

**Regular City Council Meeting
November 5, 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 November 5, 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**, **Wendy Ranney**, **Cathy Sherman**, and **Dave Zastrow**. Council members **Kasey Kinsman** and **Mike Mickelson** were present via zoom videoconference. 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 with a slight modification – switching the order of items 15 & 16, **Mayor Smith** declared it approved. The order of these 2 items was inadvertently reversed in the packet.

E. Disclosures of Conflicts of Interest and ex parte communications – Council member **Mickelson** declared that the 2 letters of interest on agenda item 16 are written by his fishing pilot and his fishing partner, but he has no substantial financial gain as far as the item. **Mayor Smith** agreed there was no conflict and he could vote on the matter. Council concurred. **Mayor Smith** declared that she is employed by PWSEDD, and they are involved in agenda item 14. She does not have a substantial financial interest but would be giving public comment about the item.

F. Communications by and Petitions from Visitors

1. Guest speakers **a.** 2024 Financial Audit, **James Newhouse**, CPA, Managing Principal Newhouse & Vogler – City's 2024 audit was presented, and Council asked a few questions. Overall, it was a clean audit with no findings and the City finance department was praised for its efficiency and for assisting in the audit procedures.

b. PWS Ferry Dock Upgrade PIDP projects, **Christy Gentemann**, Environmental Impact Analysis Manager and **Nate Geary**, Engineer/Architect, AKDoT&PF – a short presentation about these upcoming projects – upgrades to the PWS ferry docks in order to accommodate the new Alaska Class Ferries. The bulk of the construction will be in spring and summer of 2028, with substantial completion by summer of 2029.

2. Audience comments regarding agenda items

Emily Anderson spoke to correspondence on the agenda, specifically the City 2026 budget. Her communications position was cut, and she spoke about how the City has chosen funding outside entities over internal City staff.

Nancy Bird of 101 Lake Ave spoke about the City budget and encouraged financial support of the chamber of commerce, maybe at an amount equal to 50% of what was funded this year. She also spoke against Council approving the proposal from Camtu's for the breakwater fill lot.

Cathy Renfeldt of 308 Railroad Row spoke to the correspondence items and encouraged Council to fund the chamber at \$35k of cash support in 2026 budget.

David Allison of 203 Whiskey Ridge Rd. spoke about how enterprise funds are supposed to cover their own costs. He is in favor of the loan for the new garbage truck being paid back to the PF by Refuse enterprise fund with interest. Resolution 11-25-27 – he thinks this should be paid by the enterprise fund with interest also. He opined that Council should fund the chamber at the \$35k request. As far as Camtu's proposal – he likes it, we need to ensure that is what they follow when they develop the lot.

Kate Trudeau of 501 Spruce St. spoke in favor of funding for outside entities – otherwise she said all the work they do will have to be absorbed by other groups in town.

Belle Mickelson of 206 Lake Ave. read a letter from **Mary Ann Bishop** opposed to the sale of the breakwater fill lot. **Mickelson** spoke for herself and said she too is opposed to selling that lot and hopes it can remain a park.

Danny Carpenter of PO Box 3410 hopes the City will work with Camtu's toward a solution so they can buy fish. Profitable processors in Cordova is good for the industry and the whole city. He said parks and open spaces are great, but we have quite a bit of that, what we don't have is enough access to the ocean for the fishing industry.

Christina Vican of 106 Cabin Ridge Rd, spoke about the harbor entrance lot, said she sees both sides.

Kristin Smith of 507 Fourth St, spoke to item 14. PWSEDD put in a letter of interest for the lot and encourage Council to put the lot out for proposals.

3. Chairpersons and Representatives of Boards and Commissions – **Kate Trudeau**, School Board member, reported: 1) urged everyone to participate by filling out a superintendent survey – tell the board your priorities in a new superintendent; survey will be available until Nov. 30, then application period closes Dec. 19; the board hopes to have 3 finalists by Jan. 3 then have the finalists come meet the community Jan 18-20; 2) she reported that CHS was named #1 high school is Alaska for the second year in a row; Mt. Eccles ranked 37 of 168 for elementary schools; 3) count period ended in October – as projected our enrollment is 365 students; 4) they will start work on FY27 budget in December, draft will be available in January; 5) November Board meeting is moved to Tuesday, Nov. 18 – meetings are now streaming for the community.

G. Approval of Consent Calendar

4. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of unexcused absence of Council member Sherman from the October 15, 2025, Regular Meeting.

5. Minutes: **a.** Minutes of the Council Regular Meeting of October 1, 2025; **b.** Minutes of the Council Public Hearing of October 15, 2025

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

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

6. Mayor's Report – **Mayor Smith** reported: 1) her written report was in the packet, and it touched on these items: housing, DoT open house for Ferry dock upgrades – 11/5/25, community leadership roundtable was 10/31, State Senator Click Bishop, running for governor will visit Cordova 11/16, CCMC held a Community Health Needs Assessment workshop 10/27.

7. City Manager's Report - **Greenwood** reported: 1) DoT is monitoring Road 220 and the water situation there – it is Eyak Corp land with a USFS easement; 2) City of Cordova 2025 Local Hazard Mitigation Plan is on the website and we are looking for public comments; 3) DMV will be opening very soon, new employee, **Spencer** is doing a great job in training; 4) **Sheryl Glasen** came to speak about the audit/budget – she commended the finance staff for doing a great job helping through the audit process – compiling all the information required and answering all the emails/questions; important point to consider – 2023 we ended the year with \$128,000 in general fund, in 2024 that ending balance was \$2.3 million – this shows the efforts that Council and administration have made to increase the City's financial health – she stressed the importance of us continuing these efforts; 2025 has seen big hits, \$120k wharfage loss to gf budget amendment, SRS funding deficit, and school bond debt reimbursement loss, along with 3Q sales tax numbers coming in lower than anticipated (by almost \$650k), also raw fish tax coming in lower – overall we have taken in approximately \$1.5 million less in 2025. All to say, we still have to continue the rebuilding of the finances into 2026 and live within our means.

8. City Clerk's Report - **Bourgeois** had nothing significant to report.

9. Staff Quarterly reports: 3Q 2025: **a.** Cordova Historical Museum & Cordova Public Library, Director **Ashley Bivin**; **b.** City Investments, Alaska Permanent Capital Management, **Blake Phillips**

Mayor Smith thanked the Library & Museum Director, **Ashley Bivin** for the incredible programs that exist at our Library – really quality activities for the community.

K. Correspondence

10. City Council correspondence primer: **a.** 09-09-25 Northern Air Cargo direct Anchorage-Seattle route announcement; **b.** 10-14-25 through 10-29-25 Letters and emails received concerning Chamber of Commerce; **c.** 10-29-25 D. Paddock & D. Evans letter concerning lots in Block 32

L. Ordinances and Resolutions

11. Ordinance 1235 An ordinance of the Council of the City of Cordova, Alaska authorizing the transfer of \$385,501.60 from the General Reserve Fund (Permanent Fund) to the Refuse Enterprise Fund for the purchase of a 2026 Peterbilt 520 Dumpster Truck -2nd reading

M/Adams S/Zastrow to adopt Ordinance 1235 An ordinance of the Council of the City of Cordova, Alaska authorizing the transfer of \$385,501.60 from the General Reserve Fund (Permanent Fund) to the Refuse Enterprise Fund for the purchase of a 2026 Peterbilt 520 Dumpster Truck

Adams said she moved the item for discussion. **Zastrow** said we have discussed this, we cannot keep borrowing equipment, this needs to be replaced, he supports. **Kinsman** said he supports this and agrees with the 3% amortization on the loan. **Sherman** said she agrees – a good reminder that enterprise funds need to pay for themselves – this is a low-interest loan.

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

12. Ordinance 1236 An ordinance of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a purchase and sale agreement with Cordova Electric Cooperative Inc., for an approximately 2.14-acre portion of ATS 220 – 1st reading

M/Sherman S/Kinsman to adopt Ordinance 1236 An ordinance of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a purchase and sale agreement with Cordova Electric Cooperative Inc., for an approximately 2.14-acre portion of ATS 220

Sherman said we've discussed this – she believes this is an appropriate sale agreement to complete, benefiting both the City and CEC. **Kinsman** said he agrees we did a good job negotiating this, the price is fair considering the risks CEC is taking on – he would like to know where this money is going, not now but at some point he wants to know. **Zastrow** said he is in support, and it was made clear in the memo why this is the right thing to do for both entities.

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

13. Resolution 11-25-27 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Soil Treatment Technologies for the disposal of contaminated soil

M/Ranney S/Adams to approve Resolution 11-25-27 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Soil Treatment Technologies for the disposal of contaminated soil

Ranney said we are doing this in conjunction with a local business and so whatever we can do that will benefit both entities is a great idea. **Adams** said she agreed – a move that will benefit both parties – the time is right. **Zastrow** said he appreciates the work staff has done to explain the details and why this is a benefit to both; right time to do it. **Mayor Smith** mentioned economies of scale and a good working partnership. **Kinsman** spoke in support – agrees, as a member of the public mentioned, that it should be a loan with a payback. **Mickelson** also was in support and definitely thinks we should charge interest, and this should be a payback.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

14. Council action on disposal and method of disposal for Lot 2, Block 7 NFD

M/Sherman S/Zastrow to dispose of Lot 2, Block 7, North Fill Development Park approximately 11,534 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by: requesting sealed proposals (RFPs) to lease or purchase the property.

Sherman thanked Planning & Zoning for their recommendation – she believes for consistency we should put this out to RFP. **Zastrow** agreed and said out for proposals and emphasized to *lease or purchase*.

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

15. 16. Council action on disposal and method of disposal for Lots 1 & 2, Block 5 Odiak Park Subdivision **M/Ranney S/Sherman** to dispose of Lots 1 & 2, Block 5, Odiak Park Subdivision approximately 45,513 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by: requesting sealed proposals (RFPs) to lease or purchase the property.

Ranney said this is for you Tom – meaning for consistency, she believes putting it out for proposals is the best method. **Sherman** agreed – sealed proposals. Other Council members were in support.

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

16. 15. Council action on disposal and method of disposal for Portion of Lots 11-14 Block 32 Orig Townsite **M/Zastrow S/Ranney** to dispose of A Portion of Lots 11, 12, 13, & 14, Block 32, Original Townsite approximately 17,908 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by: requesting sealed proposals (RFPs) to lease or purchase the property.

Zastrow said we are trying to be consistent here. **Ranney** agreed. **Sherman** said for this one, these lots have been available for a long time, no one has expressed interest, the re-platting of these lots will be difficult, Planning & Zoning thought it would be better for these lots to go to direct negotiation.

M/Sherman S/Kinsman to amend the motion by changing the method of disposal from requesting sealed proposals to negotiating directly with David Paddock and David Evans.

Zastrow said he is not concerned about scaring these developers off, hopefully they will still submit a proposal. He will not support the amendment. **Kinsman** said this is a make sense, common sense approach to housing; good example of us taking the commission recommendation. He supports the amendment. **Ranney** said she will not support the amendment – thinks it important to be consistent.

Vote on the motion to amend: 2 yeas, 5 nays. Adams-no; Hansen-no; Kinsman-yes; Mickelson-no; Zastrow-no; Ranney-no; and Sherman-yes. Motion to amend failed.

Adams said she is happy to see that there is someone who is interested in building housing in Cordova – especially ones who have already completed successful projects in Cordova. **Mickelson** agreed and also believes Council should be consistent with these land sales. **Hansen** said he does not want to make things harder but also believes in consistency.

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

17. Council action on disposal and method of disposal for Portion of Lot 1 Block 7A Tidewater Dev Park **M/Ranney S/Adams** to approve the proposal from Camtu's Alaska Wild Seafoods to purchase a portion of Lot 1, Block 7A, Tidewater Development Park.

Ranney said this proposal gives the best of both, there is space for open public access and also allows the local fishing business to move ahead, expand production. **Adams** said she shares Council member **Ranney's** sentiments. She added that we are a commercial fishing community, and we need to support any/all businesses that want to grow especially our lifeblood industry. **Hansen** agreed that the proposal checks all the boxes. He opined that the old science center building might be a location for others to look at who are interested in the breakwater fill lot as a view location for watching boats, etc. **Sherman** asked if there is still opportunity for the proposal to change some – City Planner said yes, there will still be negotiation between the City and proposer. She loves that they paid attention to the public when they made this proposal, loves that there was compromise, she is in favor. **Mickelson** said this is the very definition of compromise, it alleviates the congestion within the harbor, makes things safer and more efficient. He will support this. **Zastrow** agrees with what has been said before him, he believes this is a reasonable compromise. **Kinsman** agreed this is a good compromise, hopefully the community can come together and see this as a win-win. He thinks it is a thoughtful design. He also encouraged anyone from the public that does not believe this should be happening to read the proposal thoroughly – read it in its entirety.

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

18. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – **Mayor Smith** suggested a few items be removed from P/A. Council asked for an investment update after the first of the year.

O. Audience Participation

TuTrinh Dillon of 140 Prince William Marina Rd. thanked everyone who has been in support of their family business. They are incredibly grateful for everyone's hard work. They have always wanted to ensure that everyone is happy with them – they believe this is a good compromise, they had so much fun putting this proposal together.

David Allison of 203 Whiskey Ridge offered some budgeting advice to Council. Thanked Council for their volunteer efforts and time commitment. He congratulated **Sam & Sheryl** for the clean audit.

Tyler Dillon of 140 Prince William Marina Rd. thanked Council for their time and consideration tonight.

P. Council Comments

Ranney thanked **Sheryl** & Finance staff for the great audit result – especially with the software issue, etc.

Zastrow thanked staff – this was a thorough, comprehensive packet. Tonight was a huge land disposal day – he thanked Planning & Zoning for their hard work. Audit was fantastic, great reports tonight – he appreciates everyone around this table – a great group of people to work with.

Sherman kudos to Finance Department on the audit. She thanked P&Z Commission, and **Amanda**.

Hansen thanked staff for all the work that went into tonight's meetings. He has heard other council members mention how citizens come to us with their wants without solutions or without suggestions for cuts elsewhere. What really hit him tonight though was to see a young family lose employment in Cordova. How hard it must be for staff to come to us with these cuts having to take someone's livelihood away. He hopes those watching this realize that happened.

Adams thanked staff and fellow council members – this was a long one, she learns with every meeting. She expressed that Cordovans pay attention to the superintendent search/candidates – that is a significant leadership role in the community.

Kinsman thanked the public for attendance tonight. Thanked staff for the work that went into tonight's packet, clear and concise, if the information was not presented so well, it could've been a lengthier meeting.

Mickelson said he is really happy that they resolved some controversial issues tonight. He outlined some things he learned at the UFA meetings he is currently attending.

Q. Executive Session

M/Ranney S/Sherman to go into an executive session to discuss the potential removal of funding for specific employment positions from the 2026 budget, a personnel matter the immediate knowledge of which would clearly have an adverse effect on the finances of the City.

Hearing no objection to the motion, Mayor Smith said the motion was approved and the meeting would be recessed to clear the room and then Council, the Manager, the City Clerk, Finance Director would all be invited into the executive session.

Council entered the executive session at 9:48 pm. Council came back into open session at 10:46 pm.

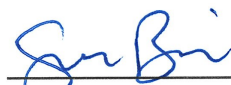
Mayor Smith said no decisions were made in the executive session.

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 10:46 pm.

Approved: December 17, 2025

Attest:



Susan Bourgeois, CMC, City Clerk

