFORMATION	
Name:	JOHN I HARVIL
Mailing Address:	PO BOX 1569
City/State/Zip:	CORDOVA, AK 99574
Phone Number:	[redacted]
Email Address:	[redacted]

OWNER INFORMATION	
Name:	JOHN I & BARBARA B HARVIL AMI REVOCABLE TRUST
Mailing Address:	PO BOX 1569
City/State/Zip:	CORDOVA, AK 99574
Phone Number:	[redacted]
Email Address:	[redacted]
Only complete this section if owner is different from applicant.	

PROPERTY INFORMATION	
Address:	701 RAILROAD AVE
Legal Description:	LOT 4C HARVILL SUBDIVISION
Tax Lot No.:	02 173 323
Zone District:	BUSINESS DISTRCT
Planning Department can assist if unknown.	

SURVEYOR INFORMATION	
Company Name:	PENINSULA SURVEYING
Mailing Address:	10535 KATRINA BLVD
City/State/Zip:	NINILCHIK, AK 99639
Phone Number:	[redacted]
Email Address:	
Cordova Business License #:	

ADDITIONAL INSTRUCTIONS

Please send an electronic copy of the proposed plat to planning@cityofcordova.net. Plats must comply with the Cordova Municipal Code, particulary Title 17 - Subdivisions. The Planning Department will review all plats and may request changes. In the case of certain subdivisions, such as major subdivisions, additional information will be required.

APPLICANT CERTIFICATION

By the signature attached hereto, I certify that I am the owner or duly authorized owner's agent and that the information provided within this application and accompanying documentation is correct. Furthermore, I hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting site inspections.

Applicant Signature: John Harville **Date:** 8-3-26

Print Name: JOHN HARVILLE

CITY OF CORDOVA

Friday, November 06, 2026

17.12.020 (B) (16)
16. A receipt showing that all legally due taxes have been paid for, in a form approved by the city planner;

Owner: John I & Barbara B Harvill AMI Revocable Trust
02-173-323
Plat 2004-06
Lot 4C, Harvill Subdivision
Address: 701 Railroad Ave, Cordova, AK 99574
Taxes: $4464 PIF through 12/31/26 CT

Owner: Brian Rutzer
02-173-996
Lot 2, USS 449
Address: 703 Railroad Ave, Cordova, AK 99574
Taxes: ~~$1430~~ 3860 PIF through 12/31/26 CT

Owner: Brian Rutzer
02-173-325
Tract 8, ATS 220
Address: 703 Railroad Ave, Cordova, AK 99574
Taxes: ~~$427~~ 324 PIF through 12/31/26 CT

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

CITY OF CORDOVA CORPORATE SEAL JULY 8, 1909 ALASKA

First American Title Insurance Company

1400 W Benson Blvd, Ste 250
Anchorage, AK 99503
Phn - (907)561-1844 (800)770-0510
Fax - (907)562-0540

CERTIFICATE TO PLAT

Issued by

First American Title Insurance Company
(hereinafter "the Company")

To: Peninsula Surveying LLC
10535 Katrina Boulevard
Ninilchik, AK 99639

Order No.: 0209-4404282
Plat: HARVILL SUB

Attn: Brandon Thielke

Fee: $300.00

This is a Certificate as of August 07, 2026 at 8:00 A.M. for a proposed plat of the following described property:

Additional Parcel Fee $ 1,200.00

Parcel No.1

Commencing at the Southwest corner of U.S.Survey No. 449; thence N. 47°59'W., 103.2 feet; thence N. 8°16'W., 34.9 feet; thence N. 15°57'40"E. 68.8 feet to the point of beginning; thence S.89°56'30"E., 137.7 feet to a point 15.0 feet southwesterly at right angles from the center line of the Copper River and Northwestern Railway adopted location;thence N.28°15'W., 67.5 feet to a point 15.0 feet southwesterly at right angles from the center line of the Copper River and Northwestern Railway adopted location; thence N.89°56'30"W.,88.7 feet; thence S,15°47'40"W., 61.9 feet to the point of beginning.

Parcel No 2.

Lot T-8, of ALASKA TIDELANDS SURVEY NO.220, according to Plat 70-161, filed in the Cordova Recording District, Third Judicial District, State of Alaska.

Parcel No.3

Lot 11-B1, Block 2, SOUTH FILL DEVELOPMENT PARK, according to the official plat thereof, filed under Plat Number 2000-5, Records of the Cordova Recording District, Third Judicial District, State of Alaska.

Parcel No.4

Lots 4A, 4B and 4C, HARVILL SUBDIVISION, according to the official plat thereof, filed under Plat Number 2004-2006, Records of the Cordova Recording District, Third Judicial District, State of Alaska.

Parcel No.5

Tract A, THOMAS SUBDIVISION, according to the official plat thereof, filed under Plat Number 2021-1, Records of the Cordova Recording District, Third Judicial District, State of Alaska.

The Company certifies that title is vested in:

Brain O. Rutzer, an unmarried man, USS 449 and Lot T-8 of Alaska Tidelands Survey No. 220, City of Cordova as to Lot 4A, 4B, and 11B1 Block 2, John I. and Barbara B. Harvill AMI Revocable Trust, Blythe r. Thomas.

Subject to the following documents recorded in the Alaska Department of Natural Resources Recording Office for the District of prior to the Date below:

Parcel No.1

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
   Recorded: November 21, 1907
   Recording Information: Cordova Book 1, Page 114

2. Taxes and/or Assessments due The City of Cordova for the year 2026:

   Tax Account No.: 02-173-996
   Levied Amount: $3,860.00
   Balance Due: $3,860.00
   Due Date(s): 8/31 & 11/2/2026
   Land Valuation: $42,200.00
   Improvements: $295,200.00
   Exemption(s): $0.00 None
   Code Area: N/A
   Mill Levy: 11.440
   Assessments: No Unpaid Assessments Reported

3. Rights of the public and/or governmental agencies in and to any portion of the above described real property lying within any roadway or public easement areas.

4. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

5. Easement, including terms and provisions contained therein:
   Recording Information: July 14, 1996 Book 57 Page 597
   In Favor of: Cordova Electric Cooperative, Inc.
   For: Utilities Easement's
   Affects: See Instruments

Parcel No.2

6. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
   Recorded: June 30, 1964
   Recording Information: Book 24 Page 164

7. Taxes and/or Assessments due The City of Cordova for the year 2026:

   Tax Account No.: 02-173-325
   Levied Amount: $324.00
   Balance Due: $324.00
   Due Date(s): 8/31 & 11/2/2026
   Land Valuation: $15,500.00

Improvements:	$12,800.00
Exemption(s):	$0.00 None
Code Area:	N/A
Mill Levy:	11.440
Assessments:	No Unpaid Assessments Reported

8. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Orca Inlet.

9. Any adverse claim based upon the assertion that some portion of said land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created.

10. Any preference rights which may exist under the Alaska Land Act, terms, provisions and reservations under the Submerged Lands Act (43 USCA 1301, 67 Stat. 29) and the enabling act (Public Law 85-508, 72 Stat. 339).

11. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Parcel No.3

12. Reservations or exceptions in patents or in acts authorizing the issuance thereof.

13. Reservations or exceptions in State of Alaska Patent or in acts authorizing the issuance thereof.

Recorded:	June 30, 1964
Recording Information:	Book 24 Page 316

14. Taxes and/or Assessments due The City of Cordova for the year 2026:

Tax Account No.:	02-173-151
Levied Amount:	$397.00
Balance Due:	$0.00
Due Date(s):	8/31 & 11/2/2026
Land Valuation:	$34,700.00
Improvements:	$0.00
Exemption(s):	$34,700.00 City
Code Area:	N/A
Mill Levy:	11.440
Assessments:	No Unpaid Assessments Reported

15. Easements as dedicated and shown on the plat of said subdivision.

16. Access Easement Agreement and the terms and conditions thereof:

Between:	City of Cordova, an Alaska municipality
And:	John I. Harvill and Barbara B. Harvill, husband and wife
Recording Information:	February 18, 2010, Serial Number 2010-000047-0

Affects Parcel No.3 and No.4

Parcel No.4

17. Reservations or exceptions in patents or in acts authorizing the issuance thereof.

18. Taxes and/or Assessments due The City of Cordova for the year 2026:

Tax Account No.:	02-173-152
Levied Amount:	$34.00
Balance Due:	$0.00
Due Date(s):	8/31 & 11/2/2026
Land Valuation:	$3.000.00
Improvements:	$0.00
Exemption(s):	$3,000.00 City
Code Area:	11.440
Mill Levy:	N/A
Assessments:	No Unpaid Assessments Reported

19. Taxes and/or Assessments due The City of Cordova for the year 2026:

Tax Account No.:	02-173-080
Levied Amount:	$1,060.00
Balance Due:	$0.00
Due Date(s):	8/31 & 11/2/2026
Land Valuation:	$0.00
Improvements:	$0.00
Exemption(s):	$92,700.00 City
Code Area:	N/A
Mill Levy:	11.440
Assessments:	No Unpaid Assessments Reported

20. Taxes and/or Assessments due The City of Cordova for the year 2026:

Tax Account No.:	02-173-323
Levied Amount:	$6,180.00
Balance Due:	$4,464.00
Due Date(s):	8/31 & 11/20/2026
Land Valuation:	$57,400.00
Improvements:	$482,000.00
Exemption(s):	$150,00.000 Senior
Code Area:	N/A
Mill Levy:	11.440
Assessments:	No Unpaid Assessments Reported

Levy Net of Exemption(s) is $4,464.00

21. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)

22. Summary of Building Inspection, including the terms and provisions thereof,
Recorded: March 17, 2006
Recording Information: Serial Number 2006-000079-0

Parcel No.5

23. Reservations or exceptions in patents or in acts authorizing the issuance thereof.

24. Taxes and/or Assessments, if any, due The City of Cordova.

25. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

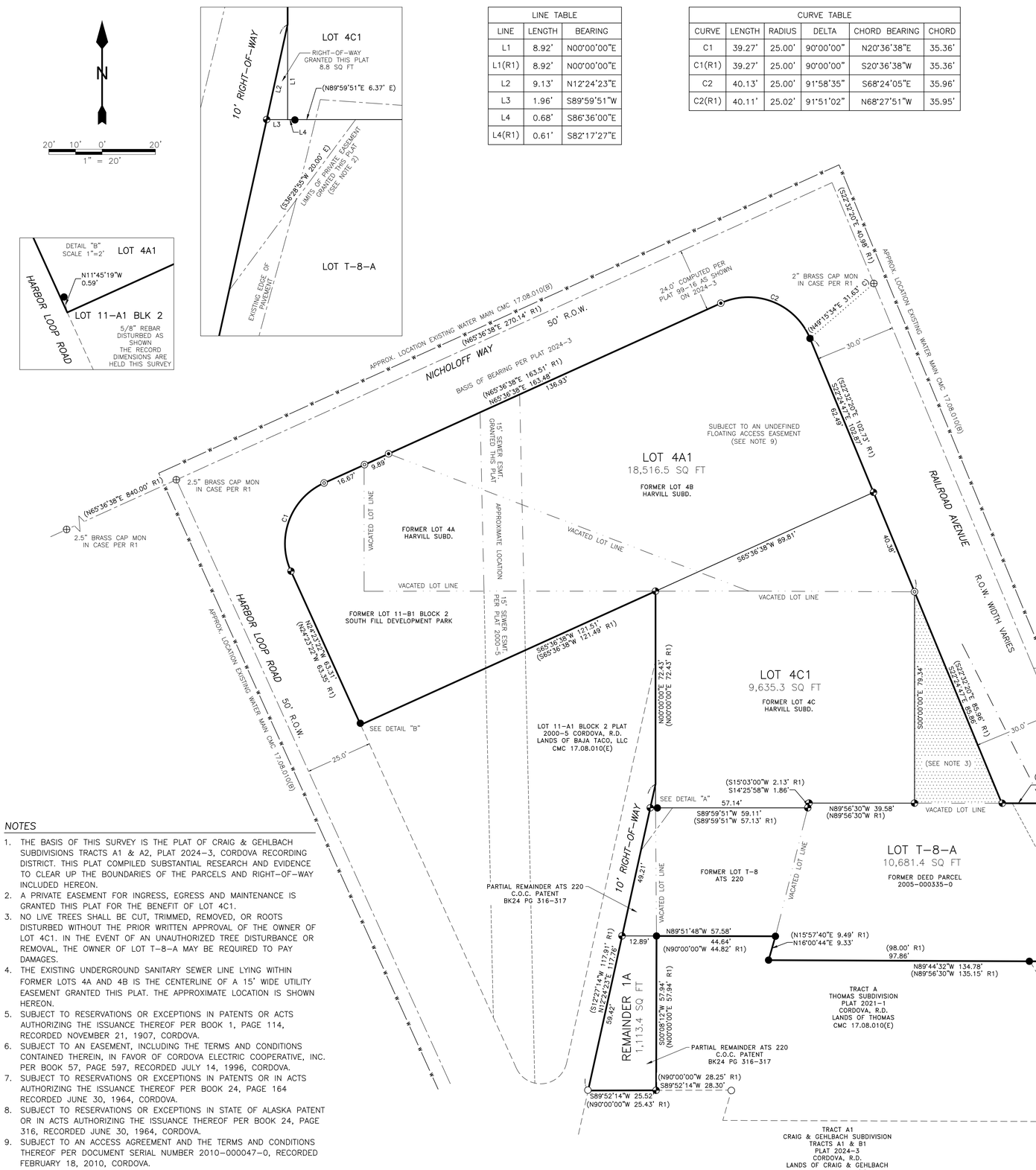
This report is restricted to the use of the addressee, and is not to be used for closing any transaction affecting title to said property. Liability of the Company is limited by the Limitation of Liability for Informational Report attached hereto and made a part hereof to the amount of fee paid herein.

Date: August 07, 2026

FIRST AMERICAN TITLE INSURANCE COMPANY

Sally F. Tyler, President

William J. Aulbert, Secretary



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.92'	N00°00'00"E
L1(R1)	8.92'	N00°00'00"E
L2	9.13'	N12°24'23"E
L3	1.96'	S89°59'51"W
L4	0.68'	S86°36'00"E
L4(R1)	0.61'	S82°17'27"E

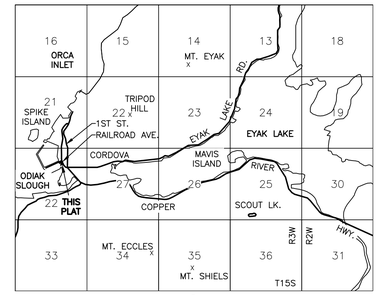
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	N20°36'38"E	35.36'
C1(R1)	39.27'	25.00'	90°00'00"	S20°36'38"W	35.36'
C2	40.13'	25.00'	91°58'35"	S68°24'05"E	35.96'
C2(R1)	40.11'	25.02'	91°51'02"	N68°27'51"W	35.95'

NOTES

1. THE BASIS OF THIS SURVEY IS THE PLAT OF CRAIG & GEHLBACH SUBDIVISIONS TRACTS A1 & A2, PLAT 2024-3, CORDOVA RECORDING DISTRICT. THIS PLAT COMPILED SUBSTANTIAL RESEARCH AND EVIDENCE TO CLEAR UP THE BOUNDARIES OF THE PARCELS AND RIGHT-OF-WAY INCLUDED HEREON.
2. A PRIVATE EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE IS GRANTED THIS PLAT FOR THE BENEFIT OF LOT 4C1.
3. NO LIVE TREES SHALL BE CUT, TRIMMED, REMOVED, OR ROOTS DISTURBED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER OF LOT 4C1. IN THE EVENT OF AN UNAUTHORIZED TREE DISTURBANCE OR REMOVAL, THE OWNER OF LOT T-8-A MAY BE REQUIRED TO PAY DAMAGES.
4. THE EXISTING UNDERGROUND SANITARY SEWER LINE LYING WITHIN FORMER LOTS 4A AND 4B IS THE CENTERLINE OF A 15' WIDE UTILITY EASEMENT GRANTED THIS PLAT. THE APPROXIMATE LOCATION IS SHOWN HEREON.
5. SUBJECT TO RESERVATIONS OR EXCEPTIONS IN PATENTS OR ACTS AUTHORIZING THE ISSUANCE THEREOF PER BOOK 1, PAGE 114, RECORDED NOVEMBER 21, 1907, CORDOVA.
6. SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS CONTAINED THEREIN, IN FAVOR OF CORDOVA ELECTRIC COOPERATIVE, INC. PER BOOK 57, PAGE 597, RECORDED JULY 14, 1996, CORDOVA.
7. SUBJECT TO RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF PER BOOK 24, PAGE 164 RECORDED JUNE 30, 1964, CORDOVA.
8. SUBJECT TO RESERVATIONS OR EXCEPTIONS IN STATE OF ALASKA PATENT OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF PER BOOK 24, PAGE 316, RECORDED JUNE 30, 1964, CORDOVA.
9. SUBJECT TO AN ACCESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF PER DOCUMENT SERIAL NUMBER 2010-000047-0, RECORDED FEBRUARY 18, 2010, CORDOVA.

LEGEND

- FOUND 5/8" REBAR
- RECORD CENTERLINE MONUMENT IN CASE
- FOUND YELLOW PLASTIC CAP
- FOUND 2" AL-CAP, ILLEGIBLE
- FOUND 2" AL-CAP 131102 2024
- SET RPC ON 1/2" X 24" REBAR BY LS14488
- (R1) RECORD DATA PER PLAT 2024-3
- (C) COMPUTED DATA PER RECORD PLAT
- (E) DIMENSIONS OF EASEMENT
- SUBDIVISION BOUNDARY
- INTERIOR LOT BOUNDARY
- CENTERLINE
- SURVEY TIE
- VACATED LOT LINE
- UTILITY EASEMENT GRANTED THIS PLAT
- EXISTING UTILITY EASEMENT
- ADJACENT LOT LINE
- LIMITS OF ACCESS EASEMENT
- VEGETATION PROTECTION AREA (SEE NOTE 3)



1" = 1 MILE

NOTARY ACKNOWLEDGMENT

FOR: JOHN I. HARVILL

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2026

_____

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: BRIAN O. RUTZER

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2026

_____

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: SAMANTHA GREENWOOD, CITY MANAGER

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2026

_____

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

PLAT APPROVAL

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 ORDINANCE AND LAW PERTAINING THERETO.

_____

CITY MANAGER DATE

_____

CHAIRMAN, PLANNING & ZONING DATE

_____

PLATTING OFFICIAL DATE

TAX CERTIFICATIONS

ALL REAL PROPERTY TAXES ARE LEVIED BY THE CITY OF CORDOVA ON THE AREA SHOWN ON THIS PLAT. TAXES HAVE BEEN PAID THRU _____.

_____

ATTEST: CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____ MM/DD/2026

JASON L. SCHOLLENBERG DATE
PLS 14488-S

STATE OF ALASKA 49TH
Jason L. Schollenberg No.14488
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY STATE THAT THE JOHN I. & BARBARA B. HARVILL AMI REVOCABLE TRUST IS THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY AND THAT I HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISIONS AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

_____

JOHN I. HARVILL, TRUSTEE & OWNER LOT 4C
P.O. BOX 1569
CORDOVA, AK 99574

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY AND THAT I HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISIONS AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

_____

BRIAN O. RUTZER, OWNER LOT T-8 & DEED PARCEL 2005-0003350
BOX 2371
CORDOVA, AK 99574

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY STATE THAT THE CITY OF CORDOVA IS THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY AND THAT I HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISIONS AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

_____

CITY OF CORDOVA, OWNER LOT 4A, 4B, LOT 11-B1 BLOCK 2,
P.O. BOX 1210 AND PORTION OF ATS 220
CORDOVA, AK 99574

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)306-7065

PLAT OF

HARVILL SUBDIVISION SOUTH FILL ADDITION

A SUBDIVISION OF

LOTS 4A, 4B & 4C, HARVILL SUBDIVISION, PLAT 2004-6, AND LOT 11-B1, BLOCK 2, SOUTH FILL DEVELOPMENT PARK, PLAT 2000-5, AND LOT T-8, ALASKA TIDELAND SURVEY 220, PLAT 70-161, AND THE PARCEL DESCRIBED PER DEED 2005-000335-0 AS COMMENCING AT THE SOUTHWEST CORNER OF U.S. SURVEY NO. 449; THENCE N. 47°59'W., 103.2 FEET; THENCE N. 8°16'W., 34.9 FEET; THENCE N. 15°57'40"E. 68.8 FEET TO THE POINT OF BEGINNING; THENCE S.89°56'30"E., 137.7 FEET TO A POINT 15.0 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF THE COPPER RIVER AND NORTHWESTERN RAILWAY ADOPTED LOCATION;THENCE N.28°15'W., 67.5 FEET TO A POINT 15.0 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF THE COPPER RIVER AND NORTHWESTERN RAILWAY ADOPTED LOCATION; THENCE N.89°56'30"W.,88.7 FEET; THENCE S.15°47'40"W., 61.9 FEET TO THE POINT OF BEGINNING, DEED 2005-000335-0,

AND CREATING LOT 1, A PARTIAL REMAINDER OF ATS 220 LYING NORTH OF TRACT A1, CRAIG & GEHLBACH SUBDIVISION TRACTS B1 & A1, PLAT 2024-3; LYING WEST OF TRACT A, THOMAS SUBDIVISION, PLAT 2021-1; LYING WEST OF T-8, ATS 220; LYING WEST OF LOT 4C, HARVILL SUBDIVISION, PLAT 2004-6; & LYING EASTERLY OF A 10 FOOT WIDE RIGHT-OF-WAY DEDICATED BY LOTS 11-B1 & 11-A1, BLK 2 SOUTH FILL DEVELOPMENT PARK, PLAT 2000-5 CORDOVA RECORDING DISTRICT

LOCATED WITHIN

NE1/4 SEC. 22, T15S, R3W, COPPER RIVER MERIDIAN, CORDOVA RECORDING DISTRICT, CITY OF CORDOVA, ALASKA CONTAINING 0.917 ACRES

OWNERS: *JOHN I. & BARBARA B. HARVILL AMI REVOCABLE TRUST P.O. BOX 1569 CORDOVA, AK 99574*

BRIAN O. RUTZER P.O. BOX 2371 CORDOVA, AK 99574

CITY OF CORDOVA P.O. BOX 1210 CORDOVA, AK 99574

SCALE: 1" = 20'		DATE: OCTOBER 26, 2026
DRAWN: BLT	CHECKED: JLS	SHEET: 1 OF 1

AGENDA ITEM # 5
City Council Regular Meeting Date: 11/18/26
CITY COUNCIL COMMUNICATION FORM

FROM: **Amanda Hadley Coward, City Planner**

DATE: **Wednesday, November 18, 2026**

ITEM: **Final Plat Review of Panoramic View Subdivision**

NEXT STEP: **Decision on Resolution 11-26-36**

____	INFORMATION	__X__	RESOLUTION
____	MOTION	____	ORDINANCE

I. REQUEST OR ISSUE:

Requested Action:	Decision on Resolution 11-26-36
Applicant:	Sadak, LLC & Copper River Seafoods, Inc.
Legal Description(s):	Tract A-1, Scott Subdivision & Tract A, Copper River Seafood
Parcel Number(s):	02-060-900 & 02-060-890
Zoning:	Medium Density Residence District & Low-Density Residence District

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

"I move to approve Resolution 11-26-36 approving the final plat of the Panoramic View Subdivision."

III. BACKGROUND INFORMATION: Sadak, LLC and Copper River Seafoods, Inc. own adjacent properties.

This plat went through an administrative preliminary review and was approved. The final plat has been submitted and is now before the Council for its review and findings.

Staff Assessment

Staff reviewed this plat through the administrative preliminary process, and it met all code requirements of the Cordova Municipal Code (CMC) 17.08.010. Staff's assessment of the final plat is that it meets all code requirements found in CMC 17.12.020 and applicable portions of Title 18 Zoning Code. Staff's suggested findings are below for the Council to review.

Planning Commission Recommendation

On Tuesday, November 10, 2026, the Planning Commission reviewed this plat against the final plat requirements found in CMC 17.12.020. It recommended that City Council approve the plat as is, with Staff's suggested findings.
Vote: 6 yes, 0 no, 1 absent (Oehm)
Full Video: https://www.youtube.com/live/dlVonrSMx0s?si=6hwsYGywx-M201d9

Next Steps

The City Council will review the submitted Final Plat that is attached to this memo to confirm that this plat conforms with the platting requirements in CMC 17.12.020.

The Council may approve the final plat as submitted with Staff's suggested findings, approve the final plat with the Council's own findings, withhold approval of the plat pending an update to the plat with cited findings, or reject the plat with cited findings.

If approved, the plat mylar will be requested from the surveyor to collect signatures and be recorded.

Staff's Review & Suggested Findings

Below you will find the approval criteria in *italics* and Staff's responses in normal font type.

Chapter 17.12 - FINAL PLAT
17.12.040 - Submission to city council.
A. After review of the final plat by the city planning commission, such final plat, together with the recommendation of the commission, shall be submitted to the city council for approval. If accepted, the final plat shall be approved by resolution, which resolution shall provide for the acceptance of all streets, alleys, easements or other public ways, and parks or other open spaces dedicated to public purposes.
B. If the commission rejects or withholds approval of a plat, the subdivider may request that said plat be submitted to the city council. The secretary of the city planning commission shall forward the proposed plat together with the report of the commission, stating the reason or reasons for the action taken. The city council may make such findings and determinations as are deemed proper.

17.12.020 - Form—Data required.
A. The final plat shall be presented to the planning commission. The final submittal shall consist of:
1. Two reproducible mylar copies of the plat. Four prints of the final plat. If no preliminary plat is required, seven prints of the final plat shall be submitted;
This criterion is met. At this time, a digital copy of the proposed plat was requested and accepted.
2. Six copies of any covenants where such restrictions are too lengthy to be shown on the plat;
This criterion is met; there are no covenants or restrictions too lengthy to be shown on the plat.
3. The final plat is to be drawn at a scale of not more than one hundred feet to the inch from an accurate survey. If more than two sheets are required, an index sheet of the same dimensions shall be filed showing the entire subdivision on one sheet and the areas shown on the other sheets.
This criterion is met. The scale shown is sixty feet to one inch.
B. The final plat shall show:
1. The boundary lines of the area being subdivided with accurate distances and bearings. The correct legal description of the property being subdivided shall be shown on the plat;
This criterion is met. The boundary lines, distances, bearings, and property descriptions are all accurate.
2. The lines of all proposed streets and alleys with their widths and names;
This criterion is met. No streets or alleys are proposed.
3. The accurate outline of any portions of the property intended to be dedicated or granted for public use;

This criterion is met. The accurate outline is shown for portions of property intended to be dedicated or granted for public use.

4. The lines of adjoining streets and alleys with their widths and names;

This criterion is met. Adjoining streets and alleys are shown along with their names and widths.

5. All lot lines together with an identification system for all lots and blocks;

This criterion is met. All lots are shown with an identification system.

6. The location of all building lines and easements provided for public use, services or utilities;

This criterion is met. These locations are indicated.

7. All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements and other areas for public or private use. Linear dimensions are to be given to the nearest 1/100 of a foot;

This criterion is met. See line table indicated on the plat.

8. The radii, arcs, chords, points of tangency and central angles for all curvilinear streets and radii for rounded corners;

This criterion is met.

9. The location of all survey monuments and bench marks together with their descriptions. There shall be a minimum of four permanent markers in each subdivision located at or near the outer corners. Such monuments shall be a minimum of twenty-four inches in length and contain a cap bearing the name and registration number of the licensed surveyor who is responsible for the survey;

This criterion is met.

10. The name of the subdivision, the scale of the plat, points of the compass, and name and address of owner or owners or subdivider;

This criterion is met. The scale, compass, along with the names and addresses of owners, are indicated on the plat.

11. The certificate of the registered surveyor, licensed and registered in the state of Alaska, attesting to the accuracy of the survey, and the correct location of all monuments shown in a form approved by the city planner;

This criterion is met. Indicated on this plat is Aaron T. Brown, registered professional land surveyor, license number 131102, attesting to the accuracy of the survey.

12. Any private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat;

This criterion is met.

13. Acknowledgment of the owner or owners of the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon and the granting of easements required;

This criterion is met.

14. Statement dedicating all easements, in a form approved by the city planner;

This criterion is met.

15. Statement dedicating all streets, alleys and other public areas not previously dedicated, in a form approved by the city planner;

This criterion is met. No streets or alleyways are dedicated on this plat.

16. A receipt showing that all legally due taxes have been paid for, in a form approved by the city planner;

This criterion is met. The City Clerk attested that the property owners of this plat have paid property taxes in full. See Attachment E.

17. Space for certificates of approval to be filled in by the signatures of the chairman and secretary of the city planning commission, the city engineer, under contract with the city, or city manager and the city clerk, in a form approved by the city planner.

This criterion is met. The City's certificate of approval is in a form approved by the City Planner.

17.24.005 - Certificate to plat required.
A certificate to plat prepared by a title company authorized to issue title policies in the State of Alaska shall be included with all plats submitted to the city for approval. A certificate to plat is acceptable up to one hundred twenty days from the date of issuance or update.
This criterion is met. See Attachment D.

IV. SUMMARY AND ALTERNATIVES: The applicants are requesting to move the lot lines between their properties. The City Council may move to approve or deny this proposed final plat.

V. ATTACHMENTS:

A. Subject Location
B. Final Subdivision Application
C. Tax Certification Attested to by the City Clerk
D. Certificate to Plat
E. Proposed Final Plat
F. Draft Resolution 11-26-36

CITY OF CORDOVA, ALASKA
RESOLUTION 11-26-36

A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, APPROVING THE FINAL PLAT FOR THE PANORAMIC VIEW SUBDIVISION

WHEREAS, the City of Cordova recognizes that the Planning Commission, having completed a review of the final plat, recommended at its Regular Meeting on Tuesday, November 10, 2026, that the final plat be approved; and

WHEREAS, the City Council has reviewed the plat for the Panoramic View Subdivision and determined that it meets the requirements of the Cordova Municipal Code 17.12; and

WHEREAS, the plat is subject to all conditions, easements, covenants, reservations, restrictions, and rights-of-way of record; and

WHEREAS, the proposed subdivision is zoned Medium Density Residence District and Low-Density Residence District.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Cordova, Alaska hereby approves the final plat for the Panoramic View Subdivision effective the date this resolution is adopted. The form and content of the plat now before this meeting is in all respects authorized, approved, and confirmed by this resolution, and the City Manager hereby is authorized, empowered, and directed to execute the plat on behalf of the City, in substantially the form and content now before this meeting but with such changes, modifications, additions and deletions therein as he shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said documents now before this meeting.

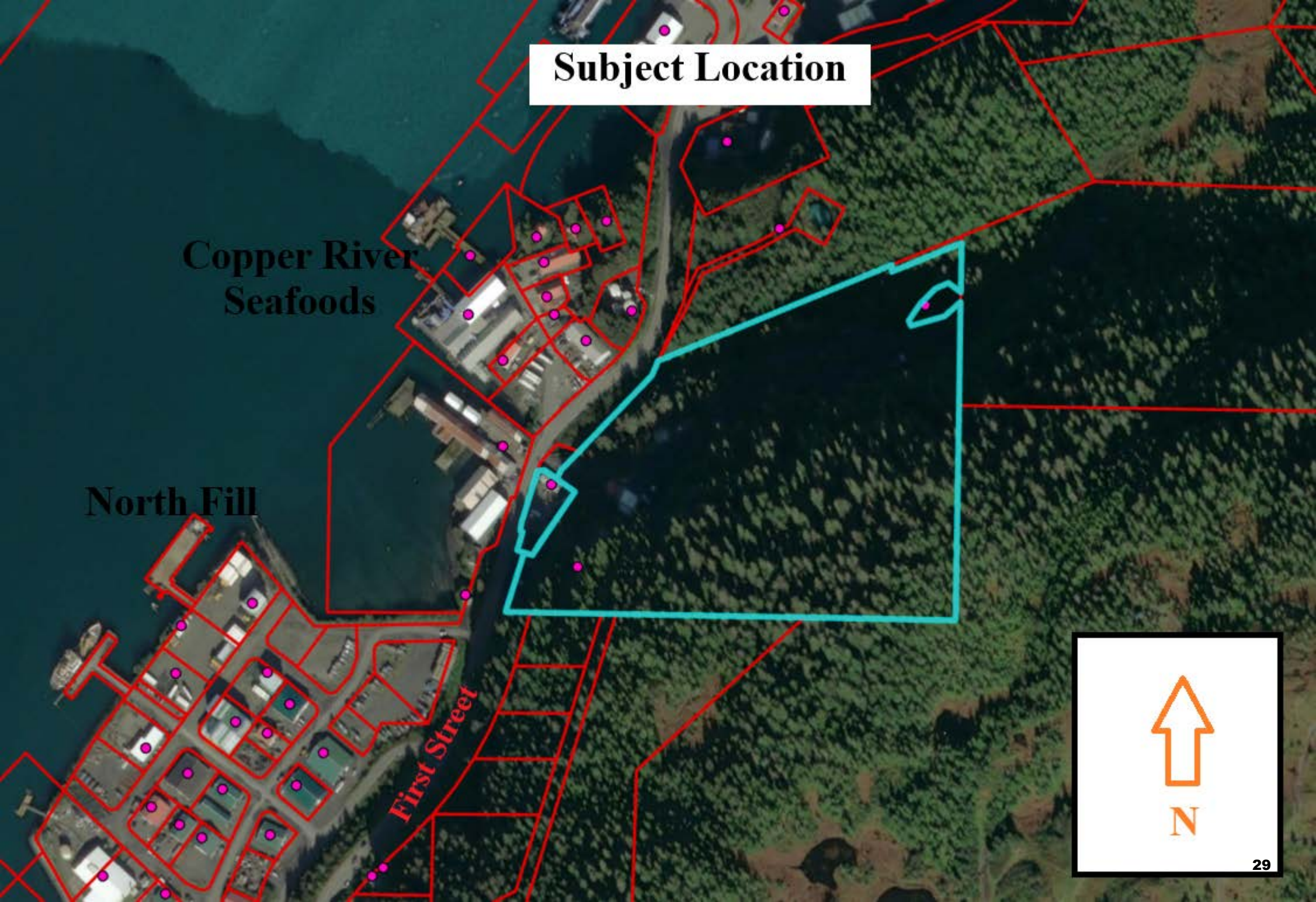
PASSED AND APPROVED THIS 18th DAY OF NOVEMBER 2026.

_____
Kristin Smith, Mayor

Attest:

_____
Susan Bourgeois, City Clerk

DRAFT


Subject Location
Copper River Seafoods
North Fill
First Street
N
29

Docusign Envelope ID: C8EBCEDA-5E82-8543-8137-FA83973FC08D

CITY OF CORDOVA

FINAL SUBDIVISION APPLICATION

City of Cordova, Alaska

INSTRUCTIONS	PERMIT TYPE	FEE
Print or type requested information. Incomplete applications will be returned to the applicant and will delay processing of the request. Applications must be recieved by the Planning Department 21 days prior to the next Planning Commission Regular Meeting, which is scheduled the second Tuesday of each month, if Planning Commission approval is required.	☑ Final Plat	$200 + $25 per lot
	☐ Paid $250 via ACH	on 11/05/2026 -
	☐ Vector Surveying	
	☐	
	* Current Recording Fee & Shipping Fee	

APPLICANT INFORMATION	
Name:	Dan Scott(Tract A-1) & Scott Blake/Copper River Seafoods (Tract A)
Mailing Address:	P.O. Box 380 & 1400 East 1st. Avenue
City/State/Zip:	
Phone Number:	[redacted]
Email Address:	[redacted]

OWNER INFORMATION	
Name:	Dan Scott(Tract A-1) & Scott Blake/Copper River Seafoods (Tract A)
Mailing Address:	P.O. Box 380 & 1400 East 1st. Avenue
City/State/Zip:	
Phone Number:	[redacted]
Email Address:	[redacted]
Only complete this section if owner is different from applicant.	

PROPERTY INFORMATION	
Address:	First Street Cordova - Alaska
Legal Description:	2 Adjoining Tracts: Tract A-1, Plat 2021-6 and Tract A, Plat 2015-11
Tax Lot No.:	02-060-900 and 02-060-890
Zone District:	R - Residential and C - Commercial
Planning Department can assist if unknown.	

Docusign Envelope ID: C8EBCEDA-5E82-8543-8137-FA83973FC08D

SURVEYOR INFORMATION	
Company Name:	Vector Surveying LLC
Mailing Address:	P.O. Box 156
City/State/Zip:	
Phone Number:	[redacted]
Email Address:	[redacted]
Cordova Business License #:	10239508 llc, 2184514 Bus Lic, AELS 213390, and PLS 131102

ADDITIONAL INSTRUCTIONS

Please send an electronic copy of the proposed plat to planning@cityofcordova.net. Plats must comply with the Cordova Municipal Code, particulary Title 17 - Subdivisions. The Planning Department will review all plats and may request changes. In the case of certain subdivisions, such as major subdivisions, additional information will be required.

APPLICANT CERTIFICATION

By the signature attached hereto, I certify that I am the owner or duly authorized owner's agent and that the information provided within this application and accompanying documentation is correct. Furthermore, I hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting site inspections.

Applicant Signature: DocuSigned by: Scott Blake CC9B680E11044BF... **Date:** 11/6/2026

Print Name: Scott Blake

Copperriver Seafoods, Inc
Scott Blake, President
Owner Tract A, Plat 2015-11

APPLICANT CERTIFICATION

By the signature attached hereto, I certify that I am the owner or duly authorized owner's agent and that the information provided within this application and accompanying documentation is correct. Furthermore, I hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting site inspections.

Applicant Signature: Signed by: D2F65F582886468... **Date:** 11/6/2026

Print Name: Daniel Scott

Sadak LLC
Daniel Scott, Owner
Tract A-1, Plat 2021-6

CITY OF CORDOVA



Friday, November 06, 2026

17.12.020 (B) (16)
16. A receipt showing that all legally due taxes have been paid for, in a form approved by the city planner;

Owner: Dan Scott and SADAK LLC
02-060-900
Tract A-1, Scott Subdivision
Plat 2021-6
Address: 94 First Street, Cordova, AK 99574
Taxes: $9433
PIF through 12/31/26

Owner: Copper River Seafoods, Inc.
02-060-890
Tract A, Copper River Seafood
Plat 2015-11
Address: 100 First Street, Cordova, AK 99574
Taxes: $5207
PIF through 12/31/26

CITY OF CORDOVA CORPORATE SEAL JULY 8, 1909 ALASKA

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

Anchorage
3801 Centerpoint Dr Ste 102
Anchorage, Alaska 99503
[redacted]

Wasilla
865 N Seward Meridian, Ste 101
Wasilla, Alaska 99654
[redacted]

CERTIFICATE TO PLAT

Order No.: [redacted]

To: Scott Blake

Amanda Hadley Coward

Vector Surveying LLC
Attn: Aaron Brown
PO Box 156
Soldotna, AK 99669

Address of property: 100 First Street, Cordova, AK 99677
94 First Street, Cordova, AK 99677

Alyeska Title Guaranty Agency, Inc.

CERTIFICATE TO PLAT

Order No.: [redacted]

Fee: $500.00 Liability: $500.00

This report is restricted to the use of the Assured and is not to be used as a basis for closing any transaction affecting title to said property. Liability of Alyeska Title Guaranty Agency, Inc. is limited to the compensation received therefore. Two years from the certificate date, this Certificate to Plat expires and this company's obligation for updates or use ends.

Effective Date: October 20, 2026 at **8:00am**

Assured: Copper River Seafood, Inc., Sadak, LLC, Vector Surveying LLC, City of Cordova

1. At the Effective Date, the fee simple interest in the land described in this Certificate is of record vested in:

   Copper River Seafood, Inc. (As to Parcel No. 1)

   and

   Sadak, LLC, an Alaska limited liability company (As to Parcel No. 2)

2. The land referred to in this Certificate is described as follows:

   Parcel No. 1:

   Tract A, COPPER RIVER SEAFOOD, according to the official plat thereof filed under Plat No. 2015-11, in the records of the Cordova Recording District, Third Judicial District, State of Alaska.

   Parcel No. 2:

   Tract A-1, SCOTT SUBDIVISION, according to the official plat thereof filed under Plat No. 2021-6, in the records of the Cordova Recording District, Third Judicial District, State of Alaska.

Alyeska Title Guaranty Agency, Inc.

CERTIFICATE TO PLAT

We find the following exceptions to title which may need to be addressed on any Plat or Re-Plat:

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

2. Reservations and exceptions as contained in U.S. Patent No. 490148, recorded October 16, 1915, Book 2 Page 230 and/or in Acts authorizing the issuance thereof.

3. Taxes and/or assessments, including penalties and interest, if any, owing the City of Cordova.

4. Rights of the public and/or governmental agencies in and to any portion of said land included within the boundaries of streets, roads, and/or highways.

5. Reservation of all oil, gas and mineral rights, as reserved in an instrument, recorded January 26, 1971, Book 35 Page 40.

   NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

6. Reservation of all oil, gas and mineral rights together with the right to remove same from a point 500 feet below the surface without damaging or disturbing the surface or improvements thereon, as reserved in an instrument recorded April 1, 1986, Book 57 Page 107.

   NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. NOTES as recited on Plat(s) of said Subdivision.

8. EASEMENTS as shown on the Plat(s) of said Subdivision.

9. Underground Right-of-Way Easement, including terms and provisions thereof, granted to CORDOVA ELECTRIC COOPERATIVE, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 27, 2016, as Instrument No. 2016-000196-0. (See instrument for area affected)

   (As to Parcel No. 2)

10. Underground Right-of-Way Easement, including terms and provisions thereof, granted to CORDOVA ELECTRIC COOPERATIVE, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 27, 2016, as Instrument No. 2016-000197-0. (See instrument for area affected)

    (As to Parcel No. 2)

11. Appurtenant Driveway Easement for a perpetual non-exclusive 50 foot wide access and utility easement and appurtenances thereto, including the terms and provisions thereof, granted to Daniel Scott, recorded July 30, 2021, as Instrument No. 2021-000200-0. (See instrument for area affected)

(As to Parcel No. 2)

12. Appurtenant Driveway Easement for a perpetual non-exclusive 50 foot wide access and utility easement and appurtenances thereto, including the terms and provisions thereof, granted to Daniel Scott, recorded July 30, 2021, as Instrument No. 2021-000201-0. (See instrument for area affected)

(As to Parcel No. 2)

13. Judgment in the District Court for the State of Alaska, Third Judicial District:

Dated	:	August 4, 2021
In favor of	:	William Pearson et al
Against	:	Daniel Scott
Amount	:	$5,165.00 plus interests and costs
Case No.	:	3CO-21-00001SC
Recorded	:	February 28, 2022, as Instrument No. 2022-000056-0

14. Deed of Trust, including terms and provisions thereof, securing the amount shown together with any other amounts due thereunder:

Amount	:	$36,750,000.00 together with any other amounts due thereunder
Trustor/Borrower	:	Copper River Seafoods, Inc., an Alaska corporation
Trustee	:	First American Title Insurance Company
Beneficiary/Lender	:	The United States of America, acting by and through the Secretary of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service, Financial Services Division
Dated	:	September 17, 2025
Recorded	:	September 19, 2025, as Instrument No. 2025-000167-0

(Affects this and other properties)

15. Notice of Lien:

Claimed By	:	East West Bank
Against	:	Copper River Seafoods, Inc.
For	:	A security interest in fish sold to debtor, pursuant to the Alaska Statute 34.35.391
Recorded	:	July 1, 2019, as Instrument No. 2019-000157-0

The Notice of Lien was subordinated to the lien of the Deed of Trust,
Recorded : October 1, 2025, as Instrument No. 2025-000194-0

16. Judgment in the District Court for the State of Alaska, Third Judicial District:

Dated	:	November 10, 2025
In favor of	:	Amur Equipment Finance, Inc.
Against	:	Sadak, LLC, Daniel Scott
Amount	:	$24,428.03 plus interest and costs
Case No.	:	3CO-25-00013CI
Recorded	:	December 12, 2025, as Instrument No. 2025-000269-0

Sincerely,



Maria Estes

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SADAK, LLC IS THE OWNER OF TRACT A-1, PLAT 2021-6, CORDOVA R.D., AS DESCRIBED AND SHOWN HEREON AND ON BEHALF OF SADAK, LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

DANIEL L. SCOTT, OWNER MANAGER
SADAK, LLC
PO BOX 380
CORDOVA, ALASKA 99574

NOTARY ACKNOWLEDGEMENT

ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 2026.

FOR: DANIEL L. SCOTT

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

TAX CERTIFICATIONS

ALL REAL PROPERTY TAXES ARE LEVIED BY THE CITY OF CORDOVA ON THE AREA SHOWN ON THIS PLAT AND ARE PAID THROUGH___/___/_____.

CITY CLERK _____ DATE _____

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT COPPER RIVER SEAFOODS, INC, IS THE OWNER OF TRACT A, PLAT 2015-11, CORDOVA R.D., AS DESCRIBED AND SHOWN HEREON AND ON BEHALF OF COPPER RIVER SEAFOODS, INC., I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

SCOTT BLAKE, PRESIDENT
COPPER RIVER SEAFOODS, INC.
1400 EAST 1ST AVENUE
ANCHORAGE, ALASKA 99501

NOTARY ACKNOWLEDGEMENT

ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 2026.

FOR: SCOTT BLAKE

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

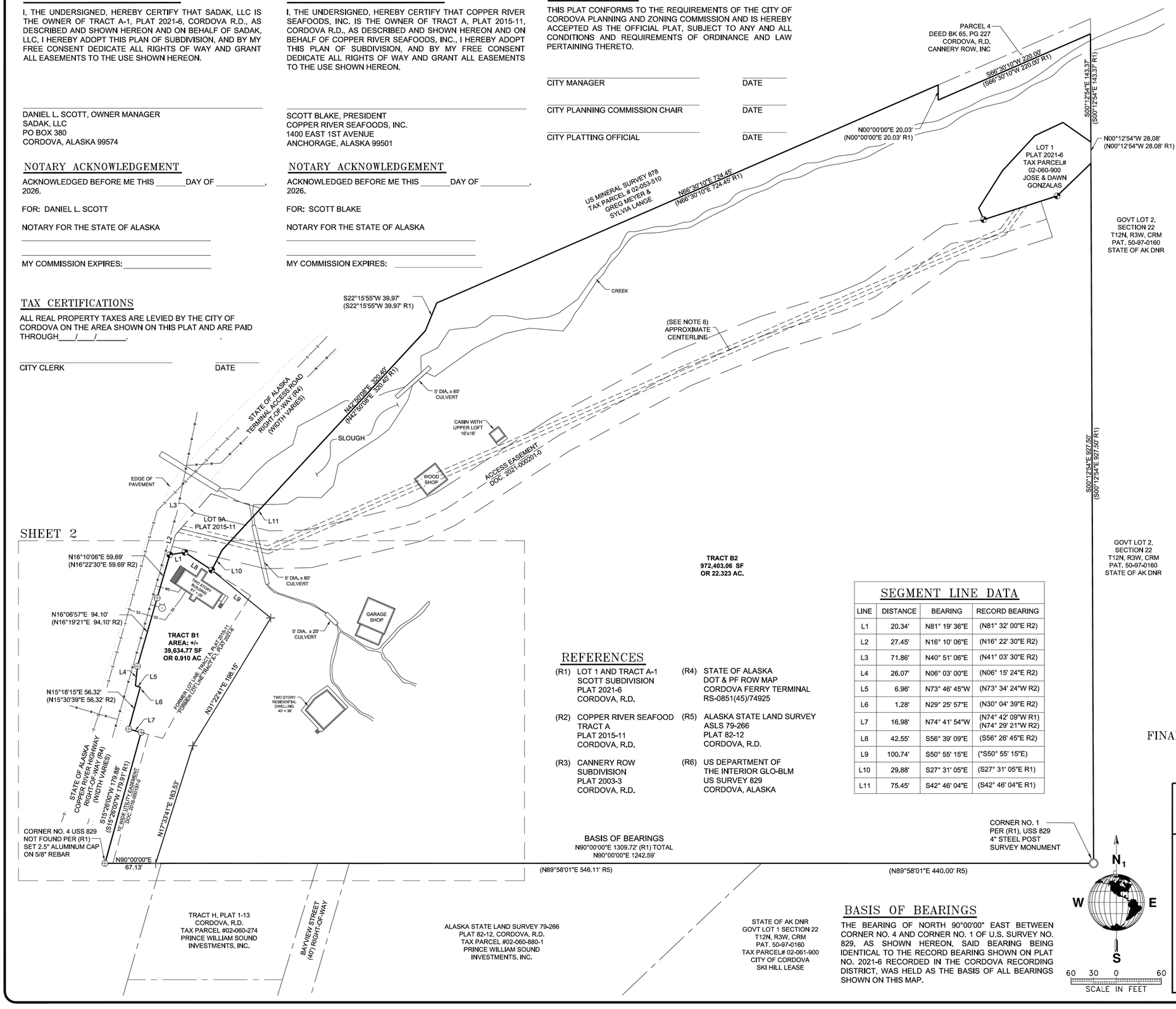
PLAT APPROVAL

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 ORDINANCE AND LAW PERTAINING THERETO.

CITY MANAGER _____ DATE _____

CITY PLANNING COMMISSION CHAIR _____ DATE _____

CITY PLATTING OFFICIAL _____ DATE _____



SHEET 2

SEGMENT LINE DATA

LINE	DISTANCE	BEARING	RECORD BEARING
L1	20.34'	N81° 19' 36"E	(N81° 32' 00"E R2)
L2	27.45'	N16° 10' 06"E	(N16° 22' 30"E R2)
L3	71.86'	N40° 51' 06"E	(N41° 03' 30"E R2)
L4	26.07'	N06° 03' 00"E	(N06° 15' 24"E R2)
L5	6.96'	N73° 46' 45"W	(N73° 34' 24"W R2)
L6	1.28'	N29° 25' 57"E	(N30° 04' 39"E R2)
L7	16.98'	N74° 41' 54"W	(N74° 42' 09"W R1) (N74° 29' 21"W R2)
L8	42.55'	S56° 39' 09"E	(S56° 26' 45"E R2)
L9	100.74'	S50° 55' 15"E	(*S50° 55' 15"E)
L10	29.88'	S27° 31' 05"E	(S27° 31' 05"E R1)
L11	75.45'	S42° 46' 04"E	(S42° 46' 04"E R1)

REFERENCES

(R1) LOT 1 AND TRACT A-1
SCOTT SUBDIVISION
PLAT 2021-6
CORDOVA, R.D.

(R2) COPPER RIVER SEAFOOD
TRACT A
PLAT 2015-11
CORDOVA, R.D.

(R3) CANNERY ROW
SUBDIVISION
PLAT 2003-3
CORDOVA, R.D.

(R4) STATE OF ALASKA
DOT & PF ROW MAP
CORDOVA FERRY TERMINAL
RS-0851(45)/74925

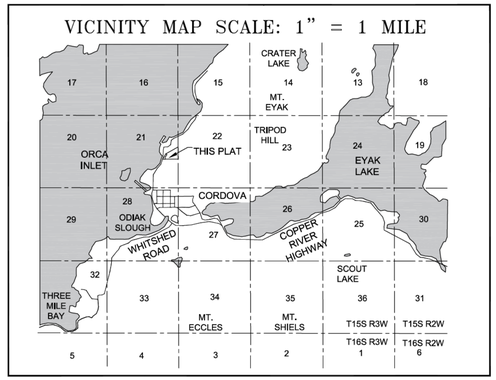
(R5) ALASKA STATE LAND SURVEY
ASLS 79-266
PLAT 82-12
CORDOVA, R.D.

(R6) US DEPARTMENT OF
THE INTERIOR GLO-BLM
US SURVEY 829
CORDOVA, ALASKA

BASIS OF BEARINGS

THE BEARING OF NORTH 90°00'00" EAST BETWEEN CORNER NO. 4 AND CORNER NO. 1 OF U.S. SURVEY NO. 829, AS SHOWN HEREON, SAID BEARING BEING IDENTICAL TO THE RECORD BEARING SHOWN ON PLAT NO. 2021-6 RECORDED IN THE CORDOVA RECORDING DISTRICT, WAS HELD AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

VICINITY MAP SCALE: 1" = 1 MILE



LEGEND

- FOUND ALUMINUM CAP SURVEY MONUMENT PER (R1), (R2)
- 1" IRON PIPE SURVEY MONUMENT AS SHOWN PER (R1)
- CORNER NOT SET DUE TO PROXIMITY OF VERTICAL CLIFF
- SET 2" ALUMINUM CAP SURVEY MONUMENT ON 5/8" REBAR
- FIRE HYDRANT

(R1) REFERENCED RECORD MAP

AC.	ACRES	D.I.P.	DUCTILE IRON PIPE
SF	SQUARE FEET	C.I.P.	CAST IRON PIPE
ROW	RIGHT-OF-WAY	U.S.	UNITED STATES
R.D.	RECORDING DISTRICT	DIA.	DIAMETER

- BOUNDARY LINE/PROPERTY LINE
- ADJACENT BOUNDARY LINE
- CENTERLINE EASEMENT
- EASEMENT EXTENTS
- BUILDING OUTLINE
- CULVERT/DRAINAGE
- SANITARY SEWER MAIN (8" D.I.P. RECORD LOCATION)
- WATER MAIN (6" C.I.P. RECORD LOCATION)
- SEWER SERVICE (NOT FIELD VERIFIED)
- WATER SERVICE (NOT FIELD VERIFIED)

NOTES

1. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
2. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:5,000.
3. BEARINGS SHOWN HEREON ARE TRUE BEARINGS BASED ON THE STATED BASIS OF BEARINGS.
4. DEVELOPMENT WITHIN THIS SUBDIVISION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL PERMITTING REQUIREMENTS, INCLUDING WETLAND PERMITTING AND DETERMINATIONS WHERE APPLICABLE.
5. WATER SERVICE: PROPERTIES ADJACENT TO A STREET, ALLEY, OR RIGHT-OF-WAY HAVING A CITY WATER MAIN WITHIN 150 FEET ARE SUBJECT TO THE PROVISIONS OF CITY OF CORDOVA CODE 14.08.030.
6. SEWER SERVICE: PROPERTIES ADJACENT TO A STREET, ALLEY, OR RIGHT-OF-WAY HAVING A CITY SEWER MAIN WITHIN 150 FEET ARE SUBJECT TO THE PROVISIONS OF CITY OF CORDOVA CODE 14.12.180.
7. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC).
8. THE EXISTING UNDERGROUND ELECTRICAL UTILITY LOCATED WITHIN TRACT 9A OF PLAT NO. 2015-11 AND TRACT A-1 OF PLAT NO. 2021-6, CORDOVA RECORDING DISTRICT, IS HELD TO REPRESENT THE CENTERLINE OF THE TEN (10) FOOT WIDE UNDERGROUND RIGHT OF WAY EASEMENT RECORDED AS DOCUMENTS 2016-000196-0 AND 2016-000197-0, CORDOVA RECORDING DISTRICT.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____ REGISTRATION No. 131102

FINAL PLAT 11.06.2026_REVIEW COPY

AARON T. BROWN, PLS, PSM
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF ALASKA
49 TH
11.02.2026
AARON T. BROWN
No.131102
REGISTERED PROFESSIONAL LAND SURVEYOR

A PLAT OF:

PANORAMIC VIEW SUBDIVISION

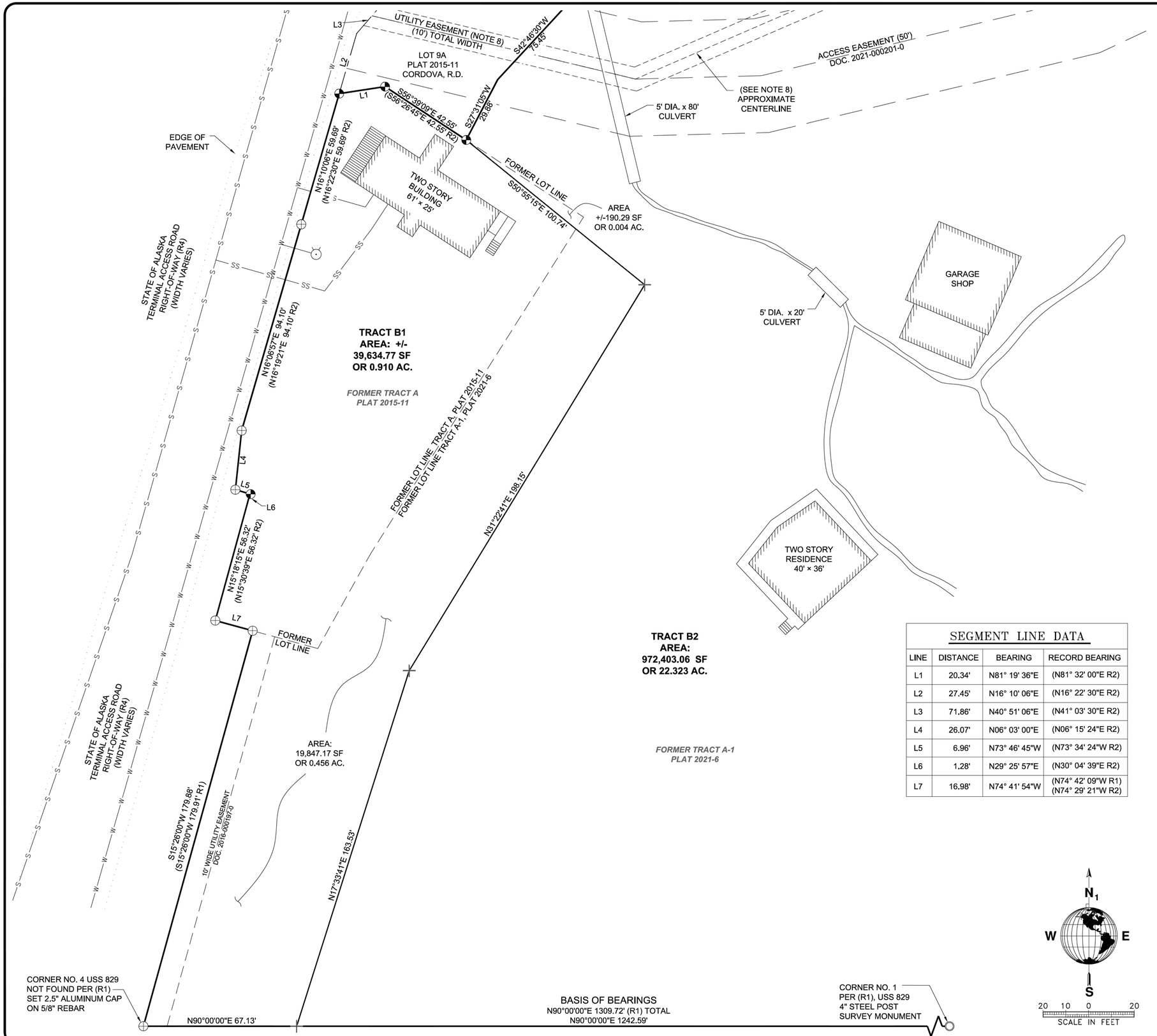
A RESUBDIVISION OF
TRACT A-1 , SCOTT SUBDIVISION, PLAT 2021-6, CORDOVA R.D.
AND TRACT A, PLAT 2015-11, CORDOVA, R.D.,
CREATING
TRACT B1 AND TRACT B2, PANORAMIC VIEW SUBDIVISION,
CORDOVA, R.D
CONTAINING A TOTAL OF 23.233 ACRES, MORE OR LESS

CORDOVA ALASKA

SCALE: 1" = 60' NOVEMBER 6, 2026

PO BOX 156
SOLDOTNA, ALASKA 99669
(907) 519-4553

SHEET 1 OF 2



LEGEND

- FOUND ALUMINUM CAP SURVEY MONUMENT PER (R1), (R2)
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L5	6.96'	N73° 46' 45"W	(N73° 34' 24"W R2)
L6	1.28'	N29° 25' 57"E	(N30° 04' 39"E R2)
L7	16.98'	N74° 41' 54"W	(N74° 42' 09"W R1) (N74° 29' 21"W R2)

REFERENCES

(R1) LOT 1 AND TRACT A-1
SCOTT SUBDIVISION
PLAT 2021-6
CORDOVA, R.D.

(R2) COPPER RIVER SEAFOOD
TRACT A
PLAT 2015-11
CORDOVA, R.D.

(R3) CANNERY ROW
SUBDIVISION
PLAT 2003-3
CORDOVA, R.D.

(R4) STATE OF ALASKA
DOT & PF ROW MAP
CORDOVA FERRY TERMINAL
RS-0851(45)/74925

(R5) ALASKA STATE LAND SURVEY
ASLS 79-266
PLAT 82-12
CORDOVA, R.D.

(R6) US DEPARTMENT OF
THE INTERIOR GLO-BLM
US SURVEY 829
CORDOVA, ALASKA

FINAL PLAT 11.06.2026_REVIEW COPY

A PLAT OF:

PANORAMIC VIEW SUBDIVISION

A RESUBDIVISION OF
TRACT A-1 , SCOTT SUBDIVISION, PLAT 2021-6, CORDOVA R.D.
AND TRACT A, PLAT 2015-11, CORDOVA, R.D.,
CREATING
TRACT B1 AND TRACT B2, PANORAMIC VIEW SUBDIVISION,
CORDOVA, R.D
CONTAINING A TOTAL OF 23.233 ACRES, MORE OR LESS

CORDOVA ALASKA

SCALE: 1" = 20' NOVEMBER 6, 2026

PO BOX 156
SOLDOTNA, ALASKA 99669
(907) 519-4553

SHEET 2 OF 2

FINAL PLAT 11.06.2026_REVIEW COPY

Special City Council Meeting
September 9, 2026 @ 12:00 pm
Cordova Center Community Rooms
Minutes

A. Call to order – ***Mayor Kristin Smith*** called the Special Council Meeting to order at 12:00 pm on September 9, 2026, in the Cordova Center Community Rooms.

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

C. Approval of agenda
Hearing no objection, Mayor Smith declared the agenda approved as presented.

D. Disclosures of conflicts of interest and Ex Parte Communications – none

E. Communications by and petitions from visitors
1. Audience Comments regarding agenda items
Aaron Sayles of 600 Adams Ave. opined that cattle guards will not stop bears, they are made exclusively for hoofed animals.

F. New Business
2. Council award of RFP PW-26-02 Cordova 17-Mile Landfill Bear and Litter Fence
M/Ranney S/Zastrow to direct the City Manager to negotiate a contract with Cordova Powersports LLC, to provide the construction services outlined in RFP PW-26-02, for a sum not to exceed Eight Hundred Seventy Thousand Dollars ($870,000).
Ranney said we need to get moving on this, we have a safety issue and she doesn't know much about cattle guards but she'd like to see this move forward. ***Zastrow*** agreed this needs to move forward and hopefully details during the negotiation with the City Manager will be discussed and worked out. ***Greenwood*** assured Council this has been looked into, cattle guards are being used elsewhere as bear deterrents. ***Zastrow*** asked about a timeframe. ***Greenwood*** said we will finalize the details of the contract this week and then he can get started ordering long-lead items, it will all come down to getting materials onsite.
Vote on the motion: 4 yeas, 0 nays, 3 absent. Adams-absent; Hansen-yes; Kinsman-absent; Mickelson-absent; Zastrow-yes; Ranney-yes; and Collins-yes. Motion was approved.

G. Audience participation – none

H. Executive Session - none

J. Adjournment
Hearing no objection, ***Mayor Smith*** adjourned the meeting at 12:09 pm.

Approved: November 18, 2026

Attest: _____
Susan Bourgeois, CMC, City Clerk

DRAFT

Regular City Council Meeting
September 16, 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 September 16, 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 ***Debra Adams***, ***Lee Collins***, and ***Wendy Ranney***. ***Mayor Kristin Smith*** and Council member ***Dave Zastrow*** were present via zoom videoconference. Council members ***Aaron Hansen***, ***Kasey Kinsman***, and ***Mike Mickelson*** were absent. Also present were City Manager ***Sam Greenwood*** and Deputy City Clerk ***Colette Gilmour***.

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
Mayor Smith declared that she is employed by PWSEDD and there is an item on the agenda concerning them. ***Lee Collins*** also declared that he is employed by PWSEDD. ***Vice Mayor Ranney*** ruled that neither had a substantial financial conflict of interest.

F. Communications by and Petitions from Visitors
1. Guest Speaker – none
2. Audience comments regarding agenda items - none
3. Chairpersons and Representatives of Boards and Commissions - **a.** Planning Commission Resolution 02-26, CIP List 2026

G. Approval of Consent Calendar - none

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers
4. Mayor's Report – ***Mayor Smith*** reported: 1) AMHS – there is no new update on whether they are giving us any sailings during the upcoming break in service this winter.
5. City Manager's Report – ***Greenwood*** reported: 1) she knows some Council members have heard about a dog issue in town, a dog that has had a few incidents fighting with other dogs, she and ***Cam*** are working on draft ordinance language and will get that in front of Council after Attorney review; 2) Public Works Director ***Johnson*** reported on some training opportunities that will be coming to Cordova – grader use and excavators and loaders – Streets team and Water/Sewer as well as Refuse – all will get this great learning opportunity, at no cost to the City and best of all, no travel involved, this training is coming to us.
6. City Clerk's Report – ***Bourgeois*** was not present – no Clerk report.

K. Correspondence
7. City Council correspondence primer – no correspondence

L. Ordinances and Resolutions
8. Ordinance 1241 An ordinance of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a lease with option to purchase agreement with the Prince William Sound Economic Development District for Lot 2, Block 7, North Fill Development Park – 2nd reading

DRAFT

M/Collins S/Adams to adopt Ordinance 1241 an ordinance of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a lease with option to purchase agreement with the Prince William Sound Economic Development District for Lot 2, Block 7, North Fill Development Park

Collins said he did not have much to add, this is second reading, we are ready to move forward. ***Adams*** said she is excited for the entities that are going to be developing that property.

Vote on the motion: 4 yeas, 0 nays, 3 absent. Collins-yes; Kinsman-absent; Adams-yes; Zastrow-yes; Mickelson-absent; Hansen-absent; and Ranney-yes. Motion was approved.

9. Resolution 09-26-26 A resolution of the Council of the City of Cordova, Alaska, adopting the Cordova Comprehensive Safety Action Plan.

M/Adams S/Collins to approve Resolution 09-26-26 a resolution of the Council of the City of Cordova, Alaska, adopting the Cordova Comprehensive Safety Action Plan.

Vote on the motion: 4 yeas, 0 nays, 3 absent (Kinsman, Mickelson, Hansen). Motion was approved.

M. Unfinished Business - none

N. New & Miscellaneous Business

10. Council action on disposal and method of disposal of Lot 1 Blk 26, Original Townsite Subdivision (Approximately 6,740 square feet)

M/Collins S/Adams to dispose of Lot 1, Block 26, Original Townsite, approximately 6,740 square feet in size, as outlined in Cordova Municipal Code 7.40.060 (B) by negotiating an agreement with the party who submitted a letter of interest to lease or purchase the property

Collins said it seems these properties have been available for a long time; it makes sense to directly negotiate with the interested party. ***Adams*** agreed and said there has been enough time for others to have expressed an interest. ***Zastrow*** was concerned about not being consistent as far as going out to RFP but he agrees this one is different because the proposer has 2 adjacent properties and an agreement for an easement with a different adjacent landowner, it is steep land, not at all developed. ***Ranney*** had a similar opinion regarding consistency, however, she is willing to go with direct negotiation on this one.

Vote on the motion: 4 yeas, 0 nays, 3 absent. Collins-yes; Hansen-absent; Mickelson-absent; Zastrow-yes; Kinsman-absent; Adams-yes; and Ranney-yes. Motion was approved.

11. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – City Manager and City Clerk upcoming evaluations, Mayor would get with HR to get the eval forms out to Council.

O. Audience Participation - none

P. Council Comments

Zastrow thanked the staff for the packet, thanked ***Ranney*** for chairing tonight. He and the Mayor attended a great 'recreation economy for rural communities' conference in Whittier. He is excited to follow PWSEDD's progress developing the shared processing facility.

Collins said he is so happy the pool has reopened, the kids are happy, the grand reopening party was a big hit!

Adams echoed that and thanked **Samantha** and all of those involved in the hard work to get the pool back open. She is looking forward to the Fungus Festival. She is grateful that the City is looking into the dog issue – she worries about the City's liability.

Ranney said she is also glad the dog ordinance is being drafted, to ensure our public safety officers are not limited in actions they can take.

Q. Executive Session

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

M/Adams S/Collins to go into executive session for recommendations from the City Manager regarding Collective Bargaining Agreement negotiations, a subject which is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government.

DRAFT

Hearing no objection ***Acting Vice Mayor Ranney*** declared the motion approved.
Acting Vice Mayor Ranney recessed the meeting at 7:42 to clear the room for the executive session.
Council entered the executive session at 7:50 pm and was back in open session at 8:23 pm.

R. Adjournment
Hearing no objection ***Acting Vice Mayor Ranney*** adjourned the meeting at 8:25 pm.

Approved: November 18, 2026

Attest: _____
Susan Bourgeois, City Clerk

DRAFT

City Council Public Hearing
October 21, 2026 @ 6:45 pm
Cordova Center Community Rooms
Minutes

A. Call to order

Mayor Kristin Smith called the Council public hearing to order at 6:45 pm on October 21, 2026, in the Cordova Center Community Rooms.

B. Roll call

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

C. Public hearing

1. Ordinance 1242 An ordinance of the Council of the City of Cordova, Alaska, repealing and reenacting Cordova Municipal Code Chapter 8.04, Animals, and amending CMC 1.28.085(c), Minor Offense Fine Schedule, to modernize animal control, impoundment, bite and attack response, potentially dangerous and vicious dog procedures, quarantine, humane disposition, enforcement, and penalties

2. Resolution 10-26-30 A resolution of the Council of the City of Cordova, Alaska establishing the City of Cordova enhanced 911 surcharge effective January 1, 2027; repealing and superseding Resolutions 08-10-49 and 03-12-20; and providing for collection, accounting, and annual review

Mayor Smith opened the hearing for public testimony on the ordinance at 6:46 pm.

Jeremiah Beckett of Cordova Telecom at 611 Second St spoke about Resolution 10-26-30. He said that they fully support Public Safety and communications in Cordova; he is excited to see us adding E-911. He said he will be formulating a detailed letter as a response to this, will probably appear in a future meeting packet. He had opinions regarding lifeline customers and maybe customers with multiple phones in a household – maybe there is an opportunity for limits on the E-911 surcharge in these and/or other instances.

The public hearing was recessed at 6:53 pm until anyone arrived to give testimony. Council came back into the Public Hearing at 6:59 pm and there was no one interested in giving public testimony present.

D. Adjournment

Hearing no objection ***Mayor Smith*** adjourned the public hearing at 7:00 pm.

Approved: November 18, 2026

Attest: _____
Susan Bourgeois, CMC, City Clerk

DRAFT

City Council Public Hearing
November 4, 2026 @ 6:45 pm
Cordova Center Community Rooms
Minutes

A. Call to order

Vice Mayor Kasey Kinsman called the Council public hearing to order at 6:45 pm on November 4, 2026, in the Cordova Center Community Rooms.

B. Roll call

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

C. Public hearing

1. Ordinance 1243 An ordinance of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a lease with option to purchase agreement with David Evans for a portion of Lots 11-14, Block 32, Original Townsite.

Vice Mayor Kinsman opened the hearing for public testimony on the ordinance at 6:46 pm. There was no one present interested in commenting on the ordinance.

The public hearing was recessed at 6:47 pm until anyone arrived to give testimony. Council came back into the public hearing at 6:59 pm and there was no one interested in giving public testimony present.

D. Adjournment

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

Approved: November 18, 2026

Attest: _____
Susan Bourgeois, CMC, City Clerk

DRAFT

Special City Council Meeting
November 12, 2026 @ 6:00 pm
Cordova Center Community Rooms
Minutes

A. Call to order – ***Acting Vice Mayor Wendy Ranney*** called the Special Council Meeting to order at 6:00 pm on November 12, 2026, in the Cordova Center Community Rooms.

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

C. Approval of agenda
Hearing no objection, Acting Vice Mayor Ranney declared the agenda approved as presented.
D. Disclosures of conflicts of interest and Ex Parte Communications – none
E. Communications by and petitions from visitors
1. Audience Comments regarding agenda items – none

F. New Business
2. Resolution 11-26-34 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Caliber Mechanical for public safety building boiler replacement and associated repairs
M/Adams S/Zastrow to approve Resolution 11-26-34 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Caliber Mechanical for public safety building boiler replacement and associated repairs
Adams said this is a hefty price tag but we are entering winter and have to replace the boiler. ***Collins*** agreed, we can't have the police department/dispatch, fire, etc. in a building without heat. ***Kinsman*** thanked staff for the detailed memo, it answered all of his questions.
Vote on the motion: 6 yeas, 0 nays, 1 absent (Mickelson). Motion was approved.
3. Council action to Waive Right of First Refusal for Lot 4A, Block 3, USS 3345
M/Zastrow S/Collins to waive the City's right of first refusal for Lot 4A, Block 3, USS 3345, to allow Diana Riedel and Kiley Burton to sell the property to the third party who submitted an offer to purchase the property.
Zastrow said we spent a lot of time on this sale; he is in support of waiving first right of refusal. ***Collins*** agreed. ***Hansen*** said it is good to see development occurring in Cordova. ***Kinsman*** said he is in favor; he asked 2 questions: are we owed any money on the existing lease/option: City Planner ***Amanda Coward*** said we were not. He asked the City Clerk if this sale price would be used in our assessing. ***Bourgeois*** said the assessor will absolutely use every sale that they know of to assist them in valuing properties in Cordova. ***Adams*** asked ***Coward*** the timeline for substantial completion – ***Coward*** said same date that was already on there, 5 years from original purchase, therefore substantial completion by January 2, 2031. ***Ranney*** was in support and said she was happy they were able to find a buyer.
Vote on the motion: 6 yeas, 0 nays, 1 absent (Mickelson). Motion was approved.

G. Audience participation – none
H. Executive Session - none
J. Adjournment
Hearing no objection, ***Acting Vice Mayor Ranney*** adjourned the meeting at 6:20 pm.

Approved: November 18, 2026

Attest: _____
Susan Bourgeois, CMC, City Clerk

DRAFT

VOLUNTEERS NEEDED

Mayor Smith & The Cordova City Council

want you on a City Board or Commission!

Serve the community you love in an important way by applying for a seat on the Harbor Commission, Library Board, Planning Commission, Parks & Recreation Commission, Trails Committee, or Historic Preservation Commission.

seats will be expiring at the end of November 2026 and Council will be making appointments in December 2026, applications are accepted continuously

Applications are available on the City of Cordova website or request one from the City Clerk
cityclerk@cityofcordova.net 907-424-6248

Council Packet Correspondence Primer: Communicating with Your Elected Cordova Officials

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

What gets published in Council packets as Correspondence?

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

What does not get published in Council packets as Correspondence?

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

More information about items not subject to publication:

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

Suggestions concerning correspondence:

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

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

Division of Community and Regional Affairs
Anchorage

550 W 7th AVE, STE 1650
Anchorage, AK 99501-3510
Main: 907.269.4501
Toll free: 877.769.4539
Fax: 907.269.4563

October 30, 2026

CERTIFIED/RETURN RECEIPT REQUESTED
9589 0710 5270 3506 6695 01

Office of the Mayor
City of Cordova
PO Box 1210
Cordova, AK 99574

RE: 2026 FULL VALUE DETERMINATION

Dear Sir or Madam,

As required by AS 14.17.510 (Public Schools Foundation Program), the Department of Commerce, Community, and Economic Development has determined that, as of January 1st of the current year, the full and true value of taxable real and personal property within your municipality is as follows:

Real Property:	$350,175,382
Personal Property	$87,302,785
State Assessed Property (AS 43.56):	$18,488,550
TOTAL:	$455,966,717

This full value determination is a final determination of the Department of Commerce, Community, and Economic Development. Pursuant to AS 14.17.510(a) and Alaska Rule of Appellate Procedure 602(a)(2), you have thirty days to appeal this determination to superior court. If you have any questions concerning this full value determination, please contact our office at (907) 269-4501.
Sincerely,

Daniel C. Nelson

Dan Nelson
Contracted State Assessor

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

NORTHERN REGION
Design, Engineering, and Construction

2301 Peger Road
Fairbanks, AK 99709-5316
Main: 907-451-2200
TTY: 711 or 1-800-770-8973
dot.alaska.gov

November 3, 2026

RE: Scoping/Request for Comments
Cordova Airport Runway Rehabilitation Project NFAPT00654

To whom it may concern,

The Alaska Department of Transportation and Public Facilities (DOT&PF), in cooperation with the Federal Aviation Administration (FAA), is proposing to improve the Merle K. (Mudhole) Smith Airport in Cordova, Alaska through the Cordova Airport Runway Rehabilitation Project. The Merle K. (Mudhole) Smith Airport is located in Cordova in Sections 12 and 13, Township 16 South, Range 2 West, and Sections 7, 8, 17, and 18, Township 16 South, Range 1 West, Seward Meridian at latitude 60.49208 North and longitude 145.47647 West (USGS Quadrangle Cordova B4-NW) (see Figure 1).

Construction is anticipated to begin in the Spring of 2028.

In 2023, DOT&PF conducted informal outreach during preliminary design of the project and is now initiating scoping to ensure that all factors are considered in the development of the proposed project and satisfy formal scoping requirements under the National Environmental Policy Act (NEPA) and the Federal Aviation Administration Order 1050.1G.

A brief description of the proposed project is provided below. DOT&PF's scoping checklist, preliminary research on potential environmental impacts, and associated project figures are attached.

Purpose and Need

The purpose of the proposed project is to upgrade existing aviation facilities to meet current FAA standards and ensure safe and reliable use of the Cordova Airport. The project is needed as the primary east/west runway (9/27) pavement is degraded and beyond its useful life, creating safety deficiencies with uneven surfaces and ponding water. The lighting system is beyond its useful life and provides inconsistent lighting intensity.

Project Description

The proposed project is anticipated to include:

Runway Improvements

- Rehabilitate approximately 4,300 feet of Runway 9/27,

- Reconstruct approximately 3,200 feet of Runway 9/27,
- Shift Runway 9/27 east approximately 45 feet and then construct approximately 400 feet of new runway to the east,
- Rehabilitate portions of Taxiway D within runway safety area (RSA),
- Reconstruct portions of Taxiway C within RSA,
- Extend RSA from 9,000 feet to 9,100 feet in length,
- Resurface and repair deficiencies within the RSA and relocate existing swales within RSA to outside RSA, which is anticipated to require embankment expansion of approximately 15 feet,
- Remove Runway 9 Engineered Material Arresting System (EMAS).

Navigational Aids

FAA-owned Navigational Aids (NAVAIDS) may be replaced or upgraded concurrently with this project, including but not limited to:

- Replacement of Runway Visual Approach Slope Indicator (VASI) with Precision Approach Path Indicator (PAPI) systems,
- Relocate Runway 27 Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR) system approximately 400 feet to the east, along a new MALSR access road,
- Replace the Runway 9 Omnidirectional Approach Lighting System (ODALS) with a new Medium Intensity Approach Light System with Sequenced Flashing Lights (MALSF) system, which would require a new cable crossing over the Scott River,
- Replace localizer shelter and antenna cable, conduit, and associated electrical infrastructure between antenna array and localizer shelter along access road,
- Relocate glideslope antenna and shelter,
- Replace conduit and associated electrical infrastructure for the Runway Visual Range (RVR) system as needed.

Drainage

- Replace cross-runway, taxiway, and NAVAID access road culverts,
- Construct ditches near Runway 9 embankment,
- Remove non-standard inlets and structures within RSA,
- Regrade and widen RSA embankment to provide drainage structures outside of the RSA.

Lighting Improvements

- Replace all Runway 9/27 edge lighting, runway turnaround taxiway lighting, signage, and associated electrical infrastructure,
- Replace Taxiway A, Taxiway B, and Taxilane L edge lighting, signage, and associated electrical infrastructure.

Material Sites and Staging Areas

The proposed project would be staged within airport property on previously developed or disturbed areas. Material is anticipated to be sourced from contractor-furnished sources, or from existing, permitted material sites (shown on Figure 1):

- Existing material site (Sheridan Glacier) on airport property may be expanded to obtain sufficient material for the project,

- Existing material site (Flag Point) on land owned by the Alaska Department of Natural Resources may be used to obtain sufficient material for the project.

Environmental Documentation

The proposed project would be evaluated by FAA under NEPA through an Environmental Assessment (EA), due to anticipated wetland impacts. The FAA is anticipated to make a final determination of the appropriate level of NEPA documentation by Fall 2026.

It is important to the DOT&PF that you have an opportunity to provide comments, recommendations, or concerns. Your timely response will greatly assist us in incorporating your concerns into project development. For that purpose, we respectfully request that you respond within thirty days, December 3, 2026, of your receipt of this correspondence to the DOT&PF project manager, Lindsey Webb, at (907) 451-5467 or by email at lindsey.webb@alaska.gov.

Should you have any questions or if you would like to be sent a paper copy of these documents, please contact me at (907) 451-5377, or by email at melissa.jensen@alaska.gov.

Sincerely,

Melissa Jensen

Melissa L. Jensen

Enclosures:

Scoping Checklist
Preliminary Environmental Research
Figure 1: Project Location & Vicinity
Figure 2: Proposed Project
Figure 3: Perennial Streams

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

NORTHERN REGION
Design, Engineering, and Construction

2301 Peger Road
Fairbanks, AK 99709-5316
Main: 907-451-2200
TTY: 711 or 1-800-770-8973
dot.alaska.gov

I. Anticipated Environmental Consequences

A. Right-of-Way (ROW)

1.	Additional ROW required.	**No**
2.	Estimated number of parcels impacted.	**N/A**
3.	Property transfer from local, state, or federal agency.	**No**
4.	Business or residential relocations.	**No**
5.	Property acquisition from Tribe or ANCSA Corporation.	**No**

6. Describe:
   The project will occur wholly within the existing airport boundary, with the exception of the Flag Point Material site, which will not require any ROW acquisition or property transfer.

B. Socio-Economic

1.	Project could affect community cohesion, neighborhoods, or other community facilities.	**No**
2.	Project could affect economic development, such as established area businesses.	**No**
3.	Project could affect travel patterns and accessibility.	**No**
4.	Project could disproportionately affect minorities or disadvantaged persons.	**No**
5.	Project will result in adverse economic impacts.	**No**

6. Describe:
   The nearest residential area and non-aviation based business is more than four miles away from the Cordova Airport.

C. Land Use and Transportation Plans

1.	Project is consistent with land use plans.	**Yes**
2.	Project is consistent with transportation plans.	**Yes**

3. Describe:
   The following land use plans were reviewed on October 16, 2026:
   - 2019 Cordova Comprehensive Plan Update (https://www.cityofcordova.net/cordova-comprehensive-plan/)
   - 2018 City of Cordova Local Hazards Mitigation Plan Update (https://www.cityofcordova.net/wp-content/uploads/2022/06/2018-FINAL-Cordova-HMP-Update.pdf)
   - 2001 Prince William Sound Area Transportation Plan (https://dot.alaska.gov/stwdplng/areaplans/area_regional/pws.shtml)

- 1988 Prince William Sound Area Plan for State Lands (https://dnr.alaska.gov/mlw/planning/areaplans/prince/)

The proposed project is consistent with these plans.

D. Fish and Wildlife Impacts

1.	Project could affect anadromous or resident fish species.	**Yes**
2.	Problem fish pass culverts within the project area.	**Yes**
3.	Essential Fish Habitat (EFH) present in the project area.	**Yes**
4.	Project in area of high wildlife/vehicle accidents.	**No**
5.	Project could affect migration corridors or segment habitat.	**No**
6.	Eagle nesting tree(s) or ledge(s) in the project area.	**Yes**
7.	Construction activities could affect migratory bird nests.	**Yes**

8. Describe:

A review of the Alaska Department of Fish and Game (ADF&G) Alaska Fish Resource Monitor (https://experience.arcgis.com/experience/1387b2498b2a45c58af7c8bee24d3d11/) on October 16, 2026, identified three anadromous stream systems that intersect airport facilitates.

A review of the National Marine Fisheries Service (NMFS) EFH Mapper (https://www.habitat.noaa.gov/apps/efhmapper/efhreport/index.html) on October 16, 2026

Although no EFH is mapped within the project area, anadromous fish streams are classified as EFH under the Magnuson-Stevens Fish Conservation and Management Act, therefore consultation with NMFS will be conducted.

A bald eagle survey in 2023 located a nest within 660 feet of the project area.

A search of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Conservation (https://ecos.fws.gov/ipac/) on October 16, 2026, identified four migratory birds of concern potentially within the project area.

E. Threatened and Endangered (T&E) Species

1.	Listed T&E species present.	**No**
2.	T&E species migrate through the project area.	**No**
3.	Proposed or Candidate species present in project area.	**No**
4.	Designated Critical Habitat in the project area.	**No**

5. Describe:

A search of the USFWS Information for Planning and Conservation (https://ecos.fws.gov/ipac/) on October 16, 2026, revealed no species listed as threatened or endangered or critical habitat within the project area.

F. Wetlands and Waterbodies

1.	Project involves Waters of the U.S. and/or wetlands.	**Yes**
2.	Wetlands survey/delineation may be needed.	**Yes**
3.	USACE authorization anticipated.	**Yes**
4.	Rough estimate on acreage impacted.	**3**
5.	U.S. Coast Guard bridge permit anticipated.	**No**
6.	Designated Wild & Scenic River in project area.	**No**

7. Describe:

A Wetland Delineation completed in 2026 documented approximately 32% of the Airport Study Area contains wetlands. Based on preliminary analysis, approximately three acres would be potentially impacted, requiring an individual Section 404 permit from the USACE.
The project would not include construction of a bridge or causeway and no navigable waters are present in the projects area, therefore, no permit from the U.S. Coast Guard and is anticipated to be required.
A search of the National Wild and Scenic Rivers System (https://www.rivers.gov/alaska.php) on October 16, 2026 revealed the closest Wild and Scenic River to be the Gulkana River, approximately 150 miles to the north.

G. Invasive Species

1. Known invasive species infestation in project area. **No**
2. Describe:
   A search of the Alaska Exotic Plants Information Clearinghouse (https://accs.uaa.alaska.edu/invasive-species/non-native-plants/) on October 16, 2026, revealed no locations of non-native plant occurrence within the project area. The closest observed non-native plant occurrence is along and adjacent to the Copper River Highway. With the implementation of practicable measures to minimize the introduction or spread of invasive species, the project is expected to result in no substantial invasive impacts.
   Minimization efforts are:
   a. Avoid the use of listed noxious species for erosion control purposes.
   b. Sequence construction activities to minimize disturbed areas.
   c. Implement timely seeding of disturbed areas with non-invasive species providing adequate cover.

H. Hazardous Waste/Contaminated Sites

1. Known or potentially contaminated sites along project corridor. **Yes**
2. Existing and/or proposed ROW is contaminated. **Yes**
3. Potential for encountering hazardous waste during construction. **Yes**
4. Describe:
   A search of the ADEC contaminated sites database (https://www.arcgis.com/apps/mapviewer/index.html?webmap=315240bfbaf84aa0b8272ad1cef3cad3) on October 16, 2026, revealed 15 documented contaminated sites on airport property and within 1,500 feet of project limits. On-going consultation with ADEC will be conducted during the design phase to determine if contamination may be present and whether mitigation measures will need to be implemented during construction. Additionally, polyfluoroalkyl substances (PFAS) above ADEC cleanup limits for migration to groundwater for perfluorooctanesulfonic acid (PFOS) in the soil or asphalt at two locations near the western end of Runway 9/27. Construction of the project will follow a contaminated media management plan to manage handling and movement of PFAS-containing soil and asphalt.

I. Air Quality

1. Project is located in an air quality nonattainment or maintenance area (i.e. – CO or PM-2.5). **No**
2. Describe:
   A search of the Air Non-Point & Mobile Sources (https://dec.alaska.gov/air/anpms/) on October 16, 2026, revealed the project area is not located within or near an area defined by ADEC as a Nonattainment or

Maintenance Area, or within an area that regularly exceeds or is near violating the health-based National Ambient Air Quality Standards.

J. Floodplains

1. Project encroaches (including material sites) into a 100-year floodplain. **No**
2. Project involves a regulatory floodway. **No**
3. Project is located within an area protected by local flood hazard ordinances. **No**
4. Flood hazard permit is required from local government. **No**
5. Describe:
   A review of the Federal Emergency Management Agency Flood Map Service Center (https://msc.fema.gov/portal/search) on October 16, 2026, revealed the project area is not located within regulatory floodplains and is classified as Zone D, defined as "Area with Undetermined Flood Hazard." Floodplain encroachment is not anticipated as planned improvements are not likely to obstruct or alter flood flow.

K. Noise

1. The project is located on new location, would result in substantial changes in vertical or horizontal alignment, or would increase the number of through lanes? **No**
2. There are noise-sensitive receivers/land uses adjacent to the proposed project? **No**
3. Describe:
   A noise analysis is not required, as the proposed airport improvements are not being done to accommodate larger aircraft, and the project is not anticipated to trigger a change to the aircraft fleet mix.

L. Water Quality

1. Project could involve a public or private drinking source. **No**
2. Project could result in a discharge of storm water to Waters of the U.S. **Yes**
3. Project could affect a designated impaired water body. **No**
4. Storm water discharges to a Municipal Separate Storm Sewer System (MS4). **No**
5. Runoff may mix with discharges from an APDES permitted industrial (MSGP) facility. **Yes**
6. Excavation dewatering is anticipated within 1,500 feet of a contaminated site. **Yes**
7. Describe:
   A search of ADEC Drinking Water Protection Areas (https://adec.maps.arcgis.com/apps/mapviewer/index.html?webmap=13ed2116e4094f9994775af9a62a1e85) on October 16, 2026, revealed two protected drinking areas for the Alaska Airlines groundwater well (PWSID AK2299068) on airport property, but they are both outside of project limits.
   Streams within the project area flow into two large river systems (Scott and Sheridan River Systems), which drain into Prince William Sound and are thus subject to Clean Water Act (CWA) jurisdiction.
   A search of ADEC Integrated Report Assessed Waters (https://adec.maps.arcgis.com/apps/instant/basic/index.html?appid=38797f38377647eaab757bde0c5acc1e) on October 16, 2026, revealed no impaired water in the project area.
   The Cordova Airport (DOT&PF) has been issued MSGP #AKR06AB91 by ADEC; the permit authorization is currently administratively extended pending the reissuance of ADEC authorization.

Excavation is anticipated to occur within 1,500 of contaminated sites.

M. Section 4(f)/6(f)

1. There would be a "use" of land from 4(f) properties. **No**
2. Section 6(f) properties affected by the proposed action. **No**
3. List agency(s) with jurisdiction:
4. Describe:

   A search of the U.S. Bureau of Land Management (https://www.blm.gov/services/land-records/sdms)and the Alaska Department of Natural Resources (ADNR) (https://mapper.dnr.alaska.gov/map#map=4/-16632245.12/8816587.34/0) websites on October 16, 2026, indicate there are no other state Recreation Areas, or public parks in the vicinity of the proposed project other than the CHA. Additionally, there are no known Historic Properties within or adjacent the project area.

   A search of the Land and Water Conservation Fund (LWCF) mapper (https://lwcfcoalition.org/map) on October 16, 2026, revealed Chugach National Forest was listed as having received funding from LWCF. No other recreational or park land purchased with LWCF funds are located within or adjacent to the project area. However, no conversion of land to non-recreational purposes is part of the proposed project and all work occur wholly within the airport boundary or other state land.

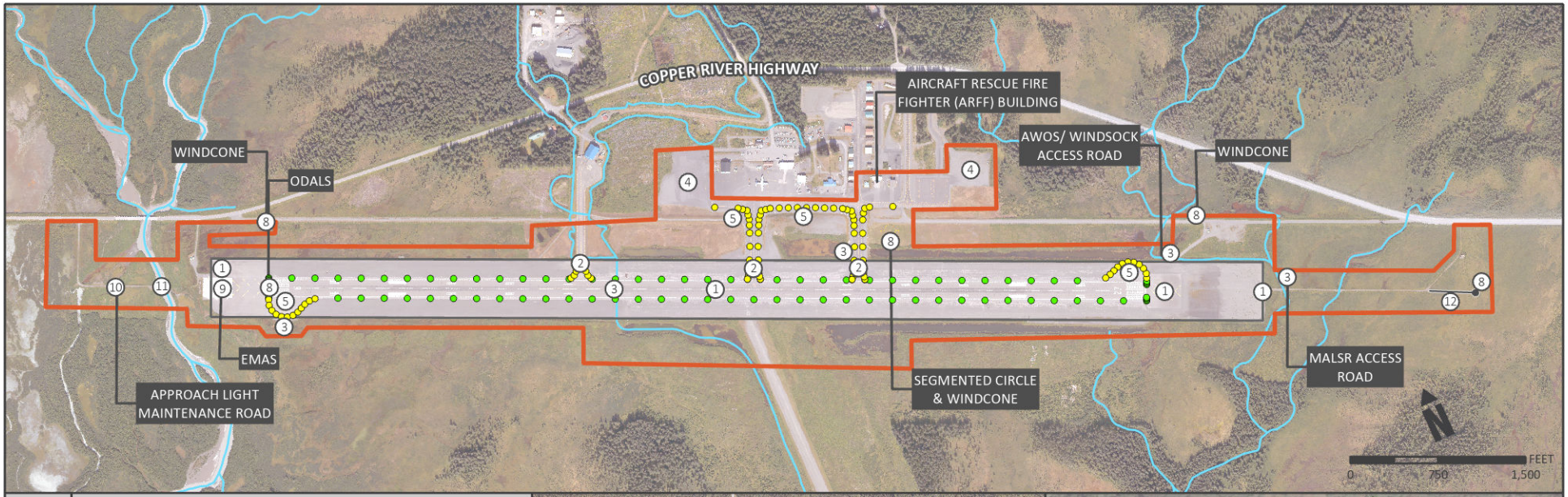
N. Material Source(s) and Staging Areas

1. Potential sites needed for project have been identified. **Yes**
2. Describe:

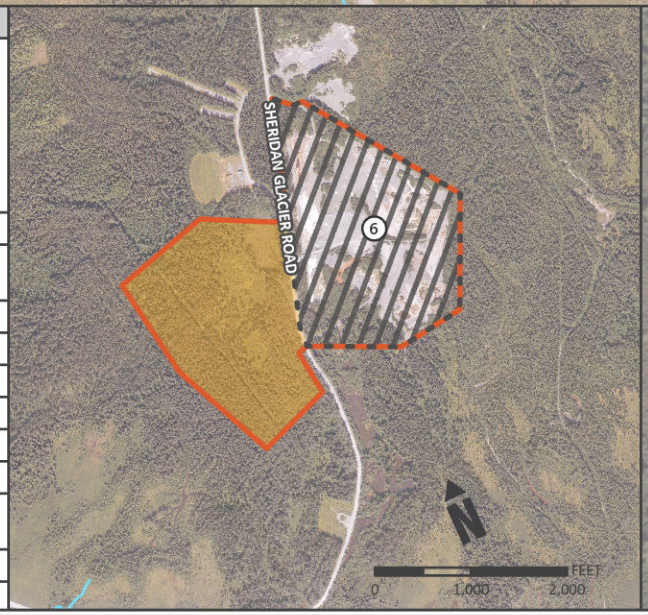
   To complete airport upgrades, gravel from two active gravel sources will be transported to the site, the Flag Point (owned by Alaska DNR) and Sheridan Glacier Pit (owned by DOT&PF). Expansion of each material site outside of existing disturbance may occur.

O. Permits and Authorizations

1. USACE, NWP or IP: **Yes**
2. USCG, Bridge Permit: **No**
3. ADF&G, Fish Habitat Permit: **Yes**
4. Material Site(s) Sales Agreements/Permits: **Yes**
5. Floodplain Permit: **No**
6. ADEC, 401 Cert.: **Yes**
7. ADEC, Storm Non-domestic Storm Water Disposal Plan Approval: **No**
8. APDES, CGP: **Yes**
9. ADNR, Land Use Permit: **No**
10. Borough/City, Development Permit: **No**
11. ADEC, Excavation Dewatering Permit: **Yes**
12. ADNR, Temp. Water Use Permit: **No**
13. ADF&G, Special Area Permit: **No**
14. Other(s): **No**



MAP ID	AIRPORT IMPROVEMENTS
1	REHABILITATE/ RECONSTRUCT RUNWAY 09/27 SHIFT RUNWAY 9/27 EAST APPROXIMATELY 45 FEET AND THEN CONSTRUCT APPROXIMATELY 400 FEET OF NEW RUNWAY TO THE EAST EXTEND RSA FROM 9,000 FEET TO 9,100 FEET IN LENGTH
2	REHABILITATE/ RECONSTRUCT TAXIWAY C AND D
3	REPLACE CULVERTS, CONSTRUCT DITCHES, REMOVE NON-STANDARD INLETS/ STRUCTURES
4	STAGE EQUIPMENT AND MATERIALS ON EXISTING GRAVEL PADS
5	REPLACE LIGHTING, SIGNAGE, AND ELECTRICAL INFRASTRUCTURE
6	EXPAND SHERIDAN GLACIER MATERIAL SITE
7	EXPAND FLAG POINT MATERIAL SITE
8	REPLACE NAVIGATIONAL AIDS
9	REMOVE ENGINEERED MATERIAL ARRESTING SYSTEM
10	REPLACE LOCALIZER ANTENNA CABLE, CONDUIT, AND ELECTRICAL INFRASTRUCTURE ALONG ACCESS ROAD
11	CONSTRUCT NEW CABLE ACROSS SCOTT RIVER
12	CONSTRUCT NEW MALSR ACCESS ROAD





PROPOSED PROJECT AREA
EXISTING MATERIAL SITE TO BE EXHAUSTED
MATERIAL SITE EXPANSION
CURRENT MATERIAL SITE
EXISTING RUNWAY LIGHT
EXISTING TAXIWAY LIGHT
EXISTING RUNWAY SAFETY AREA (RSA)
PROPOSED MALSR ROAD EXTENSION
PERENNIAL STREAM

IMAGERY LAYER: VANTOR, DOTPF 2023

CORDOVA AIRPORT RUNWAY REHABILITATION PROJECT
ALASKA DOT&PF PROJECT NO. NFAPT00654

PROPOSED PROJECT

DATE: OCTOBER 23, 2026

FIGURE 2

J:\123\50263-01\60GIS\CARTO\ENVIRONMENTAL\ENV-APRX_PROPOSED PROJECT

Outlook

letter for city budget workshop

From Sherman Powell <sherm.powell@gmail.com>
Date Fri 2026-11-06 2:34 PM
To Susan Bourgeois <cityclerk@cityofcordova.net>

Hi Susan,
I'm sending this email in the hopes that it can be included in the budget workshop next week. Thanks for all you do.

Dear City Council:

I am writing to urge the Cordova City Council to meaningfully coordinate with the Parks and Rec Commision to learn about public concerns and priorities regarding the Sandlot and the Field of Dreams.

I would also ask that the City Council research the practice of charging Little Leagues for use of city owned ball fields. No city in Southcentral Alaska charges their Little Leagues any substantial money for use of their ball fields. Anchorage, The Valley, Kenai, Soldotna, and Girdwood all provide Little League fields for zero or very minimal compensation.

The Gastineau Channel Little League in Juneau has a $9 per player per season pass through charge for the use of their Little League fields. This $9 fee gives Gastineau Channel Little League access to 15 fields. The main field is the impressive Adair-Kennedy Park that features artificial turf, covered grandstands, lights, bullpens, and an impressive concession stand. Please research this yourself and look at the fields at:
https://juneau.org/parks-recreation/adair-kennedy
This $9 fee is roughly half of what Cordova Little League is being asked to pay under the increased fee schedule. The fields of Juneau are far, far more impressive than our fields. The fee per player also appears kinder than the flat fee Cordova City Council is seeking. We should want to grow our sports programs and Juneau's approach financially incentivizes their city to have a robust Little League.

Children's sports are not sources of revenue. Children's sports are one of the best uses of tax revenue I can think of because they pay great human dividends for the future. Concern over "fairness" of the use of public fields cannot be resolved with money. Having money to spend does not guarantee that one group is more "fair" than the other. What matters is past performance and hopes for the future. The Cordova Little League has provided a great experience to Cordova kids for decades.

The Sandlot and the Field of Dreams have no other significant users other than Cordova Little League. I do not believe the city has any hope of finding another consistent user of these fields that will pay meaningful money. These fields would not have any hope of generating revenue without Cordova Little League, and the Cordova City Council is directly trying to extract money from families with Little League age children. $1,600 may not seem like a lot of money to the Cordova City Council, but that makes the ball game more expensive for every player. $16-$20 is money that a family could put towards a ball glove for their kid. Multiply these numbers because many families have multiple kids in Little League at the same time.

Thanks for your time,
Sherman Powell

AGENDA ITEM 11
City Council Regular Meeting Date: 11/18/26
CITY COUNCIL COMMUNICATION FORM

FROM: **Sheryl Glasen, Finance Director**

DATE: **11/18/2026**

ITEM: **FY26 Budget Amendment**

_____	ORDINANCE	__X__	RESOLUTION
_____	MOTION	_____	INFORMATION

I. REQUEST OR ISSUE: Staff requests that the City Council consider amending the FY26 City budget to allocate funding for an increased contribution to the Cordova School District, the replacement of the Public Safety Building boiler, and a transfer of $1,000,000 to the General Fund Reserve for use in the FY27 budget.

II. RECOMMENDED ACTION / NEXT STEP: Staff recommends that the City Council approve the following motion: "I move to approve Resolution 11-26-37, amending the FY26 budget."

III. FISCAL IMPACTS: Passage of this resolution would amend the FY26 budget to reflect an increase in anticipated revenue of $1,245,551 and allocate those funds as follows:

- $181,000 for the Cordova School District transfer;
- $64,551 for the Public Safety Building boiler replacement; and
- $1,000,000 for transfer to the General Fund Reserve for use in the FY27 budget.

IV. BACKGROUND INFORMATION: The City has received more revenue from the DOR Fish Business Shared Tax and Forest Receipts than was originally budgeted for FY26.

In May 2026, the City Council approved increasing the transfer to the Cordova School District by $181,000, to be paid in 2026. This amount was not included in the FY26 budget; therefore, this resolution will amend the budget to reflect the previously approved decision.

At the November 12, 2026, special meeting, the City Council approved the purchase of a replacement boiler for the Public Safety Building. This purchase was also not budgeted for FY26, so this resolution will amend the budget to include the expenditure.

During development of the FY27 budget, staff recommended transferring $1,000,000 of these additional revenues to the General Fund Reserve for use in the FY27 budget. These funds will be transferred into the FY27 budget as revenue.

V. SUMMARY AND ALTERNATIVES: Staff recommends that the City Council approve this resolution to accomplish the above-stated budget amendments.

Because the City Council has previously approved the Cordova School District transfer and the purchase of the Public Safety Building boiler, an alternative funding source would need to be identified if this resolution is not approved. One potential funding source is the Permanent Fund. However, given that the additional FY26 revenue is currently available, staff does not recommend using the Permanent Fund for these expenditures.

CITY OF CORDOVA, ALASKA
RESOLUTION 11-26-37

A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING AMENDMENT TO THE FY26 BUDGET IN THE AMOUNT OF $1,245,551.

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

WHEREAS, the following amendments to the FY26 budget include an increase to 'DOR-Fish Business Shared Tax' Revenue of $500,000; and

WHEREAS, the following amendments to the FY26 budget include an increase to 'Forest Receipts – School' Revenue of $945,551; and

WHEREAS, the following amendments to the FY26 budget include a decrease to 'Sales & Use Tax' Revenue of $200,000; and

WHEREAS, the following amendments to the FY26 budget include an increase to 'School Transfer (July – Dec)' Expense of $181,000 that council approved via Resolution 05-26-19 on May 6, 2026; and

WHEREAS, the following amendments to the FY26 budget include an increase to 'Transfer to General Fund Reserve' Expense of $1,000,000 for use as revenue in the FY27 General Fund budget; and

WHEREAS, the following amendments to the FY26 budget include an increase to 'Boiler Maint Public Safety' Expense of $64,551; and

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

Account	Description	FY26 Budget	Proposed	Adjustment
	REVENUES			
101-302-40205	DOR - FISH BUSINESS SHARED TAX	1,000,000	1,500,000	500,000
101-302-40221	Forest Receipts - School	13,261	958,812	945,551
101-300-40010	Sales & Use Taxes	4,100,000	3,900,000	-200,000
	EXPENSES			
101-902-57001	School Transfer (July-Dec)	676,000	857,000	181,000
101-901-57339	Transfer to General Fund Reserve	0	1,000,000	1,000,000
101-602-54082	Boiler Maint Public Safety	6,000	70,551	64,551
	Net Change in General Fund Budget			0

DRAFT

NOW, THERFORE, BE IT RESOLVED by the Council of the City of Cordova, Alaska, that amendment to the FY26 Budget in the amount of $1,245,551 as specified in the above chart, is hereby authorized and approved.

PASSED AND APPROVED THIS 18th DAY OF November 2026.

_____
Kristin Smith, Mayor

ATTEST:

_____
Susan Bourgeois, CMC, City Clerk

DRAFT

City Council of the City of Cordova, Alaska
Pending Agenda
November 18, 2026 Regular Council Meeting

A.	Future agenda items - topics put on PA with no specific date for inclusion on an agenda	initially put on or revisited
1)	Facility condition assessments part 2 work session (did P&R on 4-19-23) - Oct '23	9/6/2023
2)	City Code re: procurement, Manager spending limit trigger in a code provision	4/19/2023
3)	Discuss/create a policy for established timeframes for review of City ongoing contracts	9/6/2023
4)	Strategic planning work sessions (goal setting), 2/19/25, 3/19/25, next tbd	3/5/2025
5)	Bonding for City streets - explore for when asphalt plants will be in town during other projects	4/3/2024
6)	Enterprise funds accounting procedures	11/6/2024
7)	Revisit Economic Development Property Tax Exemptions, Ordinances 1217 & 1223	12/4/2024
8)	Fill projects - for shipyard, for businesses, potential locations	3/19/2025
9)	Annexation of whitshed/other surrounding areas and/or research/ borough formation	8/6/2025
10)	MOU with Chamber for tourism mktg - tie funding to deliverables and a % of public accomodations tax rev	10/15/2025
11)	Prospect of changing City fiscal year from calendar year (1/1-12/31) to 7/1-6/30 (State's fiscal year)	11/19/2025

B.	Resolutions, Ordinances, other items that have been referred to staff or may need to be revisited	date referred

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

1) Capital Priorities List, Resolution 12-24-39, is in each packet - if 2 council members want to revisit the resolution they should mention that at Pending Agenda and it can be included in the next packet for action
2) Staff quarterly reports will be in the following packets:

1/20/2027 4/21/2027 7/21/2027 10/20/2027

3) Joint City Council and School Board Meetings - twice per year, May & October
before Council mtg in **May** before Sch Bd mtg **Oct.** or **Nov.**
4) Clerk's evaluation - each year in Sept (prior to budget) - next **Sept 2027**
5) Manager's evaluation - each year in Sept (prior to budget) - next **Sept 2027 -** depends on new CM
6) In **May** each year City will provide public outreach regarding beginning of bear season
7) Each year in **May** or **June** Council will approve by Resolution, the School's budget and City's contribution
8) Quarterly work sessions on City finances (compare budget to actuals)-revisit AMLIP account quarterly also



photo by Wendy Ranney

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

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

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

City Council of the City of Cordova, Alaska
Pending Agenda
November 18, 2026 Regular Council Meeting

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

1) Cordova Fisheries Committee:

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

committee appointed 3/5/25

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

set mtg schedule: quarterly, last Tuesday Jan, Apr, July, Oct

subject to change next meeting Tuesday, Oct 27, 1pm

2) Cordova Trails Committee:

re-auth res 03-26-16 app 3/18/26

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

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

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

3) Housing Supply Accelerator Committee

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

appointments made 05-06-26

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

meeting schedule flexible, aiming for monthly

mtgs to date: 6/16/26, 7/28/26, 8/25/26, 10/6/26 next meeting scheduled for 12/1/26

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

1) Prince William Sound Regional Citizens Advisory Council

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

2) Prince William Sound Aquaculture Corporation Board of Directors

David Phillips	appointed July 2026	3 year term until Oct 2027

3) Alaska Mariculture Alliance

Sean Den Adel	appointed March 2024	no specific term

CITY OF CORDOVA, ALASKA
RESOLUTION 12-24-39

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

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

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

Port and Harbor

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

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

Public Works

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

Water Equipment
- Vac truck
- Backhoe

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

Sewer Equipment
- Dump truck
- Backhoe

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

most recently approved CIP list-Dec 24

Replace/upgrade pedestrian walkways (Fourth St. and Adams Ave.) (Council St.), and (Second St. to First St.)
Streets equipment storage building

Streets Equipment
Wheeled loader
Road grader
Backhoe

Refuse Infrastructure
Landfill bear fence
Electricity to landfill
Equipment storage building

Refuse Equipment
Dumpster truck
Residential truck
Skid steer

Public Safety

E-911 Implementation
Acquire and integrate new hardware and software for E-911
Update dispatch console

Replace Radio Structure on Ski Hill

Mile 5 Substation Code and ADA Compliance

Engineering and Preliminary Design of Public Safety Building Prep Site

Parks and Recreation

Pool Infrastructure Code and ADA Compliance
Door and siding replacements and CMU joint repairs
Replace pool cover
Replace pool roof
Replace/upgrade HVAC and ventilation system
Replace electrical distribution system
ADA compliance and parking area re-grade

Bidarki Recreation Center
Renovate and add ADA access
Structural repair
Code and ADA compliance
Facility improvements

Eyak Lake Skater's Cabin
Demolish and replace

Parks
Playground renovations
Replacement of playground equipment at Noel Pallas Children's Memorial Playground

Upgrade Restrooms/Buildings/Structures
Ballfield/Cordova Municipal Park Restroom/Concession Stand – code and ADA compliance
Fleming Spit restroom replacement
Odiak Pond boardwalk and gazebo – code and ADA compliance
Odiak Camper Park restrooms/facility improvements – code and ADA compliance.

most recently approved CIP list-Dec-24

Parks maintenance shop facility improvements – code compliance
Ski Hill Improvements

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

and;

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

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

PASSED AND APPROVED THIS 18th DAY OF DECEMBER 2024

CITY OF CORDOVA CORPORATE SEAL JULY 8, 1909 ALASKA

David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

most recently approved CIP list-Dec-24

November 2026

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 	2 Last Day Early Voting: Federal/State Election at Cdv Ctr Atrium: 11/2 10a-4p	3 	4 7:00 Council reg mtg CCAB	5	6 NVE Sobriety Celebration 11/6-11/8 	7
8	9	10 6:30 P&Z CCAB	11  Veteran's Day Holiday City Offices closed 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	12	13	14
15	16	17 5:30 CTC Board CCER	18 7:00 Council reg mtg CCAB	19	20	21
22	23	24 6:00 P&R CCM 7:00 Housing Supply Accelerator Committee	25 12:00 Hosp Svc Bd HCR 6:00 CEC Board Mtg CCER	26  Thanksgiving Holiday City Offices closed 11/26 & 11/27	27	28
29	30	1	2	3	4	5
6	7	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 Wed

December 2026

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	1	2	3	4 	Cordova Holiday Bazaar Dec 4-5 @ Mt. Eccles
6	7	8	9 7:00 Council reg mtg CCAB	10  Happy Hanukkah Dec 4- Dec 12	11	12
13	14	15 6:30 P&Z CCAB Mar 2, 2027 Election: declaration of candidacy period opens 12/15/26 5:30 CTC Board CCER	16 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL 7:00 Council reg mtg CCAB	17	18	19
20	21	22	23 6:00 CEC Board Mtg CCER	24  Christmas Holiday City Offices closed 12/24-25	25	26 Happy Kwanzaa Dec 26-Jan 1 
27	28	29 6:00 P&R CCM 6:00 Housing Supply Accelerator Committee	30 12:00 Hosp Svc Bd HCR	31	1	2
3	4	Notes				

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Hosp Svcs Bd - last Wed

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

Mayor and City Council - Elected

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

Cordova School District School Board of Education - Elected

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

seat up for re-election in Mar '27	*vacant*
board/commission chair/vice	
seat up for re-appt in Nov '26	

(updated 9-3-26)

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

Hospital Services - Board of Directors - Elected

length of term		Date Elected		Term Expires
3 years	**Kelsey Appleton Hayden** CCMCBoardSeatE@cdvcmc.com	March 3, 2026 March 7, 2023 March 3, 2020		March-29
3 years	**Diane Ujioka** CCMCBoardSeatC@cdvcmc.com	March 5, 2024 December 19, 2023	elected by board	March-27
3 years	**Ann Linville, Chair** CCMCBoardSeatA@cdvcmc.com	March 4, 2025 March 1, 2022		March-28
3 years	**Shelly Kocan** CCMCBoardSeatB@cdvcmc.com	March 5, 2024 July 25, 2024	elected by board	March-28
3 years	**Liz Senear** CCMCBoardSeatD@cdvcmc.com	March 5, 2024 March 2, 2021		March-27

Library Board - Appointed

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

Planning Commission - Appointed

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

seat up for re-election in Mar '27	*vacant*
board/commission chair	
seat up for re-appt in Nov '26	

(updated 9-3-26)

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

Harbor Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	**Ryan Schuetze**	Dec '23, Dec '24	November-27
3 years	**Andy Craig, Chair**	Nov '16, '19, Dec '22, '25	November-28
3 years	**Garrett Collins**	Dec '23	November-26
3 years	**Kenton Soares**	Dec '25	November-28
3 years	**Hein Kruithof**	Dec '23	November-26

Parks and Recreation Commission - Appointed

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

Historic Preservation Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	**Mark Hall, Planning Commission member**	Sept '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 9-3-26)