

Regular City Council Meeting
October 15, 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 October 15, 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**, and **Dave Zastrow**. Council members **Kasey Kinsman** and **Mike Mickelson** (arrived at 7:30pm) were present via zoom videoconference. Council member **Cathy Sherman** 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 – none

F. Communications by and Petitions from Visitors

1. Guest speakers – none

2. Audience comments regarding agenda items

Robert Masolini of Hartney Bay spoke in support of the Chamber of Commerce.

Ryan Schuetze of 200 First St. spoke against selling or leasing the T-Dock, he said it is vital for bigger boats with deeper drafts.

Chris Golatto of Railroad Row spoke representing Trident Seafoods. He said they have a great working relationship with Camtu's, but Trident and others are heavily dependent on the T-Dock, and he spoke against the City selling it.

Tania Harrison of 2203 Power Creek Rd. spoke against the City selling the T-Dock.

Clay Koplín of 100 Jensen Dr. spoke against cutting funding to the Chamber.

Collin Bronson of 110 Cabin Ridge Rd. spoke representing NVE in favor of approval of agenda item 14.

Stephen Phillips of 100 Gandil Dr. spoke representing the CVFD. He corrected his written report to say currently all four generators are online. He appreciated the difficult decisions Council had before them.

Tommy Sheridan of 610 Spruce spoke in support of funding the Chamber.

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 Hansen and Adams from the October 1, 2025, Regular Meeting.

5. Minutes: a. Minutes of the Council Regular Meeting of September 17, 2025

Vote on the Consent Calendar: 5 yeas, 0 nays, 2 absent. Ranney-yes; Mickelson-absent (arrived late at 7:30pm); Hansen-yes; Kinsman-yes; Sherman-absent; 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) she hopes to follow up during the legislative session with the State making timely payments to municipalities such as the fish tax payment, also she'd like clarification on how they calculate that raw fish tax payment that they share with municipalities; 2) she will meet with the Fisheries Committee tomorrow, hopes to address how we can encourage more fish to be

landed in Cordova and shoulder seasons and maybe a meeting later this winter with processors aiming at finding out what we can do to encourage plants opening earlier, staying open later.

7. City Manager's Report - **Greenwood** reported: 1) clarified the motions that staff needs for land sales – the usual motion is putting out a request for “lease” or “purchase” – she wants Council to clarify each time if they are interested in seeing proposals for one or the other or for either; 2) **Samantha Hagerthy-Schneider** gave an update on the pool liner project.

8. City Clerk's Report - **Bourgeois** reported: 1) we are looking for applications for boards and commissions – those appointments will be made in December; 2) she asked Council to look at AML website, draft agenda for the conference in December – let her know if any are interested in attending.

9. Staff Quarterly reports: 3Q 2025: a. Human Resources Department, Director **Kayleen Johnson**; b. Cordova Police Department, Acting Chief, Sergeant **Cameron Hayden**; c. Cordova Harbor & Port, Harbormaster **Tony Schinella**; d. Cordova Chamber of Commerce, Executive Director **Cathy Renfeldt**; e. Cordova Volunteer Fire Department, Chief **Stephen Phillips**; f. Finance Department, Comptroller **Sheryl Glasen**; g. Parks & Recreation Department, Director **Samantha Hagerthy-Schneider**

K. Correspondence

10. City Council correspondence primer: a. 10-01-25 ADEC Notice of open comment period for administrative regulations; b. 10-01-25 Letter from State Assessor with Cordova's 2025 Full Value Determination; c. 10-02-25 Vice Mayor Kinsman letter to Board of Fish opposing ACRs; d. 10-09-25 ABC Board Notice of open comment period for administrative regulations; e. 10-09-25 Marijuana Control Board Notice of open comment period for administrative regulations

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 -1st reading

M/Ranney 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

Ranney said we need to get this started; the community needs this dumpster truck. **Zastrow** said we are grateful to our neighbors in Valdez as they sent over a truck for us to borrow for a few weeks, but we now need to take care of ourselves, and he supports a permanent fund loan and payback. Other Council members agreed, also they thanked Valdez, they supported the ordinance.

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

12. Resolution 10-25-26 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with BSI Equipment LLC, to purchase 2026 Peterbilt 520 Dumpster Truck

M/Ranney S/Adams to approve Resolution 10-25-26 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with BSI Equipment LLC, to purchase 2026 Peterbilt 520 Dumpster Truck

Ranney and **Adams** both spoke in support. Other Council members agreed.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

13. Council action on disposal and method of disposal City T-Dock, located on a portion of ATS 220, a portion of Block 8, TDP, & a portion of Lot 1, Block 7A, TDP

M/Adams 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: negotiating an agreement with the party who submitted the letter of interest to lease or purchase the property.

Adams said she made the motion to put the item on the table; she wants more discussion. **Zastrow** said he appreciates staff's memo, that Harbor Commission and Planning Commission have weighed in on this, super helpful. Staff has answered all the questions Council asked at the last meeting. He is inclined to act the same way he discussed last time; he is not prepared to sell this City public asset into private ownership. He appreciates Camtu's, he wants to help them expand operations, he thinks this is not the right place as there are too many conflicts with other users here. **Hansen** agreed with that, the City is not in a place to lose more land within the harbor – this is too much of a community asset. He wished the roadblocks that were put in place for them to expand in other locations could be torn down. **Adams** is also in favor of removing barriers for Camtu's or any other business that wants to grow and develop. **Kinsman** said this company has been trying for 3 years to expand, he wonders if the community really supports them or not because it seems like we keep standing in the way of their expansion. City Manager **Greenwood** clarified that the Breakwater Fill Lot is still in process – is out for proposals. **Ranney** said she agrees with **Kinsman** she'd be in favor of putting this out for proposals for a lease only – we are on the third try for them to expand – they have made it clear that they'd work with other entities on use of the space.

M/Ranney S/Kinsman to amend the motion by changing the method of disposal to request sealed proposals to lease the property.

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

Zastrow and **Ranney** asked questions about other users of the T-Dock – Harbormaster **Schinella** answered that the Harbor has a dock use agreement that goes from May 1 to Oct 1 – it is per foot of dock space being used, with 60 Degrees North Seafoods. Each time they use the dock they are charged. **Zastrow** struggles with this because we should know what we are prepared to accept and not accept, instead of making proposers go through a process of preparing their proposals.

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

14. Council action on disposal and method of disposal for a portion of ASLS 79-263

M/Zastrow S/Ranney that ASLS 79-263 be redesignated on the land disposal maps from “Unavailable” to “Available Requires Subdivision” and to dispose of a portion of approximately two (2) acres of ASLS 79-263 as outlined in Cordova Municipal Code 7.40.060 B by negotiating an agreement with the party who submitted a letter of interest to lease or purchase the property.

Zastrow said we have discussed this already – it is needed by the NVE in their construction of the Shepard Point Road – this will give them the ability to connect the road to the rest of the City road system. **Ranney** agreed and said she'd like to see this done. **Adams** asked what the pricing would be – staff replied – it would be sold at fair market value. **Kinsman** said he supports this – it is a very specific piece of property that warrants the direct negotiation method.

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

15. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – Kinsman asked to add an item to PA – work on an MOU with Chamber of Commerce regarding funding them in the future as a percentage of the public accommodations tax.

O. Audience Participation

Ryan Schuetze of 200 First St. said we all appreciate what Camtu's does, a great asset to the city, everyone wants to see them succeed. He thinks Council might want to revisit the first 2 attempts they made because the T-Dock is crucial for the larger boats, and we don't want to see those boats leave Cordova.

Robert Bernard of 930 Lake Avenue said the budget cut to Ski Hill will make it, so the youth of the community suffer. As far as the T-Dock – he does not think there is room there for all users.

Jasmine Becker of 509 Fifth Street spoke as a member of the CVFD and said there are equipment maintenance challenges with the budget shortfalls. A lot of the equipment and apparatuses are beyond the NFPA service life which makes it unsafe for the volunteers.

P. Council Comments

Adams thanked staff for the quarterly reports – she appreciates the work that goes into those reports.

Ranney said she appreciates the debate over the T-Dock issue – glad to get public input on that as well.

Kinsman thanked the Police Department and the Fire Department and EMS Team – appreciates keeping the community safe.

Hansen thanked staff for the reports tonight. He appreciates the community input.

Mickelson said he is in Kodiak at UFA meetings – good news today, Commissioner sounds like it is less likely that there will be more restrictions for the gillnet fleet based on king escapement data. He thanked staff for all the material in the packet – it is nice to see concerned citizens out to give input tonight. As far as Camtu's – they have brought a lot to this community – he thinks there is a way to support them and also ensure the fleet gets what they need – he thinks there is a way to do both.

Zastrow echoes all the thanks to staff. He said he is hopeful they can find a solution for Camtu's – maybe a previous plan is still viable, and they can explore that again.

Q. Executive Session - none

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 8:34 pm.

Approved: December 3, 2025

Attest:

Susan Bourgeois, CMC, City Clerk

