

**Regular City Council Meeting
November 19, 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 19, 2025, in the Cordova Center Community Rooms.

B. 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 **Aaron Hansen, Wendy Ranney, Cathy Sherman,** and **Dave Zastrow**. Council members **Debra Adams, 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, **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: Copper River Watershed Project, Eyak Lake Weir Replacement Project, **Amy Scudder** and **Kate Morse** gave an update on the project – timelines have changed due to the federal shutdown, construction slated for winter 26-27, completion should be spring 2027.

2. Audience comments regarding agenda items

Cathy Renfeldt of 308 Railroad Row spoke in support of the letter she submitted concerning Chamber funding.

3. Chairpersons and Representatives of Boards and Commissions – **Dr. Hannah Sanders** reported about the Community Health Needs Assessment that was just finalized at the hospital. Three main areas will be their focus in the future: 1) substance abuse; 2) elder care – helping people age in place; 3) health literacy – educating people on health problems, also educating people about insurance, understanding their benefits, etc.

G. Approval of Consent Calendar

4. 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 – 2nd reading

5. Minutes: a. Minutes of the Council Public Hearing of November 5, 2025

Vote on the Consent Calendar: 7 yeas, 0 nays. Zastrow-yes; Sherman-yes; Adams-yes; Hansen-yes; 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

6. Mayor's Report – **Mayor Smith** reported: 1) her written report was in the packet, and it touched on these items: Ferry service – possibility of coming back into service earlier than expected; community leadership forum of 10/31/25 – priorities of those in attendance.

7. City Manager's Report - **Greenwood** reported: 1) Alaska Wild Seafoods (Camtu's) has rescinded their letter of interest on the T-Dock – she got the Council ok to not put that out for RFP; 2) she and City Planner met with RurAL CAP to understand next steps; 3) she is working with Arctic IT on upgrades and computer inventory; 4) the union has signed the letter of agreement regarding police department and changing the schedules to 2 weeks on/off for officers.

8. City Clerk's Report - **Bourgeois** reported that she has been working hard on meetings / packets / meetings / packets – but as the budget approval nears, there is an end in sight. She is grateful because the election prep is just beginning – declaration of candidacy opens December 16 – Election is March 3, 2026.

K. Correspondence

9. City Council correspondence primer: **a.**10-29-25 T. Carte email expressing support for Cordova Chamber; **b.** 10-29-25 L. Stavig email expressing support for Cordova Chamber; **c.** 11-05-25 C. Renfeldt email about Cordova Chamber request in budget; **d.**11-05-25 M. Bishop letter regarding breakwater fill lot read at Council meeting; **e.** 11-12-25 A. Low email expressing support for Cordova Chamber

L. Ordinances and Resolutions

10. Ordinance 1237 An ordinance of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a purchase and sale agreement with Diana Riedel & Kiley Burton for Lot 4A, Block 3, USS 3345 – 1st reading

M/Sherman S/Kinsman to adopt Ordinance 1237 An ordinance of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a purchase and sale agreement with Diana Riedel & Kiley Burton for Lot 4A, Block 3, USS 3345

Sherman said all the concerns about this sale have been addressed, legal has reviewed everything, it is an odd lot and more power to them for wanting to develop it – we have done our due diligence, she will support. **Kinsman** agreed and said it is time to move forward with the sale; he will support.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

11. Council action on disposal and method of disposal for a portion of Lot 3 Block 7A Tidewater Development Park (Old Sea Grant Bldg.)

M/Zastrow S/Sherman to dispose of a portion of Lot 3 Block 7A Tidewater Development Park (Old Sea Grant Bldg.) as outlined in Cordova Municipal Code 7.40.060 B by: negotiating directly with PWSSC to lease the property.

Zastrow said there is no reason not to move forward directly with PWSSC. Sherman agreed and said it is an important location for them for their daily operations.

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

12. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – **Kinsman** added an item to the pending agenda for Cordova to switch to a fiscal year that aligns with the state's, instead of our current calendar fiscal year.

O. Audience Participation - none

P. Council Comments

Hansen thanked staff for the hard work on budget.

Zastrow thanked staff and mentioned where we were able to save money in the budget, the hospital was helpful, and otherwise, we cut 2 positions – it wasn't easy for staff or Council to do that.

Sherman thanked Sam and Susan for all the work going into packets/budget. She hopes that the community understands the sacrifices made.

Ranney appreciated the pain and suffering they have all been through with this budget – all staff, especially finance department - Sheryl. She appreciates the hard-working city employees, called out Amanda – said planning commission has been doing great work.

Kinsman thanked his fellow Council members and said he appreciates staff being prudent – not including some of the state and federal funding that has been traditionally included though has been unknown some years. That alone has caused some real heartache for this budget.

Adams ditto on a lot of those comments – we all appreciate the difficulty of this process. She is thankful for staff and her fellow council members.

Mickelson said he echoes a lot of what has been said, we are not alone, across the state of AK communities are handling difficult budgets. He thanked staff.

Mayor Smith appreciates the reflections that everyone is sharing and that there was a lot of hard work that went into this budget.

Q. Executive Session - none

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 8:06 pm.

Approved: February 19, 2026

Attest: 

Susan Bourgeois, CMC, City Clerk

