

Regular City Council Meeting
October 1, 2025 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order – **Vice Mayor Kasey Kinsman** called the Regular City Council Meeting to order at 7:00 pm on October 1, 2025, in the Cordova Center Community Rooms.

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

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

D. Approval of Regular Agenda

Hearing no objection to approval of the agenda, **Vice Mayor Kinsman** 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

TuTrinh Dillon of 140 Prince William Marina Rd. spoke to agenda item 11 – she said the business was doing their due diligence and exploring options.

3. Chairpersons and Representatives of Boards and Commissions

a. Cordova Fisheries Committee recommendation/letter to BOF to oppose the ACRs relating to the Copper River Gillnet season

Dave Janka, City representative to PWSRCAC reported on recent meetings of the board in Cordova on September 18 & 19 (highlights included in this packet under correspondence). There were a few other events before and after the meetings – he praised the PWSSC Tuesday talk (**Dr. Danielle Verna**) – can be found on YouTube.

Kelsey Hayden, Chair of Cordova Fisheries Committee asked Council/Mayor to write a letter opposing the ACRs that would negatively affect the Copper River Gillnet Fishery.

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 Kinsman and Mickelson from the September 17, 2025, Regular Meeting.

5. Proclamation recognizing 30th annual Sobriety Celebration & Memorial Potlatch

6. Minutes: a. Minutes of the Council Public hearing of September 17, 2025

Vote on the Consent Calendar: 5 yeas, 0 nays, 2 absent. Mickelson-yes; Sherman-yes; Hansen-absent; Ranney-yes; Zastrow-yes; Kinsman-yes; and Adams-absent. 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 – **Mayor Smith** was not present.

8. City Manager's Report - **Greenwood** reported: 1) she is catching up after having taken some time off recently – she and staff are heading into budget, which is a lot – she praised the finance department and all the time they're putting in with budget prep. 2) **Samantha Hagerthy-Schneider** gave a pool update.

9. City Clerk's Report - **Bourgeois** was not present.

K. Correspondence

10. City Council correspondence primer: correspondence policies & procedures: **a.** 09-10-25 Oswalt Stimson Letter regarding senior citizen property tax exemption; **b.** 09-15-25 Letter from Senator Murkowski regarding EAS; **c.** 09-25-05 PWSRCAC highlights from Sept Board of Directors meeting

L. Ordinances and Resolutions - none

M. Unfinished Business - none

N. New & Miscellaneous Business

11. Letter of Interest for City T-Dock ATS 220, Portion of Block 8, Tidewater Development Part and Portion of Lot 1, Block 7A Tidewater Development Park

M/Ranney S/Zastrow to dispose of a portion of ATS 220, a portion of Block 8, Tidewater Development Park, & a portion of Lot 1, Block 7A Tidewater Development Park, approximately 17,352 square feet in size, as outlined in Cordova Municipal Code 7.40.060 B by requesting sealed proposals to lease or purchase the property.

Ranney said the Planning Commission and the Harbor Commission have valid points, but we are coming into budget time and coming into discussions about infrastructure, and she thinks we need to think creatively about our infrastructure and how to keep it functioning. We are looking at a business that has basically come up against a brick wall. T-dock will need some maintenance coming up and privatizing it may be a good way to save City funds. She would like to know the details on how much revenue comes into the Harbor from T-dock and even with that information outstanding she thinks this would only benefit the City financially. **Zastrow** said he has some of the same concerns that Harbor Commission expressed. He is struggling with this asset being taken out of City hands. **Mickelson** said he is certainly supportive of the proposers. He wondered if there was a possibility of moving the cranes to the Ocean Dock and what that would look like. He would want to be sure that any small processors are taken care of and given access elsewhere. Harbormaster **Tony Schinella** said that the issue with the Ocean Dock is that the bigger vessels that wind up there – it just puts them further away from town – maybe won't come to town at all. Also, there are security issues with the Ocean dock – Samson, Shoreside offload barges/fuel there and cranes/other large vessels may interfere. **Sherman** said she has similar concerns, she would not be in favor of selling the T-Dock, she might be in favor of leasing the T-Dock. **Sherman** considered referring this back to staff to get a better breakdown of fees for dockage, and also how this would affect Shoreside, Samson, other processors, other vessels that use the T-Dock. She would like to know if there are other ways we can assist Camtu's – wondered if any of her previous plans/ideas could be revisited.

M/Sherman S/Ranney to refer to staff to get more information on the current uses of that dock as was discussed tonight.

Vote on the motion to refer: 5 yeas, 0 nays, 2 absent. Zastrow-yes; Mickelson-yes; Adams-absent; Kinsman-yes; Ranney-yes; Hansen-absent; and Sherman-yes. Motion was approved.

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

Next budget work session – Oct. 15. Staff will get the Fisheries recommended letter prepared for the Vice Mayor's signature.

O. Audience Participation

Jeremiah Beckett of 317 First Street spoke representing the Cordova Copper Star said his business was destroyed by the City's negligence and wanted Council to properly manage the Harbor, so similar incidents do not reoccur.

P. Council Comments

Mickelson thanked staff for all the work presented in the work session and in the regular meeting. There will be hard choices to make. He agrees with **Kinsman** that we can't structure our budget around federal and state sources that were once reliable but now are not.

Ranney thanked **Sam** and especially **Sheryl** for the numbers. Thanked **Kelsey Hayden** for providing the draft letter from Fisheries Committee. She had attended parts of the RCAC meetings – pretty enlightening

and something we need to keep an eye on. She appreciates the commission meetings being available to watch online.

Sherman said it was a good meeting tonight and she too appreciates the boards and commissions streaming their meetings.

Zastrow thanked staff as we are at the beginning of the budget process – he appreciates the “realistic” revenue approach. He wanted to recognize Camtu’s for working really hard on a solution for their needs – hopefully we can assist and help them find the best option. The federal government is in a shutdown right now and that is significant for our community. There are only a handful of people working right now, many others are not working and not being paid.

Kinsman encouraged the public to express opinions as we work on budget.

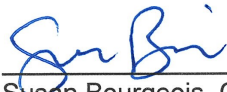
Q. Executive Session - none

R. Adjournment

Hearing no objection **Vice Mayor Kinsman** adjourned the meeting at 9:16 pm.

Approved: November 5, 2025

Attest:



Susan Bourgeois, CMC, City Clerk

