

**Regular City Council Meeting  
August 20, 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 August 20, 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 **Debra Adams**, **Aaron Hansen**, **Kasey Kinsman**, **Wendy Ranney**, **Cathy Sherman**, and **Dave Zastrow**. Council member **Mike Mickelson** 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 Smith** declared it approved.

**E. Disclosures of Conflicts of Interest and ex parte communications**

**Ranney** said she thinks there may be a perceived conflict for her on agenda item 11 based on the nature of her business. She does not think her decision-making is affected but she wanted the Mayor and/or Council to rule on it. She does not think it rises to the level of a substantial financial interest, but she wanted to bring it to everyone's attention. **Mayor Smith** stated that she agrees with **Ranney** and does not see this as a substantial financial interest. Council did not overrule the Mayor's decision.

**Hansen** said he wanted to make it clear for agenda item 12, that he is a member of the Native Village of Eyak, and his wife is employed by the Village; he doesn't foresee a financial gain, but he wanted it out in the open. **Mayor Smith** ruled there is no conflict of interest for **Hansen** on agenda item 12.

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

1. Guest speakers – none

2. Audience comments regarding agenda items

**Curtis Fincher** of 105 Eccles Lagoon spoke regarding agenda item 10. He was in support of the resolution but offered a suggested amendment that would accommodate the floating easements in existence for that area.

**Michelle Hahn** of 600 Eccles Lagoon spoke regarding agenda item 10 and also supported a proposed amendment to the resolution.

**Osa Schultz** of 109 West Council spoke about her letter in correspondence, agenda item 8.d. She encouraged Council to support the lease extension.

**Brooke Mallory** of 1027 Whitshed Rd. on behalf of NVE spoke in support of Council choosing the NVE proposal for item 12.

**Charlotte Westing** of 798 Chase Ave. spoke in support of Council prioritizing the pool repairs.

**Lance Westing** of 798 Chase Ave. spoke in support of Council prioritizing the pool repairs.

**Clay Koplin** of 100 Jensen Dr. representing CEC spoke in support of Council negotiating with CEC to purchase the lot where the CEC power plant is located.

**Marcela Wagner** a resident of Cordova and the Elementary School PE teacher spoke in support of Council prioritizing the pool repairs.

**Craig Kuntz** of 404 Fourth St. spoke in support of Council prioritizing the pool repairs.

**Sierra Westing** of 798 Chase Ave. spoke in support of Council prioritizing the pool repairs.

**Drake Westing** of 798 Chase Ave. spoke in support of Council prioritizing the pool repairs.

**Ellen Sheridan** of 610 Spruce St. spoke in support of Council prioritizing the pool repairs.

3. Chairpersons and Representatives of Boards and Commissions: none

## G. Approval of Consent Calendar

4. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absences of Council members Adams, Hansen, and Mickelson from the August 6, 2025, Regular Meeting.

4a. Minutes: a. Minutes of the Regular Council Meeting of July 2, 2025

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

## H. Approval of Minutes – in consent calendar

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

## J. Reports of Officers

5. Mayor's Report – **Smith** reported: 1) she'd be writing a letter to **Stevens & Stutes** regarding education funding.

6. City Manager's Report - **Greenwood** reported: 1) a dispatcher is hired, to begin September 2 – that will make dispatch fully staffed; 2) **Ryan McMicken** has been hired as a temporary officer; 3) the DMV position has been filled but background checks and training will take a bit of time before DMV office is reopened.

**Samantha Hagerthy-Schneider** gave an update on the pool.

7. City Clerk's Report - **Bourgeois** reported: 1) she has been using the emails that she sends to Council for Council meeting notices to give short bullet points with informative topics Council should be aware of; she asked they read those/pay attention to those; convenient opportunity for teaching moments.

## K. Correspondence

8. City Council correspondence primer: correspondence policies & procedures

a. 07-09-25 Email from K. Jones regarding Planning Commission assertions and conflict of interest – including 08-12-25 City Planner response; b. 08-05-25 Email from K. Jones opposing ordinance 1233; c. 08-13-25 Public Notice for Northern Edge 2025; d. 08-13-25 Letter from Schultz' regarding Mobile Grid lease of Lot 2, Block 7, NFDP (**council may determine a need for an executive session to discuss this request**)

**Zastrow** suggested that Council take up item 8.d. in an executive session as was suggested under the item. **Bourgeois** suggested Council should make the appropriate motion when they get to executive session on the agenda.

## L. Ordinances and Resolutions

9. Resolution 08-25-22 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Appraisal Company of Alaska for assessment services for tax years 2026, and 2027, in the amount of \$25,000, and for tax year 2028, in the amount of \$27,500 **M/Kinsman S/Sherman** to approve Resolution 08-25-22 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Appraisal Company of Alaska for assessment services for tax years 2026, and 2027, in the amount of \$25,000, and for tax year 2028, in the amount of \$27,500

**Kinsman** said this is housekeeping and procedural. **Sherman** said she would support the motion.

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

10. Resolution 08-25-23 A resolution of the Council of the City of Cordova, Alaska supporting the University of Alaska Land Management Office development and disposal plan: Cordova Subdivision

**M/Sherman S/Zastrow** to approve Resolution 08-25-23 A resolution of the Council of the City of Cordova, Alaska supporting the University of Alaska Land Management Office development and disposal plan: Cordova Subdivision

**Sherman** said she is happy that some of the residents of Eccles Lagoon have come and spoken to us.

**M/Sherman S/Zastrow** to amend the resolution by adding a whereas clause after the sixth whereas clause as follows: Whereas, the floating easements that provide access for Eccles Lagoon residents will need to be addressed if the development moves forward.

**Zastrow** said this was a little rushed and it has an affect on our existing residents, and he wants to ensure

they are included in the process moving forward.

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

**Sherman** mentioned for the public that may be listening tonight, that here are multiple ways to give public comment, all available on the UALM website.

Vote on the main motion as amended: 6 yeas, 0 nays, 1 absent (Mickelson). Main motion was approved.

#### **M. Unfinished Business - none**

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

**11.** Council action on disposal of Lot 2, Block 7A, Tidewater Development Park

**M/Kinsman S/Sherman** to approve the proposal from Serenity Adventure Lodge, LLC to lease or purchase Lot 2, Block 7A, Tidewater Development Park

**Kinsman** said there seems to be input from commissions against this. He wondered what the risks are to the City if we go ahead with a lease/purchase on this. **Greenwood** said as the City Manager, she'd say we do not want to sell any land that is within the Harbor basin. Harbormaster **Schinella** spoke to the action taken at the Harbor Commission meeting – he said when you sell land within the Harbor, you are never getting it back. If we were to ever get the PIDP grant that would really block us from ever being able to expand; our harbor is small compared to some. He also mentioned the prospect of Shoreside putting in a floating fuel dock, they are still very interested in doing that. **Mayor Smith** asked if that was the thinking at the Harbor Commission – he confirmed that was the case – for years the Commission has voted against selling in the Harbor, they have only recommended leases. **Kinsman** wanted clarity that it is one or the other, if Shoreside wants this location, it is better for the majority of the fleet. The response was in the affirmative. **Sherman** asked if we accepted this proposal if it would in essence do away with the grid. **Schinella** said yes it would. **Adams** said this seems to have morphed into something different than how the proposal was put out. This was intended to be a lease only of the building, but this is an ask for a purchase of tidelands, the building, and a dock. She said how it stands; she cannot support this. **Kinsman** asked the City Planner to weigh in on the actual language in the RFP. She said the RFP stated you could purchase the building to remove it, or you could lease the building. **Kinsman** said he may be willing to entertain a different option if this proposer comes back with a proposal that is responsive to the RFP. **Adams** said she is not opposed to the old Science Center building being used as an adventure lodge, she thinks it's a great idea; she is supportive of someone using that space but in this instance the question was not answered appropriately and therefore, as a teacher, she cannot grade it. **Ranney** said she obviously agrees with the concept of an adventure lodge; she thinks Serenity has a great idea, but she just doesn't believe this is the right place for it. She thinks there is room in our community for another adventure lodge, she encourages it, she thinks it is not in the best interest of the fleet and the community in that location.

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

**12.** Council action on disposal of Lots 19-25, Block 6, Original Townsite

**M/Sherman S/Ranney** to approve the proposal from the Native Village of Eyak to lease or purchase Lots 19-25, Block 6 Original Townsite

**Sherman** said she has been watching this for the Native Village of Eyak for many, many years and knows how important it is for them and for Cordova to have a cultural center. She is more than excited to support this proposal. She said it would be a huge benefit to our community and our region to offer this educational opportunity for adults and children. She thinks it is high time we support the mission of the cultural center. **Ranney** said the location across from the elementary school is an ideal location. She believes it would be a great advantage to Cordova to have that site used for the cultural center. **Zastrow** agreed with council member **Ranney**, best possible location. He believes the Village has also proven their ability to conduct large scale complicated construction projects and to get them done. **Ranney** said she appreciates the Jones Properties proposal; it is definitely something Cordova needs in regard to housing. She knows they just purchased the old Gingerbread House and maybe they can take this plan to that location for adding housing to Cordova. **Adams** said she appreciated the wide range of entities who provided letters of support for the cultural center. **Kinsman** said he is in support, this makes sense, the community has absolutely spoken in favor of this. He absolutely gave kudos and support to Jones Properties for their plan but unfortunately this site he believes is better served as a cultural center.

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

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

**Bourgeois** mentioned that on September 3 RurAL CAP (**Shae Bowman** and others) would present more details about their housing programs for rural Alaska at a work session – Planning Commission & NVE Tribal Council will both be invited to attend. Council asked **Bourgeois** to provide an update on the Anchor Bar liquor license.

## **O. Audience Participation**

**Stephen Phillips** of 111 Gandil Dr. spoke as the CVFD Fire Chief gave an update about their apparatus. Engine 14 which is an older E1 that we got from Valdez for the cost of a ferry ticket over here was not drafting but was pumping fine and he wanted to commend the Streets Department for their ingenuity in working out the issues and now it is drafting. Engine 3 is the one that usually rolls out in an emergency, and it pumps and drafts, isn't in the best of shape but does function. We probably don't have to do it next year, but we do have to start thinking about replacing that engine. We moved Tanker 9 out of the substation and moved it into the fire hall as a way to reduce the risk of Engine 3's failure. Engine 14 now lives at the substation. He commended **Sam Greenwood** for getting the MOU signed – that is huge, and he is glad to have that resolved. They are working on other entities in town to maybe help fund short term projects, so they don't eat into City budget on that. He thanked Council for all they do and for caring about all the volunteers that serve this community.

**Brooke Mallory** of 1027 Whitshed Rd. for the Native Village of Eyak, thanked Council for their vote and support tonight. She also thanked staff and **Dr. Sanders** for being forthcoming with information about the hospital in an effort to merge healthcare for the community.

**Clay Koplín** of 100 Jensen Dr. said he would be outside while Council is in the executive session in case anyone has questions about the history. As far as the town hall he suggested, he likes the idea of a hired contractor, an outside facilitator to conduct that.

**Michelle Hahn** thanked Council for approving the amendment for the Whiskey Ridge resolution.

## **P. Council Comments**

**Ranney** said she appreciates staff, she appreciates Planning & Zoning – meetings are organized, she has been following those meetings. She appreciates community members putting in proposals for properties in Cordova. She'd love to see some focus on revitalization of Main Street. She appreciates the Iceworms – the pool is extremely important.

**Adams** said she enjoyed hearing the testimony about the pool – not just for kids, well-used by adults and entire families together also. She likes the idea of a town hall – likes an outside facilitator. Suggested the idea of interpretative signs in the Eccles Lagoon neighborhood.

**Kinsman** said it was great to see the audience participation. The pool is a school and local issue, it is a property tax issue in his eyes. Thanked **Sam**, **Stephen** for prioritizing public safety. He thanked Jones Properties LLC for pursuing projects.

**Sherman** echoed the praise for staff, packets – these meetings go so well, they are all prepared so beautifully. Shoutout to **Samantha** for all she's been doing for recreation, and the pool.

**Hansen** said he is very thankful for all the community comments tonight. He hopes we can find a way to support and maintain a pool for the community.

**Zastrow** agreed with everything fellow Council members have said. He thanked staff. He appreciates the community input: pool, bidarki, ski hill, outdoor recreation, all of these things are why people are here. A huge part of what we do is deal with City land and land disposal – such important decisions, because these building/projects will be here long after we are gone. Best benefit to the City is how we have to weigh options.

**Mayor Smith** said going along with a topic brought up last time: dog poop, she said CRWP spent a lot of time on a campaign for clean streets, clean streams, clean shoes – collaborated with Parks & Rec and NVE at that time to setup the dog poop stations around town. PWSEDD hosting an introductory presentation – for small scale development, presented by the incremental development alliance – 9/10/25 5-7pm – at Cordova Center.

## Q. Executive Session

**Correspondence: 8. d.** 08-13-25 Letter from Schultz' regarding Mobile Grid lease of Lot 2, Block 7, NFD  
**14.** Recommendations from City Manager regarding CEC land disposal 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/Kinsman S/Sherman** to go into an executive session to receive recommendations from City Manager regarding CEC land disposal negotiations, and to receive recommendations from City Manager regarding Mobile Grid lease of Lot 2, Block 7, NFD, both are subjects which are matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government.

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

Hearing no objection Mayor Smith recessed the meeting to clear the room at 9:03pm.

Council entered the executive session at 9:07pm and was back in open session at 9:40pm.

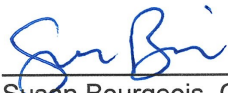
**Mayor Smith** said staff will proceed as directed in the executive session regarding both land disposal negotiations.

## R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 9:41 pm.

Approved: September 17, 2025

Attest:



Susan Bourgeois, CMC, City Clerk

