

**Regular City Council Meeting**  
**July 2, 2025 @ 7:00 pm**  
**Cordova Center Community Rooms A & B**  
**Minutes**

**A. Call to order** – **Mayor Kristin Smith** called the Regular City Council Meeting to order at 7:00 pm on July 2, 2025, in the Cordova Center Community Rooms.

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

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

**D. Approval of Regular Agenda**

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

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

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

1. Guest speakers – none

2. Audience comments regarding agenda items

**Stephen Phillips** of 100 Gandil Dr., spoke in support of agenda item 5a. He appreciates Council's support of this fundraiser for Cordova Arts & Pageants. He also suggested an ordinance change so that ski hill as a venue could be approved through the City Manager instead of the City Council approval requirement. In his role as the Fire Chief, he thanked Council for their continued support of the volunteers, and he gave a shout out to the City Manager for her hard work – meeting with him weekly and ensuring good EMS coverage.

**Gail Foode** spoke to agenda item 9a. in support of the breakwater fill lot remaining a safe place for families to gather and watch the fishing boats go in and out.

**Belle Mickelson** of 206 Lake Ave. spoke to agenda item 9a in support of parks and community spaces.

**Sharon Ermold** read a letter into the record from **Mary Ann Bishop** of 700 Fourth St. urging council to vote not to put the Breakwater Fill Lot out for RFP. **Ermold** said she also would like to see it remain as a public area.

**Paul Swartzbart** of Eccles Lagoon spoke in support of agenda item 9a and urged Council to let the citizens who own that lot keep it as is.

**Paula Payne** of 1805 Lakeview spoke in favor of Council retaining the breakwater fill lot as a public space.

**Stephanie Rusinski** of 930 Lake Ave urged Council to keep the breakwater fill lot for all of us.

3. Chairpersons and Representatives of Boards and Commissions - none

**G. Approval of Consent Calendar**

4. Minutes: **a.** May 7, 2025, Regular City Council Meeting Minutes; **b.** May 14, 2025, Special City Council Meeting Minutes; **c.** May 21, 2025, City Council Public Hearing

5. Council concurrence of Mayor Smith's appt to fill a vacancy on the Parks & Recreation Commission

**5a.** Council action to except Cordova Arts & Pageants from the requirements of CMC 6.12.030 for the Beer Garden at Salmon Jam on July 18 & 19, 2025

Vote on the Consent Calendar: 6 yeas, 0 nays, 1 absent. Sherman-yes; Zastrow-yes; Kinsman-yes; Ranney-yes; Adams-yes; Hansen-yes; and Mickelson-absent. Consent Calendar was approved.

**H. Approval of Minutes** – in consent calendar

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

## J. Reports of Officers

6. Mayor's Report – **Smith** reported: 1) thanked staff and **Amy Hodgkins** for coordinating the DMV visit, she has spoken to many citizens who were extremely grateful that they were able to get their DMV business done. **Greenwood** added that **Tina Hammer** and **Seawan Gehlbach** also assisted with that.

7. City Manager's Report - **Greenwood** reported: 1) CPD has a new officer, she just graduated from the academy, **Lilli Heineman**, she will be an officer in training through fall, there is other officer interest; 2) there is an offer out to a potential Cordova Center Coordinator; a few inquiries have been made regarding DMV position; Fire Marshal has been hired – to begin July 14; 3) we transferred \$1.5 million from AMLIP into General Fund in early June – in order to get through the low time before revenues will start kicking in again; 4) audit – last document out the door this week – goal is to have a financial update for an upcoming meeting; 5) she met with an AML Coastal Resilience Group – the hope is to get some data for climate change, which is difficult to come up with especially for grant applications; 6) new HR Director, **Kayleen Johnson**, is doing a great job so far, she has a lot of experience; 7) she and **Samantha Hagerthy-Schneider** have been meeting/discussing Skater's cabin – the fundraiser has kicked off, also the pool continues to be worked on, Chester pools is trying to get us the correct gasket to install.

8. City Clerk's Report - **Bourgeois** reported: 1) commended the Deputy Clerk, **Colette Gilmour**, who handled some technical glitches with software to get tax bills mailed timely, on July 1; 2) the offices has been dealing with more records requests than usual; 3) next week, US Navy reps will be here to discuss their Gulf of Alaska exercises later this summer.

## K. Correspondence

9. City Council correspondence primer: correspondence policies & procedures

a. 06-10-25 Letter and list of signatures from Paula Payne regarding breakwater fill lot; b. 06-19-25 Letter from Congressman Begich regarding EAS; c. 06-23-25 Agency review notice for Aquatic Farmsite Lease amendment Royal Ocean Kelp ADL 233396

## L. Ordinances and Resolutions

10. Resolution 07-25-17 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to negotiate directly with NVE regarding the transfer, exchange, merger or sale of City and CCMC assets in furtherance of a joint community medical care model of service

This item was moved to after the executive session – now item 14.

## M. Unfinished Business

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

**M/Sherman S/Kinsman** to dispose of Lot 1, Block 7A Tidewater Development Park approximately 40,259 sf as outlined in CMC 7.40.060 (B) by requesting sealed proposals to lease or purchase the property.

**Sherman** said she would like to vote this down after hearing the public input. She would very much like to follow the public's lead. **Kinsman** said what he didn't hear from anyone tonight was any other revenue generation ideas. He has heard from multiple businesses interested in purchasing that space and helping generate revenue. The maintenance of any public infrastructure placed there would fall to Parks & Rec which would cost us all money. He is grateful to hear the support tonight – he wants them to clearly understand what they are asking for. **Hansen** said he believes the space is great for what it currently houses but he cannot disagree with **Kasey** about funding and our need for alternative revenues. **Zastrow** said it was great to have the turnout of people tonight, but he also doesn't disagree with what has been said. He does not want to go out for RFP and then pull the rug out by deciding not to sell after all. **Ranney** said putting this out for RFP does not mean that it won't still be a public space. We need revenue generation. If there are people interested in solely a public space, they can put heads together and put in their own proposal. She is in favor of putting out the RFP to see what ideas are out there. **Adams** said initially she had strong feelings about the need for revenue generation, but this community movement seems strong, and she maybe needs more information; she'd like to keep the RFP option open. **Mayor**

**Smith** mentioned that 2 other parts of the community that we have heard from are the Planning Commission and the Harbor Commission and both recommended that Council issue an RFP.

Vote on the motion: 5 yeas, 1 nay, 1 absent. Zastrow-yes; Sherman-no; Adams-yes; Hansen-yes; Kinsman-yes; Ranney-yes; and Mickelson-absent. Motion was approved.

## **N. New & Miscellaneous Business**

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

Code change that **Stephen Phillips** mentioned – Clerk will get that written. Navy meet & greet next week. Tsunami preparedness meeting also next week. **Kinsman** asked about a work session for finances. **Greenwood** said it is a goal for July 16 to have that work session.

## **O. Audience Participation**

**Jeremiah Beckett** of 317 First St. was hoping to hear an update from the City Manager on some of the Harbor equipment. His boat is finally repaired, and the travel lift is broken, and he can't be launched – it has been down a week already and no eta for the technician getting here.

**Paula Payne** of 1805 Lakeview replied to several of the questions raised: 1) revenue ideas – the whole city should come up with those not just the people interested in a public space on breakwater; 2) other communities do this why can't we – we can figure this out; 3) she figured it would be something they raise money for over time – but how would they go about that now since it is an unknown as to what is happening with the lot now.

**Anita Smyke** of Eccles Lagoon said she worked for USFS for years – and when a structure is built well the maintenance is not that big of a deal. She posed this question: would it be possible to sell part and designate some of the lot a public space.

**Stephanie Rusinski** of 930 Lake Avenue said she thought going out to RFPs is wasting people's time. She said the people will show up and we will vote it down.

**Natasha Casciano** of 406 Front Street said she and the covered spaces project stayed away from that lot because of the controversy over it. She is disappointed that there is a small business that has been paying a lease, collecting sales tax for a long time on that lot and Council didn't even recognize that tonight. She said it is invaluable to have open and covered spaces and to connect them, it can be done over time, doesn't have to happen overnight.

## **P. Council Comments**

**Kinsman** thanked everyone for their comments – he apologized for not recognizing the small business on the breakwater, he thanked that business. This is an opportunity for everyone to hold council accountable – he fully expects people to come comment as they go through the RFP process. He looks forward to hearing more from these passionate people. He encouraged them and all to come run for council as seats come available each year.

**Ranney** said she appreciates everyone's comments and the passion behind it – she encourages anyone who has revenue generation ideas to come to a meeting and bring those forward, not just when there is something they are passionate about on the agenda. She supports the businesses down there by going to them and buying coffee. She takes offense when Council makes decisions for all of Cordova and gets scolded if it doesn't go the way some wanted it to go.

**Adams** said she is happy to hear the personnel positions being filled and as far as the issue of the RFP – there are many perspectives, and she wants to continue to hear many perspectives so they can make informed decisions on what's best for the whole community.

**Hansen** thanked the City Manager, the City Clerk for everything tonight and thanked the community members for comments and input tonight.

**Zastrow** said he really appreciates all the comments pre and post decision. He was glad he was involved in the mug-up about it also. The RFP is an exploratory process – I am looking for a creative idea. If what is proposed isn't a benefit to the City and the citizens then I am not going to vote for it. Those who said you are going to be here – please continue to watch the process, I am going to watch it like a hawk.

Thanks to staff as usual, we have an amazing packet with lots of information, you guys really make it easy. Shout out to the Mayor – all the things you are involved in are crucial to the community and I appreciate the Mayor running these things down and staying on top of things.

#### Q. Executive Session

13. Council discussion with City Manager and CCMC CEO regarding CCMC finances and future, in executive session because it is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the city

**M/Sherman S/Zastrow** to go into an executive session for a Council discussion with City Manager and CCMC CEO regarding CCMC finances and future, in executive session because it is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the city.

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

**Mayor Smith** recessed the meeting to clear the room at 8:52pm. Council invited CCMC CFO **Denna Stavig** to come into the executive session. Council was in the executive session from 8:58pm until 9:25pm. Then they took up item 10 moved to item 14.

14. Resolution 07-25-17 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to negotiate directly with NVE regarding the transfer, exchange, merger or sale of City and CCMC assets in furtherance of a joint community medical care model of service


**M/Sherman S/Zastrow** to approve Resolution 07-25-17 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to negotiate directly with NVE regarding the transfer, exchange, merger or sale of City and CCMC assets in furtherance of a joint community medical care model of service  
**Sherman** said Council is clear after a discussion with CCMC CEO and Chief Financial Officer that we would like to encourage this direction. **Zastrow** said he concurs with everything Council member **Sherman** said. **Adams** said she is eager to get this moving. **Kinsman** hopes citizens are listening because this is a lot bigger of an undertaking than what we discussed earlier and had a lot of attendance for. He thanked CCMC for their foresight and really for putting Cordova first.

Vote on the motion: 6 yeas, 0 nays, 1 absent. Mickelson-absent; Sherman-yes; Hansen-yes; Ranney-yes; Zastrow-yes; Kinsman-yes; and Adams-yes. Motion was approved.

#### R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 9:32 pm.

Approved: August 20, 2025

Attest:   
Susan Bourgeois, CMC, City Clerk

