

**Regular City Council Meeting**  
**March 19, 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 19, 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**, **Kristin Smith**, and **Ken Jones**. Council members **Tom Bailer**, **Cathy Sherman**, and **Wendy Ranney** were present via zoom videoconference. Council member **Dave Zastrow** was absent. Also present were City Manager **Sam Greenwood** and City Clerk **Susan Bourgeois**.

**D. Approval of Regular Agenda** - Hearing no objection to approval of the agenda, **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

**Bill Lindow** of 1103 Pipe Street commented on the correspondence about the Breakwater Fill Lot, said he is conflicted about that lot, would like to see it as a public space but he also supports the fishing industry. He opined that dredging a channel on the South Fill may not be as detrimental to the birds as some may believe; he is a bird fan and would not agree with something that would cause the birds' harm.

3. Chairpersons and Representatives of Boards and Commissions - none

a. Planning Commission Resolution 25-01 & Harbor Commission 01-25-01 supporting shipyard expansion

b. Cordova Fisheries Committee report/recommendations from meeting of 03-13-25

4. Student Council Report - none

**G. Approval of Consent Calendar** - none

**H. Approval of Minutes** – none

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

**J. Reports of Officers**

5. Mayor's Report – none

6. City Manager's Report - **Greenwood** reported: 1) new fire marshal Ed coming, begins work April 13; finance director ad is running, weeding through some applicants; human resources director position is out – we have an interview coming up; no DMV applicants; Cordova Center coordinator interview next week; 2) Denali Commission grant application is turned in – that would be helpful with Second Street match.

7. City Clerk's Report - **Bourgeois** reported: 1) property assessment and/or exemptions appeal period open now through April 4; 2) swearing-in tomorrow at noon for newly elected.

**K. Correspondence**

8. 02-26-25 Email from Kopchaks regarding Harbor entrance lot

9. 02-26-25 Letter from CDFU regarding Breakwater Fill Lot

10. 02-27-25 Email from K. Morse regarding Eyak Lake Weir federal funding

11. 02-28-25 Email from D. Widmann regarding waterfront fill property

12. 03-04-25 Alaska Sea Grant Site Review Public Notice

13. 03-04-25 Letter from C. Butherus of Friends of Valdez Animal Shelter thanking Council for supporting spay / neuter / wellness clinic

15. 03-11-25 Mayor & Council letter to Federal & State delegation supporting EAS

## L. Ordinances and Resolutions

**16.** Resolution 03-25-04 A resolution of the Council of the City of Cordova, Alaska certifying the results of the March 4, 2025, City of Cordova General Election

**M/Jones S/Carpenter** to approve Resolution 03-25-04 A resolution of the Council of the City of Cordova, Alaska certifying the results of the March 4, 2025, City of Cordova General Election

**Jones** said he is looking forward to being done. **Smith** said she appreciates the good turnout; hopes those who participated will continue to stay engaged. She thanked all the election clerks – the democratic process in action.

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

**17.** Resolution 03-25-05 A resolution of the Council of the City of Cordova, Alaska authorizing the conveyance of Lot 17, Block 10, Original Townsite to John Stack and Barbara Solomon

**M/Smith S/Kinsman** to approve Resolution 03-25-05 A resolution of the Council of the City of Cordova, Alaska authorizing the conveyance of Lot 17, Block 10, Original Townsite to John Stack and Barbara Solomon

**Smith** said she supports this, they heard from the property owner and his plans a few meetings ago. **Kinsman** appreciates they will take three lots and make one useful lot, and they are in the position to do that, add to the tax rolls. **Bailer** said he supports this. **Sherman, Ranney, Jones** said they support.

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

## M. Unfinished Business - none

## N. New & Miscellaneous Business

**18.** Council action on disposal and method of disposal for Lot 9B ASLS 73-35 (Plat 74-291)

**M/Smith S/Kinsman** to approve a five (5) year lease of lot 9B of ASLS 73-35 of Cordova Small Tracts approximately 0.374 acres in size as outlined in Cordova Municipal Code 7.40.060 B (1) by negotiating an agreement with Bob Ladd, Jackie Ladd, Chris Bolin, and Angela Jeppson to lease the property.

**Smith** said we had taken this action already but there had been an error in the legal description of the Lot, so we are re-doing. **Kinsman** said he is glad the legal has been clarified; this is an interesting area, no permanent structures allowed. **Jones** said he supports it – we haven't received any other proposals on this lot. **Sherman** said she is in favor. **Ranney** said they have an attachment to the property, it will bring income into the city, a piece of land that has very limited use.

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

**19.** Council action on disposal and method of disposal for Lots 18 & 19 Block 23, Original Townsite

**M/Smith S/Bailer** to dispose of Lots 18 & 19, Block 23, Original Townsite, as outlined in Cordova Municipal Code 7.40.060 B (2) by requesting sealed proposals to lease or purchase the property.

**Smith** said we haven't been as consistent as we could be, but she believes inviting proposals is the fairest way. **Bailer** said he agrees with everything said. **Ranney** said she agrees, she thinks direct negotiation is warranted sometimes, this one seems right for RFP. **Kinsman** agrees there are times for direct negotiation, he believes this one is good for RFP though. **Jones** said he is fine with this.

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

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

**Jones** asked for an item to dispose of the old PWSSC building – this will come on as a vote of Council to put it out for an RFP or not.

## O. Audience Participation

**Stephanie Rusinski** of 930 Lake Avenue is a small business owner but is speaking tonight as a citizen. She wanted Council to recognize that the lot the Jump is on is a magical place, they shouldn't take it away from the community.

## P. Council Comments

**Sherman** said she was grateful for the Fisheries Committee Report. She thanked **Sam** for all the information in the work session packet. Expressed appreciation to **Mayor Allison** and the council

members who are leaving – it's been a real benefit to serve with others who are committed to the community.

**Kinsman** said he looks forward to future discussion about the fill lot. He thanked **Mayor Allison**, Council members **Bailer** and **Jones**.

**Ranney** was thankful for the fisheries report – thanks to **Sam** – reports and memos very informative as usual. She also thanked **Mayor Allison**, and Council members **Bailer & Jones**.

**Smith** said that the Cordova Community Foundation met last week and voted to donate \$1500 to match the City's contribution to the spay & neuter clinic that is coming in June. She gave a shoutout to the boys and girls basketball teams players and coaches that both had such great seasons. She also thanked **Mayor Allison**, Council members **Bailer** and **Jones** and she likes to say that if everyone just took a turn serving, like you three have, they will all quickly realize how challenging some of the issues are that we deal with.

**Jones** thanked everyone for putting up with him. He urged Council to stay the course on property tax incentives and also asked them to not throw away the idea of the North Harbor project.

**Bailer** said about the breakwater fill lot that if the people are out there and are passionate about keeping it a public space then go get others to agree with you and present that to Council. He thanked the community for having elected him, he said it has been a privilege to serve – he said he took it seriously and he did the best he could.

**Mayor Allison** said he was first on City Council when he was 25, which was 35 years ago. He reminded everyone that we are volunteers around this table, and we leave after each meeting if not as friends then at least as respected cohorts.

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

**21.** Legal advice concerning letter received from Shoreside Petroleum regarding payment under protest of additional wharfage as adopted in 2025 City budget and fee schedule a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government

**22.** Council Annual Evaluation 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

**23.** Council Annual Evaluation 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

**M/Kinsman S/Smith** to go into executive session for 1) Legal advice concerning letter received from Shoreside Petroleum regarding payment under protest of additional wharfage as adopted in 2025 City budget and fee schedule a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; 2) Council Annual Evaluation 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 and 3) Council Annual Evaluation 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.

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

**Mayor Allison** recessed the meeting to clear the room at 8:14 pm. Council entered executive session(s) at 8:19 pm. They were out of the first e.s. at 8:35pm. Council conducted the other 2 e.s.'s without staff. They were back in open session at 9:15pm.

**R. Adjournment** - Hearing no objection **Mayor Allison** adjourned the meeting at 9:15 pm.

Approved: May 21, 2025

Attest:

  
Susan Bourgeois, CMC, City Clerk

