

Mayor  
*Kristin Smith*

Council Members  
*Debra Adams*  
*Aaron Hansen*  
*Kasey Kinsman*  
*Michael Mickelson*  
*Wendy Ranney*  
*Cathy Sherman*  
*David Zastrow*

City Manager  
*Samantha*  
*Greenwood*

City Clerk  
*Susan Bourgeois*

Deputy City Clerk  
*Colette Gilmour*

## **Regular City Council Meeting September 17, 2025 @ 7:00pm Cordova Center Community Rooms Agenda**

### **A. Call to order**

### **B. Invocation, pledge of allegiance**

I pledge allegiance to the Flag of the United States of America, and to the republic for which it stands, one Nation under God, indivisible with liberty and justice for all.

### **C. Roll call**

Mayor Kristin Smith, Council members Debra Adams, Aaron Hansen, Kasey Kinsman, Michael Mickelson, Wendy Ranney, Cathy Sherman, and David Zastrow



### **D. Approval of Regular Agenda..... (voice vote)**

### **E. Disclosures of Conflicts of Interest and Ex Parte Communication**

- conflicts as defined in CMC 3.10.010 should be declared, then Mayor rules whether member should be recused, Council may appeal the Mayor's ruling
- ex parte should be declared here, the content of the ex parte should be explained when the item comes before Council, ex parte does not recuse a member, it is required that ex parte is declared and explained

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

1. Guest Speakers – none
2. Audience comments regarding agenda items..... **(3 minutes per speaker)**
3. Chairpersons and Representatives of Boards and Commissions **(Hospital Board, School Board, etal)**

### **G. Approval of Consent Calendar..... (roll call vote)**

4. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absences of Council members Hansen & Zastrow from the September 3, 2025, Regular Meeting.
5. Minutes: a. Minutes of the Regular Council Meeting of August 20, 2025..... **(page 1)**  
b. Minutes of the Regular Council Meeting of September 3, 2025..... **(page 6)**

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

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

### **J. Reports of Officers**

6. Mayor's Report..... **(page 9)**
7. City Manager's Report..... **(page 11)**
8. City Clerk's Report..... **(page 12)**

### **K. Correspondence**

9. City Council correspondence primer: correspondence policies & procedures..... **(page 13)**
  - a. 09-03-25 Mayor Smith correspondence regarding University land disposal..... **(page 14)**
  - b. 09-05-25 Letter from Landaluce regarding Senior Citizen Property Tax exemption..... **(page 16)**
  - c. 09-08-25 ADEC Spill Prevention and Response Division informal open comment period..... **(page 19)**
  - d. 09-09-25 PWSRCAC news release re board mtg in Cordova and agenda for 9/18-19/25..... **(page 20)**
  - e. 09-10-25 RCA notice of GCI application for discontinuation of services..... **(page 24)**
  - f. 09-10-25 Notice for 09-30-25 DoT Open House Second St. Reconstruction Project..... **(page 25)**
  - g. 09-10-25 Email and letter from Beckett regarding City travel lift..... **(page 27)**  
**(may be discussed in executive session)**

## **L. Ordinances and Resolutions**

10. Ordinance 1234..... (roll call vote)(page 30)  
An ordinance of the Council of the City of Cordova, Alaska amending CMC 3.12.110 “Contracts” to expressly require collective bargaining agreements be approved by City Council via resolution – 2<sup>nd</sup> reading
11. Resolution 09-25-25..... (voice vote)(page 32)  
A resolution of the Council of the City of Cordova, Alaska inviting RurAL CAP to support the community in creating new housing opportunities

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

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

12. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 34)

## **O. Audience Participation**

## **P. Council Comments**

## **Q. Executive Session**

The City Council is permitted to enter an executive session if an explicit motion is made to do so calling out the subject to be discussed and if that subject falls into one of the 4 categories noted below. Therefore, even if specific agenda items are not listed under the Executive Session header on the agenda, any item on the agenda may trigger discussion on that item that is appropriate for or legally requires an executive session. In the event executive session is appropriate or required, Council may make a motion to enter executive session right during debate on that agenda item or could move to do so later in the meeting.

## **R. Adjournment**

### **Executive Sessions per Cordova Municipal Code 3.14.030**

- **subjects which may be considered are:** (1) matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; (2) subjects that tend to prejudice the reputation and character of any person; provided that the person may request a public discussion; (3) matters which by law, municipal charter or code are required to be confidential; (4) matters involving consideration of governmental records that by law are not subject to public disclosure.
- **subjects may not be considered in the executive session except those mentioned in the motion calling for the executive session, unless they are auxiliary to the main question**
- **action may not be taken in an executive session except to give direction to an attorney or labor negotiator regarding the handling of a specific legal matter or pending labor negotiations**

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**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, NFDP  
**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, NFDP, 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, City Clerk



**Regular City Council Meeting  
September 3, 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 September 3, 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 **Wendy Ranney** and **Cathy Sherman**. Council members **Debra Adams**, **Kasey Kinsman** and **Mike Mickelson** were present via zoom videoconference. Council members **Aaron Hansen** and **Dave Zastrow** were 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** - 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
  - a. PWSRCAC Community Open Houses to discuss geographic response strategies for the Copper River Delta & Flats area (September 9 & September 10)

**G. Approval of Consent Calendar**

4. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absences of Council member Mickelson from the August 20, 2025, Regular Meeting.
5. Minutes: **a.** Minutes of the Regular Council Meeting of July 16, 2025; **b.** Minutes of the Council Public Hearing of August 6, 2025; **c.** Minutes of the Regular Council Meeting of August 6, 2025
6. Council action to waive protest of the renewal of liquor license #2433 OK Restaurant – Restaurant/Eating Place license  
Vote on the Consent Calendar: 5 yeas, 0 nays, 2 absent. Zastrow-absent; Sherman-yes; Adams-yes; Hansen-absent; Kinsman-yes; Ranney-yes; and Mickelson-yes. Consent Calendar was approved.

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

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

**J. Reports of Officers**

7. Mayor's Report – **Smith** reported: 1) she has been meeting weekly with the City Manager, she is still trying to work out details on capturing a way to account for infrastructure, capital improvements, over time; 2) PWSRCAC activities, geographic response strategies for CR Sept. 9, 10, then meetings and other community events Sept 16, 17, 18; 3) also PWSSC Tuesday talk on September 16.
8. City Manager's Report - **Greenwood** reported: 1) **Samantha Hagerthy-Schneider** gave a short update on the pool and on Skaters' cabin; 2) **Greenwood** praised the Streets department, said they have been chip sealing and doing a great job, working hard, it is a detailed process; water-sewer also making progress, they had some blowouts to deal with on this recent deluge, handling everything well, professionally; 3) it has been uncovered that for the Breakwater Fill Lot RFP, there had not been an option to lease only, so staff is going to work on the best solution – probably put it out again just for a possible lease – probably don't want to put the purchase option back out.



Council questions: **Sherman** thanked **Greenwood** for the written report – if she has no questions it is because all the answers were there, she appreciates that.

9. City Clerk's Report - **Bourgeois** reported: 1) a Board of Adjustment is in the works – she will be communicating with Council on that but at this time the best advice is to refrain from ex parte on that topic; the date is looking like October 22 at 6pm; 2) she's been communicating with a group working on pet euthanasia in town, currently trying to determine best methods to dispose of euthanized pets; 3) she praised the finance department staff and the deputy clerk, all have been taking in property taxes diligently as we just passed the first half due date yesterday.

## K. Correspondence

10. City Council correspondence primer: correspondence policies & procedures

a. 08-20-25 Jt comment from Eccles Lagoon landowners to UALM regarding Cordova Subdivision; b. 08-22-25 Notice of AK Statewide Long Range Transportation Plan Update 2055; c. 08-27-25 Letter from P. Payne: response to Mayor article re Harbor entrance lot; d. 08-29-25 Email and Flyer from PWSRCAC Cordova September Events

**Mayor Smith** mentioned item 10a. – said the community members from the Eccles Lagoon neighborhood have done a great job compiling this information. She and City Manager agreed that plenty of opportunity for more public input will be coming, this isn't a done deal yet, but the University will surely have more opportunity for public involvement and on the City side there will be preliminary plats, final plats – also opportunity for public involvement.

## L. Ordinances and Resolutions

11. Ordinance 1234 An ordinance of the Council of the City of Cordova, Alaska amending CMC 3.12.110 "Contracts" to expressly require collective bargaining agreements be approved by City Council via resolution – 1<sup>st</sup> reading

**M/Sherman S/Ranney** to approve Ordinance 1234 An ordinance of the Council of the City of Cordova, Alaska amending CMC 3.12.110 "Contracts" to expressly require collective bargaining agreements be approved by City Council via resolution

**Sherman** said this has been on pending agenda for a while. This is a good addition to the process to ensure Council has a role in this and the public sees these before approval. **Ranney** agreed, it should be public, Council has a role in financial decisions and should have a role in this one too. **Kinsman** said a few years ago it was debilitating to the whole budget process when the last CBA was approved. Council should be involved. **Adams** asked if this was related to personnel and therefore required to be confidential to some extent. **Greenwood** said her hope is that as the new CBA is negotiated, she brings Council along with her, has executive sessions or in other ways keeps them updated so in the end, there are no surprises, everyone is on the same page. **Bourgeois** said CBAs are absolutely public knowledge, have always been. She went on to clarify that even as code reads now, Council should be approving the CBA, this addition to the code expressly ensures that is the case into the future.

Vote on the motion: 5 yeas, 0 nays, 2 absent (Hansen, Zastrow). Motion was approved.

12. Resolution 09-25-24 A resolution of the Council of the City of Cordova, Alaska authorizing amendment to the FY25 budget in the amount of \$488,667

**M/Sherman S/Kinsman** to approve Resolution 09-25-24 A resolution of the Council of the City of Cordova, Alaska authorizing amendment to the FY25 budget in the amount of \$488,667

**Sherman** said it is just sad that school bond debt reimbursement is considerably lower than was budgeted, and also Secure Rural School funding was \$13k instead of the \$729k that was budgeted. She said as far as a housekeeping measure; she is comfortable approving this tonight. **Kinsman** said he is trying to see opportunity in this. He wants to see us during this next budget preparation come up with a budget that reflects less dependence on state and federal revenue sources. Then if we do receive those, they will be a windfall, and we can use them to pay back other sources. He's trying to look at this through a lens of us controlling our own destiny in the future. He appreciates staff outlining the key points – he doesn't have questions, it is clear. He likes the mid-year look at the budget, highlighting where we are, our risks that were highlighted. **Greenwood** and Comptroller **Glaser** highlighted that these are known deficits that we

are remedying with this budget amendment. **Ranney** said we all knew this was coming – it was presented eloquently in the packet – she appreciates the numbers and the check in, she is certainly not surprised. **Adams** said she had no questions, she appreciates the detail presented and knows it takes a lot of work. **Mickelson** echoed those comments. **Kinsman** said for anyone out there listening, this is revenue that we built a budget around, significant revenue, and we are going to have to make that up somewhere, with something. He'd love to hear from the community on their ideas.

Vote on the motion: 5 yeas, 0 nays, 2 absent (Hansen, Zastrow). Motion was approved.

**M. Unfinished Business - none**

**N. New & Miscellaneous Business**

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

**Mayor Smith** brought up number 11 on the Pending Agenda list, considering changes to conditional use permits for marijuana establishments in Cordova – Clerk would be forwarding more information to Council. October 1 Council meeting date – first budget work session on revenue, 6pm that night. Then probably work sessions to follow on subsequent Council meeting dates – we'll schedule for 6pm knowing we may recess and reconvene work sessions if time allows after the regular meetings. Board of Adjustment Meeting will be 6pm on Oct. 22.

**O. Audience Participation - none**

**P. Council Comments**

**Adams** was excited by the work session topic, the possibilities that could be available for Cordova.

**Kinsman** agreed there was great information at the work session – good use of time. Excited to hear that there could be a block home/townhome option – we should explore all options. Thanked **Samantha** – Parks & Rec – positive news – a path forward. Also thanked staff for the snapshot of budget, good opportunity to see where we are.

**Mickelson** said he really appreciates the budget snapshot – of all the organizations he's worked with and all the financials he's seen, those were the most concise, easy-to-look-at, and clear – thanks for presenting it that way. Happy to hear the positive pool update.

**Sherman** said the RurAL CAP presentation was enlightening. Kudos to staff, **Samantha**, chip sealers, water crew.

**Ranney** thanked the Eccles Lagoon landowners for the information they provided. P&Z Commissioners in attendance tonight – was nice to have the group effort. Appreciated the hard work from **Sheryl**. Excited to hear more about RurAL CAP. She wants the community to know, we are supportive of the pool.

**Q. Executive Session - none**

**R. Adjournment**

Hearing no objection **Mayor Smith** adjourned the meeting at 7:54 pm.

Approved: September 17, 2025

Attest: \_\_\_\_\_  
Susan Bourgeois, City Clerk

## MAYOR’S REPORT

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Date: September 12, 2025

To: Cordova City Council

From: Mayor Kristin Smith

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**Housing:** After the presentation by RurAL CAP to City Council and Planning & Zoning Commission members on September 3, 2025, Shae Bowman and I coordinated on drafting a resolution to invite RurAL CAP to work with the Cordova community on strategies for increasing our housing stock. I also supported a presentation by the Incremental Development Alliance on September 10 that was offered in-person and online in communities from southeast to southwest Alaska. Some in the Cordova building/property owner community felt that this introductory presentation was too “entry level” for their experience, and did offer some good suggestions for what we could do in Cordova to increase housing availability. We’ll continue moving forward with a Cordova builder/property owner working group to look at Cordova’s zoning and building codes for what modifications could be made to make building housing easier, as well as continuing to facilitate training and coaching for those who are just beginning to learn about housing development and financing.

**Skater’s Cabin:** the Cordova Community Foundation (CCF) discussed contributing to the Skater’s Cabin fundraising campaign at its September board meeting. The CCF is [accepting applications from Cordova nonprofits for competitive grants until October 15, 2025](#), and also has agreed to set aside at least \$15,000 for a challenge match grant in 2026 to the cabin’s fundraising campaign.

**State of AK DOT/PF Maintenance & Operations Cordova Crew:** I’m hearing residents voice concern about the State’s DOT/PF M&O crew being so skinny right now (two people working out of a station that has formerly employed seven) and their ability to keep both the highway and the airport open in winter. It’s been suggested that the City help out with ADOT/PF responsibilities, but the City Manager has explained to me that City crews are not all certified to operate the same equipment that ADOT/PF operates. Of course, we are open to suggestions for how the City can help (more than it already does) with maintaining our essential transportation infrastructure. We could certainly write to our State legislative delegation with a request for assistance if we have a specific proposal.

**Community Leadership Roundtable:** former Mayor Clay Koplin contacted me about a semi-annual leadership roundtable that he had been in the practice of convening, until the pandemic set in. Centered on the theme of “What are we working on and what do we need as organizations, and how can we help and support each other?”, leaders from the City, utilities, Cordova School District, CCMC, NVE, Eyak Corporation, USCG, USFS, PWS Science Center, and [others we should invite?] are invited to share their priorities, creating opportunities for collaboration. We talked about convening the next such gathering on October 29, 2025.

**Innovate Cordova:** the next Innovate Cordova gathering is scheduled for May 1 - 3, 2026. (Copper River Delta Shorebird Festival is May 7 – 10, 2026 so no conflict there). This showcase for Cordova’s innovation will be focused on economic development within the four themes of Fisheries, Energy, Habitat, and Infrastructure. The constant trick to pitching our ideas to funders is finding a balance between what we truly need (upgrades to our basic water and sewer systems, public safety building, etc.) and the irresistible appeal to funders of “new and shiny” projects (which must be maintained over time). As a “though experiment” or example, the sweet spot for such a project might be something like what can we do that’s “innovative” with water use at processing plants that would help us conserve/re-use certain water flows to reduce how much water we need in the summer?

# CITY OF CORDOVA



Samantha Greenwood, City Manager

## **Jobs**

- Finance Director - No Applicants
- Chief of police – No Applicants
- Lifeguard – No Applicants
- Public Safety Officer – No Applicants
- Firefighter/ Medic 2 positions – 1 position filled

## **Pool Update**

- At the meeting

## **Skaters' Cabin Update**

- Demo ongoing

## **Budget Schedule**

Budget Work Session (WS) - \* indicates Regular CC meeting will follow

\*10/1/25 WS First look at GF Revenue – WS 6:00 PM

\*10/15/25 First review of GF Expenses - WS 5:30 PM

**10/22/25 BOA Meeting for Council - 6:00 PM**

10/29/25 Tentative GF – WS 6:00 PM

\*11/5/25 GF – WS 6:00 PM

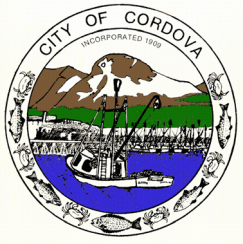
11/12/25 Wrap up GF and Review Enterprise Funds - WS 6:00 PM

\*11/19/25 Enterprise Funds and Fee Schedule - WS 6:00 PM

\*12/3 Finalize budget – WS 6:00 PM – Susan is required to advertise budget resolution (by 12/10) and vote to approve final budget and fee schedule on 12/17

## **Other**

- Staff is providing written comments for the GCI public notice that is included in the packet. Emphasizing that the GCI be required to remove its equipment from the ROWs
- Meeting regularly with Fire and EMS, PW, and Parks and Rec
- Weekly check-in with Artic IT – wrapping up push to Windows 11, working on inventorying computers to identify outdated computers, and general ticket issues.
- Attended PWSEDD board meeting
- Continue to coordinate with Kristin, Kevin, Dotty, and her team regarding the Net Loft building, addressing a couple of issues and questions. Will continue to meet as a group regularly
- Attended AML weekly office hours meeting on funding opportunities
- Working with Kayleen on LOA for the union for 2 weeks on/off schedule for the police department
- Reviewing FY25 and Preparing for FY26 budget
- City Manager out of the office Thursday, September 18 – back in office Monday, September 29



**Susan Bourgeois, CMC**  
**City of Cordova**  
**Office of the City Clerk**  
Cordova, AK 99574  
601 First Street \* PO Box 1210

Phone: 907.424.6248  
Cell: 907.253.6248  
E-mail: [cityclerk@cityofcordova.net](mailto:cityclerk@cityofcordova.net)

## CITY CLERK'S REPORT TO COUNCIL

*September 17, 2025, Regular Council Meeting*

**Boards/Commissions/Committees:** There is still a vacancy on Historic Preservation Commission – it is a specific seat, the one held by a Cordova Historical Society member. Please help solicit interest.

Cordova Fisheries Committee took the summer off and currently is scheduled to meet on October 16 at 1pm in the Mayor's Conference Room. Topics they may discuss: 1) CFC Chair Hayden & Mayor Smith conducted informal meetings with processors to discuss/encourage opening earlier in spring for sablefish and halibut IFQ deliveries – they may report on these meetings; 2) Hatchery cost recovery sales and Fisheries Resource Landing taxes – a citizen brought this to my attention and asked that I look into it, I believe the gist is that the seine fleet is losing time & area due to cost recovery taking longer than it should and if so, does that lose the City revenues that would otherwise come through in fish taxes because the hatcheries do not pay fish tax on cost recovery sales (seemed like a perfect agenda item for the CFC to also try to tackle) – I have sent emails to try to get some preliminary information – to AML and also to Stutes' and Stevens' offices.

**Marijuana Regulations:** Council had asked about Marijuana regulations in Cordova at the September 3 Regular Meeting. Cordova Municipal Code has 3 places where marijuana is mentioned:

Title 8 - Health and Safety has a chapter 8.40 entitled Marijuana Regulation.

[https://library.municode.com/ak/cordova/codes/code\\_of\\_ordinances?nodeId=TIT8HESA\\_CH8.40MARE](https://library.municode.com/ak/cordova/codes/code_of_ordinances?nodeId=TIT8HESA_CH8.40MARE)

Title 18 - Zoning has a chapter 18.60 - Conditional Use Permits and there is a section 18.60.080 - Conditional use for marijuana establishments.

[https://library.municode.com/ak/cordova/codes/code\\_of\\_ordinances?nodeId=TIT18ZO\\_CH18.60COUSPE\\_18.60.080COUSMAES](https://library.municode.com/ak/cordova/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.60COUSPE_18.60.080COUSMAES)

And for sales tax purposes marijuana is mentioned in Title 5, Chapter 5.10, section 5.10.050 - imposition - rate.

[https://library.municode.com/ak/cordova/codes/code\\_of\\_ordinances?nodeId=TIT5REFI\\_CHAPTER5.10SATA\\_5.10.050IMAT](https://library.municode.com/ak/cordova/codes/code_of_ordinances?nodeId=TIT5REFI_CHAPTER5.10SATA_5.10.050IMAT)

State regulations are on the AMCO page:

<https://www.commerce.alaska.gov/web/amco/>

**Annexation/Borough Formation:** This is a huge topic – we have reached out to City Attorneys, and I have inquired via email of both AML (asking if they had any staff who had delved into this and/or advised other munis that may have recently considered one or both of these actions) and also to staff at the State Local Boundary Commission. Will advise when we hear more back from these sources. However, the City Manager has advise that if this is something Council wants staff to pursue it will need to be budgeted for 2026.

**Records Requests/Records Management:** Deputy Clerk is continuing to receive records requests. Colette has also done an excellent job researching records management solutions for the City and we may be purchasing software soon at a discounted rate that would get us off to a great start in organizing electronic records. She has met with several department heads and is continuing to assist them in organizing.

**Property Assessments /Taxation /Exemptions:** Colette has been extremely busy answering questions from taxpayers/mortgage companies/banks/title companies. Colette and the finance department staff have diligently been receipting in property tax revenues. Senior citizen and disabled vet property tax exemption applications for 2026 are out and available. The open period to apply is September 15 – January 15. We are being consistent and clear about the process and how we administer the program.

**Out of the Office:** I'll be on vacation from September 19 through October 1, back to work on October 2. I am grateful to Council for the flexibility and allowing me time-off to vacation and also visit my mother and other aging relatives on the east coast. Deputy Clerk Colette Gilmour will be in the office and can handle all Clerk duties in my absence.

## **Council Packet Correspondence Primer:** **Communicating with Your Elected Cordova Officials**

This primer provides an overview of City of Cordova policies regarding the submission of correspondence to the City Clerk's office for distribution to City Council. These policies are general in nature and do not preempt the application of relevant laws to correspondence distribution. To the extent you have questions regarding the distribution of specific correspondence, please contact the City Clerk's office.

### **What gets published in Council packets as Correspondence?**

- Letters, emails, cards, or other written or electronic mail addressed to City Council, any individual member of City Council or the Mayor, regardless of whether or not the sender has requested inclusion of the correspondence in a City Council packet.
- Letters, emails, cards, or other written or electronic mail written by the Mayor, individual City Council members in their capacity as elected officials, or the Council as a body
- Letters, emails, cards, or other written or electronic mail by agencies/entities that are pertinent to Council and the citizens of Cordova (e.g. population determination, full value determination, open comment periods for projects/leases in and around Cordova, etc.)
- Only correspondence received by the Clerk's Office on or before noon on the Wednesday before a regular Council meeting is eligible for inclusion in the packet for that meeting. Correspondence eligible for inclusion received after that date and time will be included in the next regularly scheduled Council meeting packet. (See CMC 3.12.035).

### **What does not get published in Council packets as Correspondence?**

- Letters, emails, cards, or other written or electronic mail that are disparaging to individuals or entities
- Letters, emails, cards, or other written or electronic mail that have been sent anonymously
- Letters, emails, cards, or other written or electronic mail that contain confidential information or information that would warrant a constitutional violation of privacy or could potentially violate an individual's or an entity's constitutional rights.

### **More information about items not subject to publication:**

- Correspondence that is not subject to publication in a Council packet will, however, be forwarded to the Mayor and City Council members with notification that the communication will not be included in the Council packet and the reasons for the exclusion.
- The City will attempt to contact the writer of the correspondence to inform them that the City has determined not to publish what they have sent. Notifications will be sent to the return address on the communication if one has been provided. (the best way to ensure the City is able to reach the writer is if the correspondence has been emailed through the City Clerk [cityclerk@cityofcordova.net](mailto:cityclerk@cityofcordova.net))
- A person who submits a communication that is not subject to publication in a Council packet, may still attend a meeting and read the communication during audience comments (if it is about an agenda item) or during audience participation, if it is not about an agenda item. Oral comments during a Council meeting will not be monitored or limited for content unless the comments made incite or promote violence against a person or entity. The City is not responsible or liable for the comments, thoughts, and/or opinions expressed by individuals during the public comment period at a Council meeting.

### **Suggestions concerning correspondence:**

- Correspondence intended for all Council members should be emailed to the City Clerk at [cityclerk@cityofcordova.net](mailto:cityclerk@cityofcordova.net), hand-delivered or sent via U.S. mail to the Clerk's office. Correspondence should be clearly addressed to "Cordova City Council." Unless clearly stated otherwise, the City Clerk will presume that all correspondence addressed to City Council is intended for inclusion in the packet.



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**Fw: public comment on proposed University land disposal?**

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**From** Kristin Smith <mayor@cityofcordova.net>

**Date** Wed 2025-09-03 2:45 PM

**To** Susan Bourgeois <cityclerk@cityofcordova.net>; Colette Gilmour <cgilmour@cityofcordova.net>

**Cc** Sam Greenwood <citymanager@cityofcordova.net>

Hi Susan and Colette,

can we include this in the public record, in Council correspondence, regarding the Whiskey Ridge subdivision?

Thanks,

Kristin

Kristin Smith, Mayor  
**City of Cordova**  
PO Box 1210  
601 1st Street  
Cordova, AK 99574  
(907) 424-6200, City Hall  
(907) 253-5135, Cell  
[mayor@cityofcordova.net](mailto:mayor@cityofcordova.net)

---

**From:** Ki Jung Lee <klee67@alaska.edu>

**Sent:** Tuesday, September 2, 2025 2:10 PM

**To:** Kristin Smith <mayor@cityofcordova.net>

**Cc:** Camille Botello <camille@thecordovatimes.com>; Jonathon Taylor <jmtaylor9@alaska.edu>; Adrienne Stolpe <akstolpe@alaska.edu>

**Subject:** Re: public comment on proposed University land disposal?

Dear Mayor Smith,

Thank you for contacting our office regarding the potential subdivision in Cordova. You are correct that the initial public comment period that ended on 8/22/2025 was whether the subdivision planning (development/disposal) should move forward. As to the process, if the Board of Regents approves the motion to subdivide the land in Cordova, the next steps for our office will be to go out for procurement on actual engineering of the subdivision and construction of any required improvements such as roads. If the subdivision can move forward, we fully plan on engaging with the adjacent land owners, platting authority and the City of Cordova as to the engineering of the subdivision.

We are always happy to talk with folks in the community about their ideas or concerns on University property.

Regards,

Ki Jung

**Ki Jung Lee**

Senior Property Manager  
UA Land Management Office  
1835 Bragaw St Suite 490  
Anchorage, AK 99508  
Phone: 907.268.9191  
Website: <https://www.alaska.edu/ualand/>

On Fri, Aug 29, 2025 at 11:32 AM Kristin Smith <[mayor@cityofcordova.net](mailto:mayor@cityofcordova.net)> wrote:

Hello Ki (Ki Jung?),

I'm writing to ask you a little bit more about how the comment process works on the proposed disposal of University lands in Cordova. I know that a public notice for the Whiskey Ridge subdivision was posted last month and there was a comment deadline for that initial proposal of 8/22/25.

As I understand it, that initial comment period was on the question of whether the disposal should move forward. Will there be other opportunities to comment on how the property is subdivided in the future, if the University's Board of Regents votes to move forward with the disposal?

I'm asking for the City's information and to respond to an inquiry from our local newspaper (editor copied here).

Thank you,

Kristin Smith

Kristin Smith, Mayor  
**City of Cordova**  
PO Box 1210  
601 1st Street  
Cordova, AK 99574  
(907) 424-6200, City Hall  
(907) 253-5135, Cell  
[mayor@cityofcordova.net](mailto:mayor@cityofcordova.net)

I was in shock when I opened my property tax bill and saw the Senior tax exemption was not included.

I came in to the city clerk and because I had missed a ~~deadline~~ deadline I knew nothing about there was nothing she could do. I am hoping that after ten years of property exemption with no forms needing to be filled out that you will pardon me and give us our exemption. I never recieved the letter. Thank you for your consideration.

Luis and Gey Landaluce

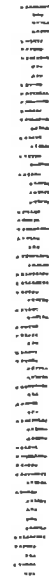
RECEIVED

SEP 05 2025

City of Cordova

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POSTAGE

[illegible]



## City of Cordova Delinquent Notice

Statement Date: 03/05/2025  
Delinquent Balance Due Upon Receipt  
Amount Due: 446.28  
Tax Lot: 02-273-331

LUIS & JOY LANDALUCE  
PO BOX 2324  
CORDOVA AK 99574

### Property Information

501 FOURTH ST

### Legal Description:

SUBDIVISION: OT N19FT OF L 24 + L 25; BLOCK: 15;  
LOT: 2; TRACT: ; PARCEL: 02-273-331

Tax Year Ending	Tax Amount	Penalty	Interest	Miscellaneous	Amount Due
12/31/2024	443.04		3.24		446.28
I was also pretty shocked by this — but the envelope is very clearly marked					
Total Delinquent Balance					446.28

Please remit this portion with your payment

Owner: LUIS & JOY LANDALUCE

Due On or Before: Balance Due Upon Receipt

Tax Lot: 02-273-331

Total Due: 446.28

Additional fees will be applied each month owed.

For questions about your bill, please call the following number:  
907-424-6286

Amount Enclosed: \_\_\_\_\_

Please make checks payable to:

Check #: \_\_\_\_\_

City of Cordova  
P.O. Box 1210  
Cordova, AK 99574



Greetings,

In accordance with Governor Dunleavy's Administrative Order 360, the Alaska Department of Environmental Conservation (DEC) Spill Prevention and Response Division (SPAR) is opening all of 18 AAC Chapter 75, Oil and Other Hazardous Substances Pollution Control for public input. This is not a formal rulemaking process, and there are no proposed changes at this time. We welcome all recommendations from stakeholders and the public. Public input will help shape future decisions about how the regulations are refined. When commenting, please identify the specific regulation and section that you are providing comment on to ensure your recommendations are evaluated as you intend.

The Public Notice for this Informal Comment Period is available at: [Comment Periods for Public Notices | AK Dept. of Environmental Conservation](#) and the SPAR Regulations Projects website: [SPAR Regulation Projects | AK Dept. of Environmental Conservation](#). The notice includes additional information about the comment period, how to join the public meeting, and how to provide written or oral comments.

**18 AAC Chapter 75, Oil and Other Hazardous Substance Pollution Control**

Comment Period Dates: September 8 – October 8, 2025

Public Meeting: September 30, 11:00 a.m. – 2:00 p.m.

SPAR is also holding public comment periods and virtual public hearings for 18 AAC Chapters 78 and Chapter 79. Links for these scoping notices may be found at the same links provided above.

**18 AAC Chapter 78, Underground Storage Tanks**

Comment Period Dates: September 8 – October 8, 2025

Public Meeting: October 1, 11:00 a.m. – 2:00 p.m.

**18 AAC Chapter 79, Illegal Drug Manufacturing Sites**

Comment Period Dates: September 8 – October 10, 2025

Public Meeting: October 2, 2025, 12:00 noon – 1:30 p.m.

If you have any questions about the Public Notice or Public Hearing for Chapter 75, please reach out to Becky Spiegel, Guidance & Regulations Group Lead at [rebecca.spiegel@alaska.gov](mailto:rebecca.spiegel@alaska.gov).

Sincerely,

**Graham Wood**

Program Manager

Prevention, Preparedness, and Response Program

(907) 269-7680

[Graham.wood@alaska.gov](mailto:Graham.wood@alaska.gov)



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## PWSRCAC board to meet in Cordova, September 18-19

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From Taylor, Brooke D <BTaylor@pwsrcac.org>

Date Tue 2025-09-09 2:38 PM

 1 attachment (247 KB)

1-00 Final Agenda September 18-19, 2025 PWSRCAC Board Meeting.pdf;

### News Release

Contact: Brooke Taylor, 907-301-3784

### Prince William Sound RCAC board to meet in Cordova, September 18-19

The Prince William Sound Regional Citizens' Advisory Council will host and participate in four events in Cordova on Tuesday through Friday, September 16-19, 2025, including the council's annual board meeting, a youth education event and a public reception. These events are free and open to the public.

#### **PWSSC Tuesday Night Talk: Tuesday, Sept. 16**

Representatives from the Council will provide a presentation "Policy in Practice: How OPA 90 Shapes Science in the Sound" on Tuesday, Sept. 16 at the Prince William Sound Science Center (PWSSC) from 5:30-6:30 p.m. Learn about the Council's latest research, long-term monitoring, and how the Oil Pollution Act of 1990 (OPA 90) continues to shape science in the Sound 35 years after it was signed into law. This event is part of PWSSC's regular Tuesday Night Talk series.

#### **Become a Master of Disaster: Wednesday, Sept. 17**

The council will be hosting a youth education event on Wednesday, Sept. 17, at Mt. Eccles Elementary School from 4-6 p.m. All ages are invited to learn about oil spill response, tankers and related ocean science through interactive stations.

#### **Public reception: Thursday, Sept. 18**

In conjunction with the board meeting, the council will be co-hosting a public reception with Repsol on Thursday, Sept. 18, at the Reluctant Fisherman from 5:30 to 7:30 p.m. We invite the community to visit with us, learn more about the council and share ideas. There will be hors d'oeuvres provided.

#### **Board meeting: Thursday and Friday, Sept. 18-19**

The meeting will be located at the Cordova Center. Those interested in attending the board meeting can do so in person, by teleconference (1-888-788-0099, meeting ID: 844 976 413 94) or videoconference (<https://pwsrcac.zoom.us/j/84497641394>). Visual presentations given during the meeting can be streamed live through the Zoom link or accessed by [download on the council's website](#) when available.

The tentative schedule for the Thursday session is from 9 a.m. to 4:45 p.m. On Friday, the meeting is scheduled from 9 a.m. to 3:35 p.m. The meeting is open to the public, except for executive sessions. Public comments are scheduled to be taken on Thursday starting at 9:25 a.m. Those wishing to speak during public comments are highly encouraged to sign up ahead of time by emailing [Jennifer Fleming](#).

The council will be conducting regular business during the meeting, including updates from council ex officio members, staff and committees. Other topics included on the agenda are:



- An activity report by Alyeska Pipeline Service Company on the Valdez Marine Terminal and Ship Escort Response Vessel System operations.
- A presentation by representatives from Alaska Tanker Company on recent tanker engine upgrades.
- Update on a project to develop updated geographic response strategies for the Copper River Delta and Flats area.
- A presentation from representatives from Teekay Shipping on their training programs for their foreign flagged fleet.
- A report summarizing the recent Subsistence Memorial Gathering Workshop and resulting recommendations.
- A summary of a recent analysis of Alaska North Slope crude oil properties commissioned by the council.
- An update on recent changes to dispersants regulations and stockpiles in Alaska.
- A technical review of the maintenance of Ballast Water Storage Tank 93 at the Valdez Marine Terminal.
- An update on integrity testing methods for the terminal's secondary containment system liner.

Anyone exhibiting symptoms of COVID-19, flu or cold should attend virtually.

The meeting agenda is subject to change before or during the meeting. Council board meetings are routinely recorded and may be disseminated to the public by the council or by the news media. For more information, visit [www.pwsrcac.org](http://www.pwsrcac.org).

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The Prince William Sound Regional Citizens' Advisory Council, with offices in Anchorage and Valdez, is a federally mandated, independent nonprofit corporation whose mission is to promote the environmentally safe operation of the Valdez Marine Terminal and associated oil tankers. The council's work is guided by the Oil Pollution Act of 1990, and its contract with Alyeska Pipeline Service Company. The council's member organizations are communities in the region affected by the 1989 Exxon Valdez oil spill, as well as aquaculture, commercial fishing, environmental, Alaska Native, recreation and tourism groups.

\*\*\*

### **Brooke Taylor, APR** (she/her)

Director of Communications

Prince William Sound Regional Citizens' Advisory Council

2525 Gambell Street, Suite 305 | Anchorage, Alaska 99503

D: 907.273.6228 | C: 907.301.3784 | M: 907-277-7222

[brooke.taylor@pwsrcac.org](mailto:brooke.taylor@pwsrcac.org)

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Sign up for our email newsletter: [The Observer](#)

On the Web: [www.pwsrcac.org](http://www.pwsrcac.org) | Find us on [Facebook](#) | Follow us on [Twitter](#)

## Prince William Sound Regional Citizens' Advisory Council

Board of Directors Meeting September 18-19, 2025





The Cordova Center in Cordova, Alaska

Zoom link for virtual users meeting audio and presentations: <https://pwsrcac.zoom.us/j/84497641394>

Teleconference: 1-888-788-0099 Meeting ID: 844 976 413 94

### Final Agenda

#### Thursday, September 18, 2025

- 9:00 A Call to Order and Roll Call
- Welcome – President Robert Archibald
  - Introductions/Director reports on activities since the last meeting
- 9:15 B 1-0 Approve Agenda
- 9:20 C 1-1 Approve Minutes of May 1-2, 2025 Board Meeting
- 9:25 D Public Comment Period, limit five minutes per person
- 9:40 E Internal Opening Comments (*Please limit to general information not contained in Agenda*)
- Technical Committee Updates (SAC, POVTS, OSPR, TOEM, & IEC)
  - PWSRCAC Board Sub Committee Updates (Finance, Legislative, & Governance)
- 10:30  BREAK
- 10:45 F External Opening Comments (*Please limit to general information not contained in Agenda*)
- PWSRCAC Ex Officio Members
  - Trans Alaska Pipeline System Shippers, Owner Companies, and Pilots
- 11:50 G Consent Agenda
- 3-1 Title V Air Quality Permit Review Contract Change Order Approval
- 12:00  BREAK – *Lunch provided for those attending in person.*
- 1:00 H Alyeska / SERVS Activity Report
- 1:50 I Presentation by Alaska Tanker Company on Recent Engine Upgrades – Karen Hays and Steven Cooley of ATC
- 2:30 J 4-1 Update on Copper River Delta Flats Vicinity GRS Development Project – Jeremy Robida with Elise DeCola of Nuka Research & Planning Group, LLC
- 3:00  BREAK
- 3:15 K Presentation on Teekay's Training Programs for their Foreign Flagged Fleet – Manmeet Chhabra
- 4:05 L 4-2 Subsistence Memorial Gathering Workshop Report Acceptance – Danielle Verna with Davin Holen of Alaska Sea Grant
- 4:45  RECESS
- Shaded Items Require Board Action
- 5:30–7:30 Community Reception at the Reluctant Fisherman

#### Friday, September 19, 2025

- 9:00 A Call to Order & Roll Call
- 9:05 B 4-3 Alaska North Slope Crude Oil Properties Report Acceptance – Roy Robertson with Merv Fingas of Spill Science
- 9:30 C 4-4 Dispersants Update – Danielle Verna with Merv Fingas of Spill Science
- 10:00 D 4-5 Tank 93 Out of Service Inspection Report Acceptance - Joe Lally with Bill Mott of Taku Engineering
- 10:25  BREAK

*Continued on next page*

*Continued from previous page*

- 10:25 🐼 **BREAK**
- 10:40 E 4-7 Update on Secondary Containment Liner Testing – Joe Lally
- 11:00 F 4-6 PWSRCAC Long Range Planning – Hans Odegard and Donna Schantz
- 11:15 G Director of Finance's Report to the Board
- 11:25 H Executive Director's Report to the Board
- 11:35 I President's Report to the Board
- 11:40 J Consideration of Consent Agenda Items
- 11:50 K Closing Comments
- 12:00 🐼 **BREAK** *Lunch provided for those attending in person*
- 1:00 L Executive Session to Discuss
- Review the Strategic Initiatives as Developed by the Long Range Planning Committee
  - Scheduling of January 2026 Board meeting and other events
- 3:30 M Report on Executive Session
- 3:35 🐼 **ADJOURN** *Lunch provided for those attending in person*

Shaded Items Require Board Action

Additional items provided for information only:

- PWSRCAC Contact Roster (*Board Members only*)
- 2-1 List of Commonly Used Acronyms
- 2-2 Budget Status Report
- 2-3 Director Attendance Record
- 2-4 Committee Member Attendance Record
- 2-5 List of Board Committee Members
- 2-6 PWSRCAC One-Page Strategic Plan
- 2-7 List of Board and Executive Committee Actions
- 2-8 PWSRCAC Organizational Chart
- 5-1 September 2025 Program/Project Status Report

Volunteers, scan the code to submit your travel claim:



## **NOTICE OF APPLICATION TO DISCONTINUE SERVICE**

The REGULATORY COMMISSION OF ALASKA (Commission) gives notice that on September 2, 2025, GCI Communication Corp. (GCI) filed an application to discontinue competitive local exchange telephone service in the Cordova Telephone Cooperative, Inc. (CTCI) study area and to remove the CTCI study area from its service area authorized under Certificate of Public Convenience and Necessity No. 489. GCI also filed a petition to relinquish its designation as an eligible telecommunications carrier in the CTCI study area. Docket U-25-034 was opened to address this matter.

In conjunction with its application, GCI filed a motion for waiver of certain requirements in the Commission's application form for amendment of a certificate. Interested persons may file a response to the waiver request with the Commission by 5:00 p.m., September 26, 2025.

AS 42.05.261(a) provides that a public utility may not discontinue service unless, after notice and an opportunity for hearing, the Commission finds that the continued service is not required by the public convenience and necessity. A hearing may be scheduled by the Commission in a future order to allow interested persons to voice their support for or opposition to GCI's proposed discontinuance of telephone service.

The Commission has not assessed the completeness of the application or ruled on the request for waiver. The Commission will rule on the waiver request and determine if the application is complete after the close of the comment period.

You may obtain information about this filing by contacting John P. Wood, Attorney for GCI, at Dillon, Findley & Simonian, P.C., 1049 W. 5<sup>th</sup> Avenue, Suite 100, Anchorage, AK, 99501; phone: (907) 277-5400. The complete filing is also available for inspection at the Commission's office at 701 West 8th Avenue, Suite 300, Anchorage, AK 99501, phone: (907) 276-6222, or may be viewed at the Commission's website at <http://rca.alaska.gov> by typing "U-25-034" in the *Find a Matter* search box.

To comment on this filing, please file your comments by 5:00 p.m., September 26, 2025, at the Commission's address given above or via our website at:

<https://rca.alaska.gov/RCAWeb/WhatsNew/PublicNoticesComments.aspx>

Please reference Docket U-25-034 and include a statement that you have filed a copy of the comments with GCI at the address given above. Individuals or groups of people with disabilities, who require special accommodations, auxiliary aids or service, or alternative communications formats, please contact Shelby Lopez at (907) 276-6222, toll-free at 1-800-390-2782, TTY/Alaska Relay: 7-1-1 or 1-800-770-8973, or send a request via electronic mail to [rca.mail@alaska.gov](mailto:rca.mail@alaska.gov) by September 19, 2025.

DATED at Anchorage, Alaska, this 5th day of September 2025.

REGULATORY COMMISSION OF ALASKA



for John M. Espindola  
Chair

Department of Transportation and Public Facilities  
**Open House**  
**Cordova Second Street Reconstruction Project**  
**NFHWY00595**



The City of Cordova and DOT&PF invite you to attend an **OPEN HOUSE** for a project update on the proposed Second Street Reconstruction project.

**When:** 5:00 pm to 7:00 pm on Tuesday  
September 30, 2025

**Where:** The Cordova Center at 601 First Street  
in the Education Room

The purpose of this meeting is to provide project updates to the community, present the latest concept drawings for proposed sidewalk and parking improvements, and discuss access needs during construction.

Project staff will be in attendance and available to answer your questions about the project. We hope you can attend and share your comments with us!

**Additional Comments/Questions:**

Russ Johnson

DOT&PF Engineering Manager

[russell.johnson@alaska.gov](mailto:russell.johnson@alaska.gov)

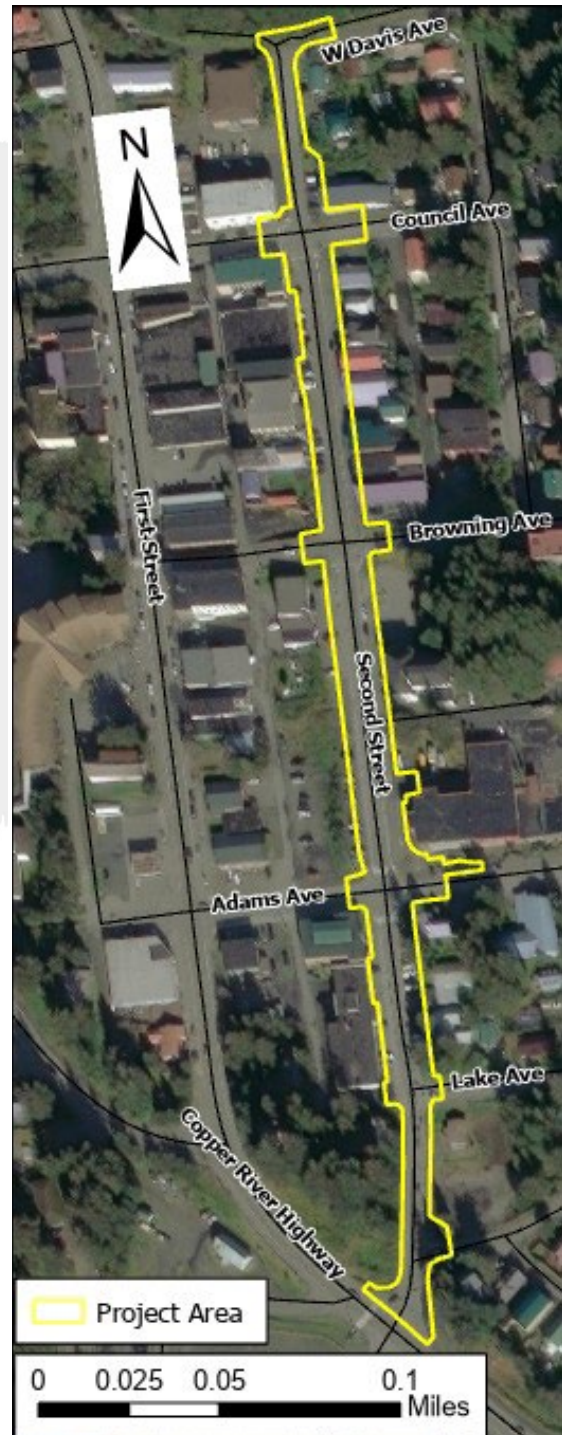
(907) 451-5059

TTY 711 or 1-800-770-8973

All public comments received will be recorded, transcribed, become a part of the public record, and may be subject to Freedom of Information Act requests.

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by DOT&PF pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated April 13, 2023, and executed by FHWA and DOT&PF.

It is the policy of DOT&PF that no one shall be subject to discrimination on the basis of race, color, national origin, sex, age, or disability, regardless of the funding source, including Federal Transit Administration, Federal Aviation Administration, Federal Highway Administration, Federal Motor Carrier Safety Administration and State of Alaska funds. Title VI Nondiscrimination Policy: [dot.alaska.gov/tvi\\_statement.shtml](https://dot.alaska.gov/tvi_statement.shtml). To file a complaint, visit [dot.alaska.gov/cvlrts/titlevi.shtml](https://dot.alaska.gov/cvlrts/titlevi.shtml).





**Notice of Public Open House for the  
Cordova Second Street Reconstruction Project  
State/Federal Project Number NFHWY000595/0002493**

5:00 pm to 7:00 pm on Tuesday September 30, 2025  
The Cordova Center, 601 First Street, Education Room  
Cordova, Alaska

The City of Cordova and Alaska Department of Transportation and Public Facilities (DOT&PF) invite you to join us for an **OPEN HOUSE** for the proposed Second Street Reconstruction project. The project corridor is between the Davis Avenue and Copper River Highway intersections.

The purpose of this meeting is to provide project updates to the community and present current design concept drawings showing proposed sidewalk and parking improvements and discuss access needs along the project corridor during construction. In addition, connection of private roof and basement sump drains into the storm drainage system will be discussed.

Project staff will be in attendance and available to answer your questions. Comment sheets will be provided at the meeting, or comments can be made by contacting:

Russ Johnson, P.E., Engineering Manager  
Department of Transportation & Public Facilities  
2301 Peger Road, Fairbanks, Alaska 99709-5316  
Telephone: (907) 451-5059  
Text Telephone (TDD): 771 or 1-800-770-8973  
Email: [russell.johnson@alaska.gov](mailto:russell.johnson@alaska.gov)

All public comments received will be recorded, transcribed, become a part of the public record, and may be subject to Freedom of Information Act requests.

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If you require reasonable accommodation and/or special modifications to participate in this public open house, please contact the project manager listed above. You should make your request at least 10 days before the accommodation is needed in order to make any necessary arrangements. To communicate by text telephone, dial TTY 711 or 1-800-770-8973.

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## CCS Letter to City Council RE Travel Lift Scandal


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**From** Jeremiah Beckett <jeremiahtbeckett@gmail.com>

**Date** Wed 2025-09-10 9:28 AM

**To** Susan Bourgeois <cityclerk@cityofcordova.net>; Colette Gilmour <cgilmour@cityofcordova.net>

**Cc** Sam Greenwood <citymanager@cityofcordova.net>

 1 attachment (129 KB)

CCS Final Travel Lift Scandal COC Appeal for Assistance 09102025.pdf;

Hello city team,

I'd like to submit the attached letter to the council for the next regular meeting packet.

Council members are bcc'd.

Thanks,  
Jeremiah



## ***Final Travel Lift Scandal Appeal for Assistance***

Date: 09-10-2025

To Cordova City Council,

My name is Jeremiah Beckett, a Cordova resident and owner of the Cordova Copper Star (CCS). I moved my family to Cordova over twelve years ago to lead a simpler life, raise our kids, and help our community grow. My wife and I were the first modern telecommuters to relocate to Cordova after the community was connected by fiber to the internet. Since that time, we've invested millions of dollars in the community, helping bolster affordable housing options, creating jobs by investing in commercial fishing, committing thousands of hours of volunteering to help our youth, accepting key local jobs to help Cordova, and building our forever home in town. Through my local work efforts, I've also led the securing of hundreds of millions in grants and long-term contracts for the benefit of Cordova. It's fair to say we love Cordova and are here to stay.

I've requested the city's assistance multiple times to take responsibility for their negligence and fairly resolve our insurance claim regarding the August 22<sup>nd</sup>, 2023 travel lift incident involving the drop of our commercial fishing tender, the FV Copper Star. To my knowledge, the city council has done nothing to assist us to date, the city continues to deny responsibility, and there have been no public apologies to the victims of the incident, the community or the fishing fleet for the negative impacts of the city's negligence. I thought city council was elected for oversight and representatives of the community, but given the lack of either in this instance, I find it hard to engage yet again, but will try one more time.

After years of working through the insurance process, we've been forced, along with our insurance company and the employees of CCS, to file claims against the city to attempt to resolve this matter, case # 3:25-cv-00169. City management has tried to just brush us away and defer to insurance on this matter, but there is still time for the city to take responsibility and resolve this claim before it potentially puts all parties into years of unnecessary costs and legal proceedings.

While the city is blatantly aware of its negligence, and after paying over \$1700 in information requests, we now have the city records that prove the extent of negligence and incompetence. I will summarize it for the council and community.

- 1) The city did not properly maintain the travel lift in the fifteen (15) months prior to the incident.
- 2) The city did not properly train staff and had unqualified operators running the lift.
- 3) The travel lift had clear mechanical failures on the first attempt of lifting the Copper Star at which time the operation should have been aborted. We have the video.

## ***Final Travel Lift Scandal Appeal for Assistance***

- 4) The city misrepresented the insurance claim severely and misled everyone about the causes of the incident and the extent of the damage, injuries, and losses.
- 5) The city destroyed its video evidence of the incident.
- 6) The city has failed to work with the victims of these events to resolve this matter.

At this time, the claims' initial discovery is due later in September, after which there is an opportunity to mediate a settlement for all parties. The council should at least review this matter during a meeting to understand the cause of the incident, the impact, the liabilities, and not let city management and your insurance continue to deny responsibility and downplay the incident. You should fully understand the scope of what happened, what hasn't been forthcoming, and the extent of damages and losses the city caused.

We respectfully ask the council to hold an immediate executive session to review this matter with city management and hopefully provide some guidance to earnestly work to resolve this matter.

We love Cordova and have invested a lot of time and money to help make this a better place for everyone, but we've been severely damaged through the city's negligence and are just asking for what's fair to help repair our boat and fishing business that the city destroyed through extreme negligence and staff incompetence.

I leave you with some simple questions to consider.

- Did the city properly maintain the travel lift?
- Did the city properly train its staff to operate the travel lift?
- Why was video evidence of a major insurance claim deleted?
- Why was the city insurance report filed void of any of the damages or injuries?
- How broad was the impact of this incident on local jobs, the fishing vessel, the processors, and the fleet as a whole?
- At what point should the city take responsibility for negligence, and how can we avoid this type of incident from recurring?

I hope for everyone's sake that the city will properly maintain the harbor infrastructure our fishing community relies on. Please take this opportunity to rectify the mistakes of city staff and provide reassurance that the city is here for the community and the fishing fleet.

Respectfully,



Jeremiah Beckett

Owner Cordova Copper Star



**AGENDA ITEM # 10**  
**Regular Meeting Date: 9/17/25**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Susan Bourgeois, City Clerk

**DATE:** 9/9/25

**ITEM:** Ordinance 1234 changing code to add Council approval of CBA via resolution

**NEXT STEP:** Majority of all Roll Call Vote for final adoption of the ordinance on second reading

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☒ ORDINANCE  
☐ MOTION

☐ RESOLUTION  
☐ INFORMATION

---

**I. REQUEST OR ISSUE:** Ordinance 1234

**II. RECOMMENDED ACTION:** Final adoption of the ordinance by roll call vote on second reading.

**III. BACKGROUND:** Council placed an item on pending agenda in late 2023 asking for a code change to ensure future collective bargaining agreements are approved only by Council action. City Attorney Holly Wells was asked to look into the best location in City Code to place such a requirement. The attached ordinance accomplishes that by placing this approval under Cordova Municipal Code section 3.12.110 Contracts. The ordinance adds language requiring the approval of a CBA be enacted by Council resolution.

The City Attorney considered locating this provision within Title 7, specifically in chapter 7.10 – Purchases, but ultimately determined that Title 3 was a better location. She also added the “except as otherwise provided in this code” phrase because the contract provision in Title 3 is broader than Title 7 and this will address any potential conflicts within the Code that would result from that difference

**IV. SUMMARY AND ALTERNATIVES:** Council should approve the ordinance on second reading, or they could direct the Clerk to re-write the ordinance in a different way.

**CITY OF CORDOVA, ALASKA  
ORDINANCE 1234**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA AMENDING  
CMC 3.12.110 “CONTRACTS” TO EXPRESSLY REQUIRE COLLECTIVE BARGAINING  
AGREEMENTS BE APPROVED BY CITY COUNCIL VIA RESOLUTION**

**WHEREAS**, Cordova Municipal Code currently requires contracts to which the City of Cordova is a party to be approved by City Council via resolution or ordinance; and

**WHEREAS**, City Council wants to amend the Code to emphasize that this provision applies to any collective bargaining agreement executed by the City and to specify that approval must be by resolution; and

**WHEREAS**, City Council finds that the use of a resolution by Council to approve such a contract is sufficient to ensure proper notice of the contract and Council’s consideration of that contract.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Cordova, that:

**Section 1.** Amendment of Section. Cordova Municipal Code 3.12.110 “Contracts” is amended to read as follows:

3.12.110 - Contracts.

**A. Except as otherwise provided in this code,** the council shall make or authorize the making of all contracts to which the city may be a party, and no contract shall be entered into on behalf of or be binding on the city unless it is entered into by ordinance or resolution or is reduced to writing and approved by the council or expressly authorized by ordinance or resolution.

**B. No collective bargain agreement may be executed by the city without approval by City Council via resolution.**

**Section 2.** This ordinance shall be effective thirty (30) days after its passage and publication. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, within ten (10) days after its passage.

1<sup>st</sup> reading: September 3, 2025

2<sup>nd</sup> reading and public hearing: September 17, 2025

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY \_\_\_\_\_ 2025.**

ATTEST:

\_\_\_\_\_  
Kristin Smith, Mayor

\_\_\_\_\_  
Susan Bourgeois, CMC, City Clerk

~~Deleted Language is stricken through~~ and **added language is bold and underlined.**



**Agenda Item 11**  
**City Council Meeting Date: 9/17/25**  
**City Council Communication Form**

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**FROM:** Samantha Greenwood, City Manager  
**DATE:** 9/10/25  
**ITEM:** Resolution  
**ACTION:** Inviting Rural Cap to support the community in creating new housing opportunities

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☐ Ordinance  
☒ Resolution

☐ Motion  
☐ Information

---

**I. REQUEST OR ISSUE:** To formally invite Rural Cap to support the city and community with creating housing opportunities.

**II. BACKGROUND:** On 9/3/25, a work session with Rural Cap, Planning and Zoning, and City Council occurred. Rural Cap presented and provided an overview of the programs it offers to help communities develop housing in rural communities. Rural Cap is a certified Community-Based Development Organization (CBDO) with HUD and has long-term experience supporting housing development and providing technical assistance for housing development in Rural Alaska. Rural Cap has over 15 years of experience with self-help housing programs. There is potential for self-help housing programs in Cordova. The programs presented at the meeting provide an opportunity for Cordova to develop additional housing, which is much needed, as demonstrated by the 2023 PWSEDD housing assessment survey.

Approving the resolution will formally invite Rural Cap to work with the City on identifying and developing potential housing for the community.

**III. RECOMMENDED ACTION:** I move to approve resolution 09-25-25 a resolution of the Council of the City of Cordova, Alaska, inviting Rural Cap to support the Community in creating new housing opportunities.

**IV. FISCAL IMPACTS:** Developing housing in Cordova provides long-term positive fiscal impacts, including increased property taxes and housing opportunities for local and new residents.

**V. SUMMARY AND ALTERNATIVES:** The need for new and affordable housing has been known and discussed by Councils for many years. This is an opportunity for the City of Cordova to work with an established and proven entity to develop new housing in the community and make Cordova a better place.

**CITY OF CORDOVA, ALASKA  
RESOLUTION 09-25-25**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, INVITING  
RURAL CAP TO SUPPORT THE COMMUNITY IN CREATING NEW HOUSING  
OPPORTUNITIES**

**WHEREAS**, the PWSEDD conducted a Housing Needs Assessment Survey (2023), and it documents the need for an additional 20 single family homes and 20 rental units in Cordova; and

**WHEREAS**, Rural Cap is a certified Community Based Development Organization (CBDO) with HUD and has long-term experience supporting housing development and providing technical assistance for housing development in Rural Alaska; and

**WHEREAS**, Rural Cap has facilitated a self-help housing program in Alaska for 15+ years and has facilitated self-help programs in multiple communities in Alaska; and

**WHEREAS**, Rural Cap has advised the City of Cordova to begin exploring opportunities in preparation for the next funding cycle; and

**WHEREAS**, the University of Alaska has initiated a land disposal in Cordova and the City of Cordova may wish to explore other land possibilities; and

**WHEREAS**, the City of Cordova may wish to pursue other housing funding opportunities; and

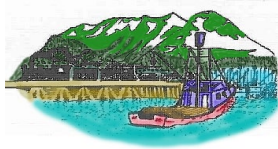
**NOW, THEREFORE, BE IT RESOLVED**, that the Council of the City of Cordova, Alaska, confirms its invitation to Rural Cap to support the community in creating new housing opportunities.

**PASSED AND APPROVED ON THE 20<sup>th</sup> DAY OF AUGUST 2025.**

\_\_\_\_\_  
Kristin Smith, Mayor

Attest:

\_\_\_\_\_  
Susan Bourgeois, CMC, City Clerk



# City Council of the City of Cordova, Alaska

## Pending Agenda

### September 17, 2025 Regular Council Meeting

#### A. Future agenda items - topics put on PA with no specific date for inclusion on an agenda

	initially put on or revisited
1) Facility condition assessments part 2 work session (did P&R on 4-19-23) - <b>Oct '23</b>	9/6/2023
2) City Code re: procurement, Manager spending limit trigger in a code provision	4/19/2023
3) Discuss/create a policy for established timeframes for review of City ongoing contracts	9/6/2023
4) Strategic planning work sessions (goal setting), 2/19/25, 3/19/25, next tbd	3/5/2025
5) Bonding for City streets - explore for when asphalt plants will be in town during other projects	4/3/2024
6) Enterprise funds accounting procedures	11/6/2024
7) Revisit Economic Development Property Tax Exemptions, Ordinances 1217 & 1223	12/4/2024
8) Strategic review of City investments with Blake Phillips, ACPM (Blue Umbrella)	2/4/2025
9) Fill projects - for shipyard, for businesses, potential locations	3/19/2025
10) Per ordinance 1231 - Council to revisit \$3M in AMLIP to determine pay back scenarios to PF <b>before 12/31/25</b>	5/21/2025
11) Changes to conditional use permits for marijuana establishments as in 18.60.080 work session <b>in future</b>	9/3/2025
12) Annexation of whitshed/other surrounding areas and/or research/ borough formation	8/6/2025

#### B. Resolutions, Ordinances, other items that have been referred to staff or may need to be revisited

	date referred
1) <b>Res 12-18-36</b> re E-911, will be back when a plan has been made	12/19/2018
2) Tiny Wings dba <b>Anchor Bar &amp; Liquor Store</b> - revisit liquor license w-ABC Board if it doesn't sell in 2025	6/4/2025
3) <b>Res 05-25-13</b> determining local school funding, subject to modification before approval of City FY26 budget	6/4/2025

#### C. Upcoming Meetings, agenda items and/or events: with specific dates

- Capital Priorities List, Resolution 12-24-39, is in each packet - if 2 council members want to revisit the resolution they should mention that at Pending Agenda and it can be included in the next packet for action
- Staff quarterly reports will be in the following packets:

<b>10/15/2025</b>	<b>1/21/2026</b>	<b>4/15/2026</b>	<b>7/15/2026</b>
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- Joint City Council and School Board Meetings - twice per year, May & October  
before Council mtg in **May** 6pm @ CHS before Sch Bd mtg **Oct.** or **Nov.**
- Clerk's evaluation - each year in Sept (prior to budget) - next **Sept 2026**
- Manager's evaluation - each year in Sept (prior to budget) - next **Sept 2026**
- In **May** each year City will provide public outreach regarding beginning of bear season photo by Wendy Ranney
- Each year in **May** or **June** Council will approve by Resolution, the School's budget and City's contribution
- Quarterly work sessions on City finances (compare budget to actuals)



#### D. Council adds items to Pending Agenda in this way:

item for action	tasking which staff: Manager/Clerk?	proposed date
1) ...		
2) ...		
3) ...		

Mayor Smith or the City Manager can either agree to such an item and that will automatically place it on an agenda, or a second Council member can concur with the sponsoring Council member.





**City Council of the City of Cordova, Alaska**  
**Pending Agenda**  
**September 17, 2025 Regular Council Meeting**

**E. Membership of existing advisory committees of Council formed by resolution:**

**1) Cordova Fisheries Committee:** 1- Kory Blake 4- Trae Lohse 7- John Williams  
auth res 10-24-32 approved Oct 2, 2024 2- Rod Jensen 5- Tyler Dillon  
committee appointed 3/5/25 3- Kelsey Hayden 6- Jerry McCune  
previous meetings: 3/13/25, 5/8/25  
next meeting date: 10/16/2025

**2) Cordova Trails Committee:** 1-Elizabeth Senear 2-Toni Godes  
re-auth res 11-18-29 app 11/7/18 3-Dave Zastrow 4-Ryan Schuetze  
auth res 11-09-65 app 12/2/09 5-Stormy Haught 6-Michelle Hahn

**F. City of Cordova appointed reps to various non-City Boards/Councils/Committees:**

**1) Prince William Sound Regional Citizens Advisory Council**  
**David Janka** appointed March 2024 2 year term until May 2026

**2) Prince William Sound Aquaculture Corporation Board of Directors**  
**Tommy Sheridan** appointed June 2024 3 year term until Oct 2027

**3) Alaska Mariculture Alliance**  
**Sean Den Adel** appointed March 2024 no specific term

**CITY OF CORDOVA, ALASKA  
RESOLUTION 12-24-39**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
DESIGNATING CAPITAL IMPROVEMENT PROJECTS**

**WHEREAS**, the Cordova City Council has identified several Capital Improvement projects that will benefit the citizens of Cordova, and in several cases the entirety of Prince William Sound; and

**WHEREAS**, the Council of the City of Cordova has identified the following Capital Improvement projects as being critical to the future well-being and economy of Cordova and the surrounding area:

**Port and Harbor**

North Harbor Efficiency and Safety

Stabilize Breakwater Ave through sheet piling to create usable uplands for industrial commercial, walking corridor and parking

Improve pedestrian safety by creating a sidewalk and boardwalk system to navigate between the north and south harbors.

Provide additional cranes, laydown areas, and in-harbor fuel services

Waste Oil Equipment /Maintenance Building

Shipyard Expansion

Three-Stage Dock

**Public Works**

Water Infrastructure

Booster station at Murchison tank to improve water delivery during peak flow

Permanent siphon at Crater Lake to improve water delivery during peak flow

Upgrade pump stations and equipment

Feasibility study for water service and fire protection (hydrants) to outlying areas

Replacement and relocation of Morpac tank

Water Equipment

Vac truck

Backhoe

Sewer Infrastructure

Replacement/upgrade of wastewater plant and SCADA

Replacement/upgrade of all lift stations

Replacement of force main in Odiak Slough

Upgrade pipe infrastructure

Sewer Equipment

Dump truck

Backhoe

Streets Infrastructure

Storm drain systems upgrades - Council Ave. and Third St. aka "jailhouse door system"

Lake Ave. hillside

Evaluation of existing storm drain systems

Sixth St. and Seventh St. drainage, sidewalks, and street surface upgrades

Chase Ave. upgrades including sidewalks, drainage, and new surfacing

- Replace/upgrade pedestrian walkways (Fourth St. and Adams Ave.) (Council St.), and (Second St. to First St.)
- Streets equipment storage building
- Streets Equipment
  - Wheeled loader
  - Road grader
  - Backhoe
- Refuse Infrastructure
  - Landfill bear fence
  - Electricity to landfill
  - Equipment storage building
- Refuse Equipment
  - Dumpster truck
  - Residential truck
  - Skid steer

## **Public Safety**

- E-911 Implementation
  - Acquire and integrate new hardware and software for E-911
  - Update dispatch console
- Replace Radio Structure on Ski Hill
- Mile 5 Substation Code and ADA Compliance
- Engineering and Preliminary Design of Public Safety Building Prep Site

## **Parks and Recreation**

- Pool Infrastructure Code and ADA Compliance
  - Door and siding replacements and CMU joint repairs
  - Replace pool cover
  - Replace pool roof
  - Replace/upgrade HVAC and ventilation system
  - Replace electrical distribution system
  - ADA compliance and parking area re-grade
- Bidarki Recreation Center
  - Renovate and add ADA access
  - Structural repair
  - Code and ADA compliance
  - Facility improvements
- Eyak Lake Skater's Cabin
  - Demolish and replace
- Parks
  - Playground renovations
  - Replacement of playground equipment at Noel Pallas Children's Memorial Playground
- Upgrade Restrooms/Buildings/Structures
  - Ballfield/Cordova Municipal Park Restroom/Concession Stand – code and ADA compliance
  - Fleming Spit restroom replacement
  - Odiak Pond boardwalk and gazebo – code and ADA compliance
  - Odiak Camper Park restrooms/facility improvements – code and ADA compliance.

Parks maintenance shop facility improvements – code compliance  
Ski Hill Improvements

**Land Development**

Housing  
Improve existing unimproved ROW's  
Cold storage  
Harbor basin expansion

and;

**WHEREAS**, some or all of these projects will be submitted to State or Federal legislators and/or agencies as Capital Improvement projects for the City of Cordova, Alaska.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Council of the City of Cordova, Alaska, hereby designates and prioritizes the above listed projects as Capital Improvement projects.

**PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF DECEMBER 2024**








David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

# September 2025

CALENDAR MONTH	SEPTEMBER
CALENDAR YEAR	2025
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31 	1 Sept 1 Labor Day Holiday City Hall Offices Closed CSD Labor Day Holiday Sept 1	2	3 6:00 Council Wk Session 7:00 Council reg mtg CCAB	4 Cowboys Eagles	5	6 END OF SUM FREE FLOAT AN 06 SEPT. 10AM COME PADDLE, DRIFT OR FLOAT YOUR WAY INTO FALL WITH PLANS TOGETHER THE ALASKA RIVER VALLEY. HADEN IN RECREATION AREA AND CHURCH TO THE ALASKA RIVER YOUR GARDEN. KAYAK, SUP OR FISHING ONLY THAT FOR THE REMEMBER, A BUS, TRUCK, TRAILER, APPROVED LIFE, HIGH ACCESSORY YOU ARE ENCOURAGED TO PARK A VEHICLE ALASKA RIVER TO SHUTTLE BOTH YOU AND YOUR VEHICLE AND CAP BY THE DAY WITH A SEIZING TRIPLE INFO SAT PARKS FREE NE
7 	8	9 6:30 P&Z CCAB	10 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	11	12	13
14 	15	16	17 6:45 Council Public Hearing 7:00 Council reg mtg CCAB	18	19 FUNGUS FESTIVAL September 19th-21st	20
21 	22	23 5:30 CTC Board Mtg CCER	24 6:00 CEC Board Mtg CCER	25 12:00 Hosp Svc Bd HCR 	26 Copper River Rally VBall 9/25-27	27
28	29	30 6:00 P&R CCM	1	2	3	4
5	6	Notes				

Legend:  
CCAB-Community Rms A&B  
HSL-High School Library  
CCA-Community Rm A

CCB-Community Rm B  
CCM-Mayor's Conf Rm  
CCER-Education Room







LN-Library Fireplace Nook  
CRG-Copper River Gallery  
HCR-CCMC Conference Room

Cncl - 1st & 3rd Wed  
P&Z - 2nd Tues  
SchBd, Hrb Cms - 2nd Wed  
CTC - 3rd Tues

P&R - last Tues  
CEC - 4th Wed  
Hosp Svcs Bd - last Thurs

# October 2025

CALENDAR MONTH	OCTOBER
CALENDAR YEAR	2025
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30  Annual meeting 9/29-10/2	1  6:00 Bdgt work session 7:00 Council reg mtg CCAB		3	4
5	6	7	8 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	9 	10 PWSAC Board Meetings 10/9-10	11
12	13  CSD Holiday	14 6:30 P&Z CCAB	15 5:30 Bdgt work session 7:00 Council reg mtg CCAB	16 1:00 Cdv Fish Cmt MCR	17 Alaska Day Holiday City Hall Offices Closed	18
19	20 	21 5:30 CTC Board Mtg CCER	22 6:00 Board of Adjustment mtg CCAB 6:00 CEC Board Mtg CCER	23	24	25
26	27	28 6:00 P&R CCM	29 6:00 Bdgt work session (tentative)	30 12:00 Hosp Svc Bd HCR	31 	1
2	3	Notes				

Legend:  
 CCAB-Community Rms A&B  
 CCM-Mayor's Conf Rm  
 HSL-High School Library  
 CCA-Community Rm A

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 Hosp Svcs Bd - last Thurs

# City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

## Mayor and City Council - Elected

seat/length of term	email	Date Elected	Term Expires
<b>Mayor:</b> 3 years	<b>Kristin Smith</b> <a href="mailto:Mayor@cityofcordova.net">Mayor@cityofcordova.net</a>	March 4, 2025	March-28
<b>Council members:</b>			
3 years	<b>Debra Adams</b> <a href="mailto:CouncilSeatA@cityofcordova.net">CouncilSeatA@cityofcordova.net</a>	March 4, 2025	March-28
3 years	<b>Cathy Sherman</b> <a href="mailto:CouncilSeatB@cityofcordova.net">CouncilSeatB@cityofcordova.net</a>	March 7, 2023 March 3, 2020	March-26
3 years	<b>Kasey Kinsman, Vice Mayor</b> <a href="mailto:CouncilSeatC@cityofcordova.net">CouncilSeatC@cityofcordova.net</a>	March 7, 2023	March-26
3 years	<b>Wendy Ranney</b> <a href="mailto:CouncilSeatD@cityofcordova.net">CouncilSeatD@cityofcordova.net</a>	March 5, 2024 July 5, 2023	March-27
		elected by cncl	
3 years	<b>David Zastrow</b> <a href="mailto:CouncilSeatE@cityofcordova.net">CouncilSeatE@cityofcordova.net</a>	March 5, 2024	March-27
3 years	<b>Aaron Hansen</b> <a href="mailto:CouncilSeatF@cityofcordova.net">CouncilSeatF@cityofcordova.net</a>	March 4, 2025	March-28
3 years	<b>Mike Mickelson</b> <a href="mailto:CouncilSeatG@cityofcordova.net">CouncilSeatG@cityofcordova.net</a>	March 4, 2025	March-28

## Cordova School District School Board of Education - Elected

length of term		Date Elected	Term Expires
3 years	<b>David Glasen, president</b> <a href="mailto:dglasen@cordovasd.org">dglasen@cordovasd.org</a>	March 7, 2023	March-26
3 years	<b>Kate Trudeau</b> <a href="mailto:ktrudeau@cordovasd.org">ktrudeau@cordovasd.org</a>	March 4, 2025	March-28
3 years	<b>Henk Kruithof</b> <a href="mailto:hkruithof@cordovasd.org">hkruithof@cordovasd.org</a>	March 5, 2024 March 2, 2021	March-27
3 years	<b>Emma Merritt</b> <a href="mailto:emerritt@cordovasd.org">emerritt@cordovasd.org</a>	March 4, 2025	March-28
3 years	<b>Peter Hoepfner</b> <a href="mailto:phoepfner@cordovasd.org">phoepfner@cordovasd.org</a>	Mar 5, 2024, Mar 2, 2021, Mar 6, 2018, Mar 3, 2015, Mar 6, 2012, Mar 3, 2009, Mar 7, 2006	March-27

seat up for re-election in Mar '26

**vacant**

board/commission chair/vice

seat up for re-appt in Nov '25

(updated 7-3-25)



# City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

## Hospital Services - Board of Directors - Elected

length of term		Date Elected		Term Expires
3 years	<b>Kelsey Appleton Hayden</b> <a href="mailto:CCMCBoardSeatE@cdvcmc.com">CCMCBoardSeatE@cdvcmc.com</a>	March 7, 2023 March 3, 2020		March-26
3 years	<b>Diane Ujioka</b> <a href="mailto:CCMCBoardSeatC@cdvcmc.com">CCMCBoardSeatC@cdvcmc.com</a>	March 5, 2024 December 19, 2023	elected by board	March-27
3 years	<b>Ann Linville, Chair</b> <a href="mailto:CCMCBoardSeatA@cdvcmc.com">CCMCBoardSeatA@cdvcmc.com</a>	March 4, 2025 March 1, 2022		March-28
3 years	<b>Shelly Kocan</b> <a href="mailto:CCMCBoardSeatB@cdvcmc.com">CCMCBoardSeatB@cdvcmc.com</a>	March 5, 2024 July 25, 2024	elected by board	March-28
3 years	<b>Liz Senear</b> <a href="mailto:CCMCBoardSeatD@cdvcmc.com">CCMCBoardSeatD@cdvcmc.com</a>	March 5, 2024 March 2, 2021		March-27

## Library Board - Appointed

length of term		Date Appointed		Term Expires
3 years	<b>Mary Anne Bishop, Chair</b>	Nov '06, '10, '13, '16, '19, Dec '22		November-25
3 years	<b>Debra Adams</b>	Dec '21, Dec '24		November-27
3 years	<b>Sherman Powell</b>	June '18, Feb '20, Jan '23		November-25
3 years	<b>Kate Williams</b>	May '25		November-26
3 years	<b>Krysta Williams</b>	Feb '18, Dec '20, Dec '23		November-26

## Planning Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	<b>Kris Ranney</b>	Dec '22		November-25
3 years	<b>Mark Hall, Vice Chair</b>	Nov '19, Dec '22		November-25
3 years	<b>Sarah Trumblee</b>	Dec '20, Dec '23		November-26
3 years	<b>Tania Harrison, Chair</b>	Mar '22, Dec '24		November-27
3 years	<b>Gail Foode</b>	Dec '23		November-26
3 years	<b>Chris Bolin</b>	Sep '17, Nov '18 Dec '21, Dec '24		November-27
3 years	<b>Sean Den Adel</b>	Dec '23		November-26

seat up for re-election in Mar '26

*vacant*

board/commission chair

seat up for re-appt in Nov '25

(updated 7-3-25)

# City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

## Harbor Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Ryan Schuetze</b>	Dec '23	November-26
3 years	<b>Andy Craig, Chair</b>	Nov '16, '19 & Dec '22	November-25
3 years	<b>Garrett Collins</b>	Dec '23	November-26
3 years	<b>Ken Jones</b>	Feb '13, Nov '16, Nov '19, Dec '22	November-25
3 years	<b>Hein Kruithof</b>	Dec '23	November-26

## Parks and Recreation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Kelsey Hayden</b>	Dec '24	November-27
3 years	<b>Henk Kruithof</b>	Nov '19, Dec '22	November-25
3 years	<b>Danny Carpenter</b>	Jul '25	November-27
3 years	<b>Kara Rodrigues</b>	Dec '23	November-26
3 years	<b>Gabrielle Brown</b>	Jan '25	November-25
3 years	<b>Jim Fritsch</b>	June '25	November-28
3 years	<b>Erin Cole</b>	May '24	November-26

## Historic Preservation Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	<b>Kris Ranney, PC member</b>	Mar '23	appt'd by PC	November-25
3 years	<b>Heather Hall, professional member</b>	Aug '16, Feb '20, Mar '23		November-25
3 years	<b>Sylvia Lange, NVE member</b>	Nov '22, Nov '19	appt'd by NVE	November-25
3 years	<b>Christy Mog, professional member</b>	Dec '23		November-26
3 years	<b>vacant, historical society member</b>			November-27
3 years	<b>Jamie Foode, professional member</b>	Jan '25		November-27
3 years	<b>Jim Casement, public member</b>	Dec '23		November-26

seat up for re-election in Mar '26

**vacant**

board/commission chair

seat up for re-appt in Nov '25

(updated 7-3-25)