

Regular City Council Meeting
April 16, 2025 @ 7:00pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order - Mayor Kristen Smith called the Regular City Council Meeting to order at 7:00 pm on April 16, 2025, in the Cordova Center Community Rooms.

B. Invocation, pledge of allegiance – Mayor Smith led the audience in the Pledge of Allegiance.

C. Roll call - Present for roll call were **Mayor Kristin Smith**, Council members **Debra Adams**, **Aaron Hansen**, **Wendy Ranney**, **Michael Mickelson**, and **David Zastrow**. Council members **Kasey Kinsman** and **Cathy Sherman** were present via zoom video conference. Also present were City Manager **Sam Greenwood** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda - M/Ranney S/Zastrow to approve the regular agenda.
Hearing no objections, Mayor Smith declared it approved.

E. Disclosures of Conflicts of Interest and Ex Parte Communication - none

F. Communications by and Petitions from Visitors

1. Guest Speakers - none

2. Audience comments regarding agenda items:

Shannon Jones, 514 Sunnyside Drive, spoke on behalf of her family's business, Serenity Adventure Charter's proposal for Lot 2, Block 7A, Tidewater Development Park, aka the Old Science Center Building.

Brooke Mallory, 1027 Whitshed Road, spoke on behalf of the Native Village of Eyak on item 19, disposal for lots 19 through 25, block 6, Original Townsite. She gave support for Council to approve request for sealed proposals to lease or purchase the property. Personally, she added her support for the Breakwater lot in part being saved as a park but also the need for revenue.

David Allison, 203 Whiskey Ridge, spoke to the methods of using Ordinances verses Resolutions to move the \$3 million dollars. He suggested looking at the passed Ordinance from Dec 2024 and that the Harbor enterprise fund should payback the \$3 million.

3. Chairpersons and Representatives of Boards and Commissions - none

4. Student Council Report - none

G. Approval of Consent Calendar

5. Minutes: a. Mar 5, 2025, City Council Public Hearing Minutes

6. Council action to waive protest of the liquor license renewal for license # 954 Reluctant Fisherman Bar and Restaurant

7. Fire Department Confirmation of Election of Officers

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

H. Approval of Minutes – in Consent Calendar

I. Consideration of Bids/Proposals/Contracts

8. Council action on award of RFP PW 25-02 Cordova Impound Lot and Transfer Station Upgrades **M/Zastrow S/Mickelson** to direct the City Manager to negotiate a contract with Cordova Powersports LLC, to provide the construction services outlined in RFP PW-25-02, for a sum not the exceed One Hundred Thirty-Five Thousand Dollars.

Zastrow stated funding is there and staff has evaluated potential bidders to do the work thus they have the right to move forward. **Sherman** is in favor of it. **Adams** asked the need for barbed wire being used along the fence. **Kevin Johnson**, Public Works Director, answered the lot will be used for active police investigations involving these vehicles, in which using barbed wire is one of the standard requirements.

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

J. Reports of Officers

9. Mayor's Report - **Mayor Smith** reported the need for Council and the community to keep paying attention to things at the federal level and how they might affect Cordova in direct and indirect ways, like losing opportunities for Head Start grant, NOAA cuts, Medicare cuts, essential air service cuts; continue to speak up and contact Senators **Murkowski** and **Sullivan**. **Zastrow** added the disaster relief fund to the list of things to watch. Also mentioned our forest service has lost 50% of their staff. The Rasmuson Foundation is coming on May 15, and the Salmon Harvest Task Force meeting is being held on May 6. The Alaska Marine Highway Operations Board has a meeting on May 25 and will be taking comment on the long-range plan for Alaska Marine Highway System.

10. City Manager's Report - **Greenwood** reported: 1) received the Denali Grant to put towards the Second St. match of \$300,000; 2) city is continuing to put information out online about bear safety; 3) the state's mobile DMV unit will be coming to Cordova for real IDs and driver's license tests and **Amy Hodgkins** at LIO will be running the registrations needed for the state. There have already been 70 people who have registered. 4) **Ed Brooks** was introduced as the new fire marshal. 5) **Greenwood** and City Planner, **Amanda Coward**, spoke on areas in the Prince William Sound Old Science Center building lease where extra protection for the city can be added regarding the state of the building and renting as-is whereas all faults.

11. City Clerk's Report - **Bourgeois** reported on the attendance report of council members, BOE is Monday and will be sending information to them in an email. There are 35 assessment appeals with half already resolved. The ad will go out on Friday of when the Board of Equalization will be meeting. The local Government specialist from DCRA will be coming for the council training on June 11.

12. Staff Reports – 1Q, 2025 Quarterlies: **a.** Cordova Historical Museum & Cordova Public Library, Director **Ashley Bivin**; **b.** Parks & Recreation Department, Director **Samantha Hagerthy-Schneider**; **c.** City Investments, Alaska Permanent Capital Management, **Blake Phillips**; **d.** Alaska Municipal League Investment Pool (AMLIP) 1Q 2025 Quarterly Letter; **e.** Cordova Harbor & Port, Harbormaster **Tony Schinella**; **f.** Public Works Department, Director **Kevin Johnson**

K. Correspondence

13. 04-09-25 Mayor Smith letter to Rep Stutes supporting HB69 regarding BSA

Adams commented that there's no defined benefit program in the state for new Teachers. Schools have continued to make cuts because State hasn't raised the BSA in 7 years.

14. 04-09-25 Mayor Smith letter to Rep Stutes supporting SB135 regarding fisheries taxes

L. Ordinances and Resolutions

15. Ordinance 1230 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code section 7.40.030 adding clarification to the land disposal map noticing process – 1st reading

M/Zastrow S/Kinsman to approve Ordinance 1230 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code section 7.40.030 adding clarification to the land disposal map noticing process.

Zastrow comments that it is straightforward clean up. **Kinsman** is in favor of the new version being more transparent regarding the available, non-available land disposal process.

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

16. Resolution 04-25-08 A resolution of the Council of the City of Cordova, Alaska adopting the 2025 land disposal maps.

M/Kinsman S/Sherman to approve Resolution 04-25-08 a resolution of the Council of the City of Cordova, Alaska adopting the 2025 land disposal maps.

Kinsman is in support and thanks the Planner for all the hard work updating it and presenting it each year. **Sherman** hopes this will help people see what is available on the maps with all the detail put into it.

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

17. Resolution 04-25-09 A resolution of the Council of the City of Cordova, Alaska authorizing the

conveyance of Tract 9B, ASLS 73-35, Cordova Small Tracts to Chris Bolin, Angela Jeppson, Bob Ladd, and Jackie Ladd.

M/Ranney S/Zastrow to adopt Resolution 04-25-09 a resolution of the Council of the City of Cordova, Alaska authorizing the conveyance of Tract 9B, ASLS 73-35, Cordova Small Tracts to Chris Bolin, Angela Jeppson, Bob Ladd, and Jackie Ladd.

Ranney thinks it's a great thing to utilize such a restrictive property. **Zastrow** sees no reason not to do it with the restrictions of use and the city receives revenue. **Kinsman** mentioned thinking about discussing where incoming leased money should be put.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

18. Council action on disposal of Lot 4A, Block 3, USS3345.

M/Zastrow S/Mickelson to approve the proposal from Diana Riedel and direct the City Manager to negotiate an agreement to lease or purchase Lot 4A, Block 3, USS 3345.

Zastrow said the lot would be hard for most people to build on, but the proposal has a way for a small residence, which is what the city wants to see for land disposals. **Mickelson** agrees these are the kinds of proposals the city wants to support but would like to rediscuss the price. **Ranney** mentions it is a tricky lot for access and the high-water mark line. **Adams** asked for clarification on the two letters and the intent of the buyer. **Sherman** thinks the price is still too low but supports more people building homes. **Kinsman** is grateful for the proposer's creativity to build on this lot. **Hansen** is in support; it is great for the community.

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

19. Council action on disposal and method of disposal for Lots 19-25, Block 6, Original Townsite.

M/Ranney S/Zastrow to dispose of the requested lots 19-25, Block 6, Original Townsite, approximately 17,500 sq. ft. in size, as outlined in Cordova Municipal Code 7.40.060 (B) by requesting sealed proposals to lease or purchase the property.

Ranney would like to see proposals come in. **Zastrow** concurred with **Ranney**. **Kinsman** is in support. **Sherman** asked if that is enough snow dump space left. Public Works Director, **Kevin Johnson** replied by saying it may not be some years and it will cause more time for city workers to move snow, but it is a part of the city growing. **Mickelson** is concerned about the snow dump area getting smaller but is in support of the proposal. **Hansen** confirmed the satellite dishes will be moved which will make more room for the snow dump area but cautions, the higher up the hill that snow is stored, the more flooding in the lots below. Despite **Hansen's** concerns he supports selling and developing the lot. **Adams** supports selling the lot, as keeping it all for a snow dump is a waste of real estate. **Ranney** also mentions she would like the snow dump area to be removed all together from in front of the Elementary school for safety reasons.

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

20. Council action on disposal and method of disposal for a portion of Lot 2, Block 7A Tidewater Development Park (aka the old PWSSC building).

M/Ranney S/Sherman to dispose of Lot 2, Block 7A, Tidewater Development Park that is approximately 3,909 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by requesting sealed proposals to lease or purchase the property.

Ranney supports sealed proposals and would like to see a covered space there. **Sherman** agrees with Council member **Ranney** and thinks they have enough information on this property to receive proposals now. **Zastrow** is excited to see the other proposals.

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

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

Bourgeois will research the repayment issue. **Bourgeois** reminded council about not speaking with others related to land sales since it is related to one person, it falls under ex parte communication. **Mayor Smith** asked for #8 to be removed from the pending agenda, future agenda items. **Mayor Smith** would like to

schedule a mug-up public idea session. **Kinsman** wants to hold a work session with the school board May 7th at 5:45pm and to schedule a work session April 30th at 6pm for strategic planning.

O. Audience Participation

David Allison, 203 Whiskey Ridge, spoke to land sales going to the permanent fund and leases always going to the general fund as part of the regular budget. He supports council codifying where the lease to purchase funds go.

P. Council Comments

Zastrow thought the work session was fantastic and realized most of his time on council has been doing land disposals.

Adams thanks all the work done in the presentation in the work session and looking forward to seeing the proposals for land disposal.

Ranney welcomed Ed and thanked to Amanda and the work she's doing in the planning meetings.

Hansen thanks everyone for their time and effort.

Mickelson echoes all the comments and is happy to see council moving forward and making process.

Kinsman appreciates the history and suggestions from **David Allison** and reminds public that the updated land disposal maps are up and available.

Sherman thanks **Sam** and **Sheryl** for the work session and that **Blake** is a nice asset to the city. Congrats to **Stephen** and **Micah**. Appreciates all the work **Amanda** did to supply information on the science center.

Q. Executive Session

22. Council contract negotiation with City Clerk Susan Bourgeois, a matter the immediate knowledge of which would clearly have an adverse effect on the finances of the city.

M/Sherman S/Ranney to enter executive session for council contract negotiation with city clerk Susan Bourgeois, a matter the immediate knowledge of which would clearly have an adverse effect on the finances of the city.

Mayor Smith recessed the meeting to clear the room and went into executive session at 9:19pm.

Council went back on record at 9:53pm. **Mayor Smith** said she and **Vice Mayor Kinsman** will meet with the Clerk and discuss terms council proposed in the executive session.

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 9:54 pm.

Approved: June 4, 2025

Attest:


Colette Gilmour, Deputy City Clerk

