

**Regular City Council Meeting
December 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 December 3, 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 **Debra Adams**, **Wendy Ranney**, and **Cathy Sherman**. Council members **Kasey Kinsman**, **Mike Mickelson**, and **Dave Zastrow** were present via zoom videoconference. Council member **Aaron Hansen** was absent. Also present were Public Works Director **Kevin Johnson** and City Clerk **Susan Bourgeois**. City Manager **Sam Greenwood** was present via zoom videoconference.

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

Nicole Songer of 1215 Lake Avenue, representing CFRC thanked Council for keeping CFRC in the budget at \$10,000 – she appreciates the continued support.

3. Chairpersons and Representatives of Boards and Commissions – none

G. Approval of Consent Calendar

4. 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 – 2nd reading

5. Minutes: **a.** Minutes of the Council Regular Meeting of October 15, 2025; **b.** Minutes of the Council Public Hearing of November 19, 2025

Vote on the Consent Calendar: 6 yeas, 0 nays, 1 absent. Ranney-yes; Mickelson-yes; Hansen-absent; 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) still remains hopeful that **Representative Stutes** will help with ferry situation – there is a call tomorrow to the shipyard in Seward to see if the Aurora might be ready to resume service earlier than first anticipated; 2) CCF has put up a challenge grant for Skaters' Cabin – she encouraged Mayor & Council members to donate to that fundraiser – looks way better to outside funders if elected officials have committed to that cause.

7. City Manager's Report - **Johnson** reported for **Greenwood**: 1) Planner will be putting out 3 RFPs and they wanted to clarify language for the RFP and different methods of disposal – hence the memo; council unanimously concurred that lease with option to purchase is the default land disposal method; 2) Second Street paving – State of Alaska has gotten back to us and is saying the match for 2026 might be in the range of \$600k - \$800k more than we initially were told.

a. Public Works Director **K. Johnson** memo clarifying land disposal “methods of disposal”

8. City Clerk's Report - **Bourgeois** reported that the upcoming general election will be March 3, 2026. Declaration of candidacy opens 12/16/25 – 2 council seats, one HSB seat, 1 School Board seat. At the December 17, 2026, Regular Meeting we will have a Council resolution placing a ballot prop for low interest loan for bear fence at landfill.

K. Correspondence

9. City Council correspondence primer: **a.** 11-12-25 C. Renfeldt email regarding the Cordova Chamber; **b.** 11-13-25 C. Renfeldt email regarding the Cordova Chamber; **c.** 11-17-25 Sourdough Dru postcard to Mayor Smith regarding majority of Americans support

L. Ordinances and Resolutions

10. Resolution 12-25-28 A resolution of the Council of the City of Cordova, Alaska adopting city service fees, rates and charges for the 2026 calendar budget

M/Sherman S/Adams to approve Resolution 12-25-28 A resolution of the Council of the City of Cordova, Alaska adopting city service fees, rates and charges for the 2026 calendar budget

Sherman said we have gone over these fees, rates, & charges, in a few work sessions – staff has presented the changes to us, the changes have been made available to the public and no comments have been heard, she will support. **Adams** said we have discussed at length she trusts staff; she will support this.

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

11. Resolution 12-25-29 A resolution of the Council of the City of Cordova, Alaska adopting an operating budget for fiscal year 2026 and appropriating the amount of \$18,675,184 as summarized pursuant to the following table

M/Sherman S/Ranney to approve Resolution 12-25-29 A resolution of the Council of the City of Cordova, Alaska adopting an operating budget for fiscal year 2026 and appropriating the amount of \$18,675,184 as summarized pursuant to the following table.

Sherman said this has been a painful budget year – Council and staff did a great job to arrive at this least harmful as possible budget. **Ranney** had no comment, nor did most other Council members. **Kinsman** said this has been a long process – this year, the financial updates given to us regularly has made this an easier process though. A big step forward was us cutting out our budgetary reliance on state and federal funding that has not been consistently available.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

12. Council concurrence of Mayor Smith's appointments to fill various vacancies on multiple city boards and commissions.

M/Adams S/Sherman to concur with Mayor Smith's appointments as follows:

Harbor Commission: Kenton Soares

Historic Preservation Commission: Wendy Ranney and Cathy Sherman

Library Board: Mary Anne Bishop and Michelle Ess

Parks & Rec Commission: Gabrielle Brown and Grace Lee

Planning Commission: Mark Hall and Kris Ranney

Adams thanked all the citizens willing to step up – she is grateful.

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

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

O. Audience Participation

Jeremiah Beckett of 317 First Street, commented on the Copper Star incident that occurred at the Shipyard in 2023.

P. Council Comments

Adams said this was her first budget process – hoping next one will be easier. She is hopeful that there are some items we can maybe revisit if finances allow us to in the new year.

Sherman is also hopeful like Council member **Adams**.

Ranney agreed that was a tough budget cycle – she is very appreciative of all the work staff did, especially **Sheryl Glasen** as Finance lead. She appreciates public comments.

Mickelson echoes the comments before him – he appreciates the thoughtfully worded letters they have received through this process.

Zastrow also recognized this difficult budget cycle – he appreciates public input, they made some tough decisions, he thanked staff for the hard work through the budget. He is grateful to those who have stepped up for boards and commissions. He has found his service to the community very rewarding.

Kinsman appreciates the great comments made before him. Public input/engagement is key to this – so helpful, it is your city, your services.

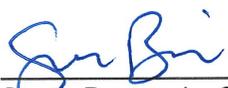
Mayor Smith reiterated the difficult budget process, we reduced staffing levels, eliminated a couple of positions, the City staff works as a team, no discord among and between departments – so nice to be in that situation. She so appreciates the camaraderie, the strong team, EMS, Public Safety, Museum, Library, Streets, Harbor, Refuse, Recreation, Administration, Finance, City Clerk – all the people who take their jobs seriously, it is a big part of their identity, they take pride in the work they perform. Council talks to/corresponds with Manager/Clerk a lot of department heads, but she wants to acknowledge all the City employees that come to work and do their jobs every day – making our community a pretty high-functioning community.

Q. Executive Session - none

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 8:01 pm.

Approved: February 18, 2026

Attest: 
Susan Bourgeois, CMC, City Clerk

