

**Regular City Council Meeting
February 4, 2026 @ 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 February 4, 2026, 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, Aaron Hansen, Mike Mickelson, Wendy Ranney, Cathy Sherman,** and **Dave Zastrow**. Council member **Kasey Kinsman** was absent. Also present were City Manager **Sam Greenwood**, City Clerk **Susan Bourgeois** and Deputy City Clerk **Colette Gilmour**.

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 – Council members **Adams** and **Sherman** both declared conflicts on agenda item 11, Resolution 02-26-03 because they both are on the list to receive senior citizen property tax exemptions. **Mayor Smith** ruled it was not a substantial financial conflict.

F. Communications by and Petitions from Visitors

1. Guest speakers - none

2. Audience comments regarding agenda items

Joy Landaluce spoke to her letter in the packet – it was about her loss of the senior citizen property tax exemption in 2025 – she wanted a vote of the Council on the matter – she understood that was not going to happen tonight.

Jeremiah Beckett of 317 First St. spoke to the executive session item about the legal matter concerning his boat. He hoped the Council could correct the course of the matter.

3. Chairpersons and Representatives of Boards and Commissions

Dr. Hannah Sanders, CEO of CCMC reported: 1) CCMC has been named in the federal appropriations bill – **Senator Murkowski** has secured \$3 million toward infrastructure projects at the hospital; 2) Rural health modernization money will also be coming through the state – which cannot be used for infrastructure; 3) she continues to remind people if they want a hospital in Cordova they need to use the hospital services in Cordova.

Dave Janka, City representative on the PWSRCAC Board of Directors reported: 1) there was a full board meeting January 22-23 – biggest thing that came out of it was the change in language to the national defense authorization act makes it so vessels can still operate under SERVS for oil spill training and cleanup – that was under threat; 2) they have contracted with an artist, **Tom Crestodina** – he’s putting out a book called Protectors of PWS – he’ll draw cross sections of some of the SERVS working boats – should be available in May.

G. Approval of Consent Calendar

4. Council action to waive protest for Liquor License renewals for No Road Brewing, LLC dba Copper River Brewing, Brewery Retail license #15013 & Brewery Manufacturer license #6008

5. Council action to waive protest for Liquor License renewal for Robin Traxinger dba Powder House, Beverage Dispensary license #919

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

H. Approval of Minutes – none

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

6. Mayor's Report – **Mayor Smith** reported: 1) she wrote the piece in the packet about the bear fence – will be in an upcoming Cordova Times edition; 2) she'll be writing a letter in support of RCAC recertification through the USCG – as long as there is no objection – Council was supportive; 3) she will be attending the infrastructure symposium in Anchorage April 7-9.

a. AK Rural Veterinary Outreach, 2025 Cordova visit report; b. Mayor write-up re: Bears & Landfills.

7. City Manager's Report – **Greenwood** reported: 1) she asked **Samantha Hagerthy-Schneider** to give a pool update; 2) she and City Planner **Amanda Coward** have been meeting with AK Wild Seafoods on planning for their project and also with NVE on their purchase & sale agreement.

a. Proposition One Educational materials

8. City Clerk's Report – **Bourgeois** reported: 1) updated Council about March 3, 2026, Election – declared candidates; 2) praised Deputy Clerk **Colette Gilmour** for handling all the property tax exemption materials in tonight's packet.

a. March 3, 2026, Regular City Election notices

K. Correspondence

9. City Council correspondence primer: a. 01-09-26 Letter to Mayor Smith requesting a letter of support for PWSRCAC recertification; b. January 2026 **RJ Kopchak** drawing regarding City crew; c. 01-27-26 Letter from **J. Landaluce** regarding Senior Citizen Property Tax Exemption; d. 01-28-26 Prince William Sound College Wilderness First Aid Course Flyer

L. Ordinances and Resolutions

10. Resolution 02-26-02 A resolution of the Council of the City of Cordova, Alaska authorizing the conveyance of a 2.155-acre portion of ASLS 79-263 to the Native Village of Eyak for the realignment of the Shepard Point right-of-way

M/Zastrow S/Mickelson to approve Resolution 02-26-02 a resolution of the Council of the City of Cordova, Alaska authorizing the conveyance of a 2.155-acre portion of ASLS 79-263 to the Native Village of Eyak for the realignment of the Shepard Point right-of-way

Zastrow asked if **Collin Bronson** (NVE's Shepard Point Road project manager) could come to the table to answer questions. **Zastrow** asked about City water/sewer employees and their involvement in the project. **Bronson** said we are working closely with City staff – critical timeframe is 6-week shutdown of water line while it gets replaced – deadline is have it back running by March 15. **Greenwood** added that the whole design has been in conjunction with a City-hired engineer. **Mickelson** believes this is a great opportunity, he is in support.

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

11. Resolution 02-26-03 A resolution of the Council of the City of Cordova, Alaska authorizing eligible applicants for 2026 property tax exemptions

City Attorney **Jes Spuhler** was present and asked **Mayor Smith** to revisit the conflict of interest that had been declared. **Spuhler** raised the other factors in our conflict-of-interest code which should be weighed. Those are: 1. Whether the financial interest is a substantial part of the consideration; 2. Whether the financial interest will be significantly impacted or changed by the outcome of the official action; 3. Whether the financial interest is immediate and known or attenuated and dependent on factors beyond the official action; and 4. Whether a reasonable person would consider the financial interest significant and would expect a person to take actions and make decisions to protect that financial interest.

Spuhler advised that when those are considered, there does seem to be a conflict if there is a council member whose name is on the senior citizen property tax exemption list. **Mayor Smith** asked Council members **Adams** and **Sherman** to recuse themselves from voting on this matter.

M/Mickelson S/Zastrow to approve Resolution 02-26-03 a resolution of the Council of the City of Cordova, Alaska authorizing eligible applicants for 2026 property tax exemptions

Mickelson said this seems like housekeeping, he will support. **Zastrow** agreed, said he would support.

Vote on the motion: 4 yeas, 0 nays, 1 absent (Kinsman), 2 coi (Adams, Sherman). Motion was approved.

12. Resolution 02-26-04 A resolution of the Council of the City of Cordova, Alaska authorizing a single-family residential, economic development property tax exemption on Lot 3, Block 2, Whiskey Ridge Subdivision for eight years

M/Zastrow S/Ranney to approve Resolution 02-26-04 a resolution of the Council of the City of Cordova, Alaska authorizing a single-family residential, economic development property tax exemption on Lot 3, Block 2, Whiskey Ridge Subdivision for eight years

Zastrow said it is nice to see all the work we did on trying to generate some economic development has panned out and is being taken advantage of by people. **Ranney** echoed those comments.

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

13. Resolution 02-26-05 A resolution of the Council of the City of Cordova, Alaska authorizing a mixed-use residential/commercial, economic development property tax exemption on Lot 4A, Block 5, North Fill Development Park, for fifteen years

M/Mickelson S/Ranney to approve Resolution 02-26-05 a resolution of the Council of the City of Cordova, Alaska authorizing a mixed-use residential/commercial, economic development property tax exemption on Lot 4A, Block 5, North Fill Development Park, for fifteen years

Mickelson referred to comments made by a previous member of Council who helped create this program – he wants us to show community members that we are actively promoting economic development, and he is happy to see people taking advantage of the program. **Ranney** agreed with everything said.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

14. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – **Hansen** asked to have an item to amend the budget to cover the cost to complete the Parks & Rec master plan. **Mickelson** wondered if we could address housing issues, such as promoting tiny homes, etc. **Mayor Smith** opined that these housing-related items would be great for the housing committee to look into.

O. Audience Participation

David Allison of 203 Whiskey Rideg Rd. thanked Council for everything they do – he suggested that when they make a motion to approve something they should read the entire motion – if it is a resolution, they should read the title of the resolution.

Dottie Widmann of 245 Eyak Dr. asked if restoration of existing properties qualified for these economic development exemptions.

P. Council Comments

Zastrow recognized the difficulties that **Samantha** is going through with Parks & Rec. He is glad to see people using the economic development property tax exemptions.

Sherman commended the Iceworm Committee; grateful for CCMC & school district for all they both do and provide for our community.

Ranney said she is grateful for a full Council table, glad that people are running for the available seats in the election.

Adams thanked staff for the thorough packet and staff's willingness to explain things.

Hansen thanked staff and thanked the audience.

Mickelson echoed those comments. He thinks we should prioritize preserving historical buildings.

Q. Executive Session

15. Council discussion with City Manager regarding land sale negotiation with DMI a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

16. Council discussion with City Liability Insurance Company’s Attorney regarding Copper Star Travel Lift incident, a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

M/Sherman S/Adams to enter executive session for a discussion with City Manager regarding land sale negotiation with DMI and a discussion with City Liability Insurance Company’s Attorney regarding Copper Star Travel Lift incident both matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

Hearing no objection **Mayor Smith** declared the motion approved.

Mayor Smith recessed the meeting at 8:41 to clear the room for the executive session.

Council entered the executive session at 8:46pm and was back in open session at 9:24pm.

At that time, **Mayor Smith** said Council directed staff to proceed as was discussed in the executive session and Council thanked staff for the updates.

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 9:25 pm.

Approved: March 18, 2026

Attest: 

Susan Bourgeois, CMC, City Clerk

