

**Regular City Council Meeting
March 5, 2025 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order – **Mayor David Allison** called the Regular City Council Meeting to order at 7:00 pm on March 5, 2025, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance – **Mayor Allison** led the audience in the Pledge of Allegiance.

C. Roll call – Present for roll call were **Mayor David Allison** and Council members **Kasey Kinsman**, **Wendy Ranney**, **Dave Zastrow**, **Kristin Smith**, and **Ken Jones**. Council members **Tom Bailer** and **Cathy Sherman** were present via zoom videoconference. Also present were City Manager **Sam Greenwood** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

Mayor Allison said the 2 executive session items would be postponed to the next regular meeting because all council members had not completed their evaluations of the Manager and Clerk.
Hearing no objection to approval of the agenda, **Mayor Allison** declared it approved.

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

F. Communications by and Petitions from Visitors

1. Guest speakers – none; 2. Audience comments regarding agenda items – none; 3. Chairpersons and Representatives of Boards and Commissions – none; 4. Student Council Report - none

G. Approval of Consent Calendar

5. Minutes: a. Feb. 19, 2025, City Council Regular Meeting Minutes

Vote on the Consent Calendar: 7 yeas, 0 nays. Jones-yes; Kinsman-yes; Ranney-yes; Sherman-yes; Bailer-yes; Smith-yes; and Zastrow-yes. Consent Calendar was approved.

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts

6. Council award of RFP PW-25-01 Cordova 17 Mile Landfill Survey

M/Smith S/Zastrow to direct the City Manager to negotiate a contract with PND Engineers, Inc. to provide the surveying services outlined in RFP PW-25-01, for a sum not to exceed \$29,630.

Smith said this is brought forward with a recommendation from staff and she will support it. **Zastrow** said he agrees, and it is already budgeted for in 2025. **Ranney** said we need this to continue with our certification. **Kinsman** said it is well-outlined, he asked the manager if it would help with future grants, for fencing, etc. **Greenwood** said it certainly wouldn't hurt.

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

7. Council approval of amendment to City Clerk's contract

M/Ranney S/Sherman to approve the amendment to the city clerk's contract.

Ranney – support the amendment.

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

J. Reports of Officers

8. Mayor's Report – **Mayor Allison** said: 1) appreciated the election board staff.

9. City Manager's Report - **Greenwood** reported: 1) has been working hard on the Denali grant due March 10, 2025; 2) Fire Marshal candidate coming for a visit March 12; 3) NVE staff, Planner **Amanda Coward** and she met to discuss the direct negotiation highway lot; 4) exploring options with our insurance broker for different health insurance ideas for next year; 5) Finance Director position will be out Friday.

10. City Clerk's Report **a.** 2025 AML Conference – Council member Wendy Ranney; **b.** Cordova Fisheries Committee public notice seeking applicants; **c.** Letter from Appraisal Company of AK regarding 2025 assessments. **Bourgeois** reported: 1) election results have been widely advertised – with 35 ballots remaining, none of the races are still in play; those remaining ballots will be counted on March 19 – certification will be that evening at your regular meeting. The terms of the newly elected begin the next day, so the sitting council begins and ends the meeting on March 19. She thanked the election board for doing a great job – we divided the ballots among 2 groups doing the counting which went smoothly.

K. Correspondence

- 11. 02-12-25 Letter from G. Mans regarding Cordova public library
 - 12. 02-18-25 Email from P. Payne regarding harbor entrance lot
 - 13. 02-18-25 DNR Scoping Notice – possible revisions to aquatic farmsite leasing regulations
 - 14. 02-19-25 Email from C. Byrnes regarding quarterly art periodical
 - 15. 02-20-25 Mayor letter to congressional delegation regarding healthcare
 - 16. 02-22-25 Email from S. Lange regarding harbor entrance lot
 - 17. 02-24-25 Letter from Pioneers-Women's Igloo #5 regarding harbor entrance lot
 - 18. 02-25-25 Email from S. Lange regarding Essential Air Service
 - 19. 02-25-25 Mayor email to Governor supporting Tom Carpenter for Board of Fish re-appointment
 - 20. 02-26-25 DOT&PF STIP Amendment #2 open for public review and comment
- Council asked for letters about EAS funding as it may be on the chopping block federally, and Dunleavy has put forward legislation to allow fish farming – maybe we should write to oppose that.

L. Ordinances and Resolutions

21. Ordinance 1229 An ordinance of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a ten-year lease with option to purchase with Emily Anderson and Skyler Newman, for Lot 15A, Block 5 of Odiak Park Subdivision – 2nd reading

M/Jones S/Zastrow to adopt Ordinance 1229 An ordinance of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a ten-year lease with option to purchase with Emily Anderson and Skyler Newman, for Lot 15A, Block 5 of Odiak Park Subdivision

Jones said he supports this, he supported the direct negotiation and supports the sale now – we need housing, that is what they are building – a duplex. **Zastrow** agrees. **Bailer** does not support it. All other Council members said they would support.

Vote on the motion: 6 yeas, 1 nay. Ranney-yes; Smith-yes; Bailer-no; Kinsman-yes; Sherman-yes; Jones-yes; and Zastrow-yes. Motion was approved.

M. Unfinished Business

22. Council action to issue an RFP for Lot 1, Block 7A of Tidewater Development Park (aka breakwater fill lot, Harbor entrance lot)

M/Smith S/Kinsman to dispose of Lot 1 Block 7A Tidewater Development Park as outlined in Cordova Municipal Code 7.40.060 (B) by directing the city manager to request sealed proposals to lease or purchase the property.

Smith said there has been some commercial interest in the lot, from correspondence we see there is a lot of interest in maintaining some sort of open space there as well. She believes we need some sort of thoughtful plan around how we develop our waterfront. There is a specific seafood processor that had a plan to develop a dock on the South Fill and some elements of the community really didn't like that idea, so if we say no to there, where can we say yes. **Kinsman** said he agrees with seeing what is out there. He'd encourage proposers to intentionally include something aesthetically pleasing there. **Zastrow** said this lot is the entrance to our community and our harbor, he thinks an appraisal would show it is worth a lot more than what we have it at (around \$300k). He'd prefer we not rush into anything; he'd say no to going out for RFP right now. **Jones** said we just did this last year, only respondent was the Jump, we leased to them he doesn't like the idea of us going out to RFP again so soon, unfair to the Jump. He doesn't have a problem with this going forward in the future. **Ranney** said she would like to see more

public input on this – it was hotly contested when it was sold last time. She does like the idea of referring to the new council with the turnover upcoming. **Bailer** agrees to refer to new Council, but he wants to speak to it now also. He does not think a mixed use of industrial with green space can occur there. His opinion is that the public spoke very strongly on this lot so he would not go out for an RFP. **Sherman** said this is a pretty important lot, she agrees with **Bailer** and would vote to refer.

M/Jones S/Zastrow to refer this to staff to bring back for the new Council members to weigh in on.

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

N. New & Miscellaneous Business

23. Council action to direct staff to make application for 2025 PIDP grant for North Harbor project

M/Jones S/Sherman to direct staff to make application for 2025 PIDP grant for North Harbor project.

Jones said he thinks staff decided against this without asking Council. He wanted this discussed at the Council table. After lengthy discussion with staff and other council members weighing in, Council voted against the motion.

Vote on the motion: 1 yea, 6 nays. Bailer-no; Jones-yes; Zastrow-no; Smith-no; Kinsman-no; Ranney-no; and Sherman-no. Motion failed.

24. Council concurrence of Mayor's appointments to the Cordova Fisheries Committee.

M/Jones S/Kinsman to concur with Mayor Allison's appointments of: **John Williams, Kory Blake, Rod Jensen, Kelsey Hayden, Trae Lohse, Jerry McCune, and Tyler Dillon.**

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

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

Mayor Allison said he'd like CFC to get together soon and weigh in on Board of Fish and Governor's proposal about fish farms.

O. Audience Participation - none

P. Council Comments

Bailer said he has one more meeting and he'd give advice to incoming Council members: leave personal feelings and feuds at the door when you come in, be respectful to each other, be humble.

Smith appreciates what Council member **Jones** is saying about the needs in the North Harbor – she recognizes that there are needs. She believes the grant landscape moving forward at the federal level is just looking pretty different. Likes the idea of breaking out parts of that project.

Kinsman thanked everyone who participated in the election, great turnout, election clerks do a great job – very streamlines process. Encouraged the new members to come to the next work session and regular meeting or at least watch those. He thanked the public for correspondence. He thanked the volunteers at the CVFD – he attended the Thursday training, and it was fantastic and there is a good, solid crew – lots of new faces.

Zastrow echoed what **Smith** said about the North Harbor area needs. He is glad we will write a letter about EAS. Appreciate the work staff does to prepare us for meetings, appreciate the election going so well and appreciate the community turning out to vote.

Q. Executive Session

~~**26.** Council Annual Review of City Manager Samantha Greenwood, a subject that tends to prejudice the reputation and character of a person; provided that the person may request a public discussion; Greenwood has NOT requested a public session~~

~~**27.** Council Annual Review of City Clerk Susan Bourgeois, a subject that tends to prejudice the reputation and character of a person; provided that the person may request a public discussion; Bourgeois has NOT requested a public session~~

R. Adjournment - Hearing no objection **Mayor Allison adjourned the meeting at 8:20 pm.**

Approved: May 7, 2025,

