

**Regular City Council Meeting
December 17, 2025 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order – Acting Vice Mayor **Wendy Ranney** called the Regular City Council Meeting to order at 7:00 pm on December 17, 2025, in the Cordova Center Community Rooms.

B. Pledge of allegiance – Acting Vice Mayor **Ranney** led the audience in the Pledge of Allegiance.

C. Roll call – Present for roll call were Council members **Debra Adams**, **Aaron Hansen**, **Wendy Ranney**, and **Dave Zastrow**. **Mayor Kristin Smith** and Council members **Kasey Kinsman** and **Mike Mickelson** were present via zoom videoconference. Council member **Cathy Sherman** was absent. Also present were Public Works Director Kevin Johnson (City Manager **Sam Greenwood** was out on medical leave) and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

Hearing no objection to approval of the agenda, **Ranney** 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

Karen Swartzbart spoke to agenda item 12b, a letter opposing the sale of the breakwater fill lot. **Swartzbart** was also against the sale of that lot.

3. Chairpersons and Representatives of Boards and Commissions – none

G. Approval of Consent Calendar

4. Council concurrence of Mayor Smith's appointment to fill a vacancy on the Harbor commission

5. Council action to waive protest for Liquor License renewal for Osborn, LLC dba Laura's Package Store license #911

6. Resolution 12-25-31 A resolution of the Council of the City of Cordova, Alaska adopting an alternative allocation method for the FY26 Shared Fisheries Business Tax Program and certifying that this allocation method fairly represents the distribution of significant effects of fisheries business activity in FMA 15: Prince William Sound

7. Resolution 12-25-32 A resolution of the Council of the City of Cordova, Alaska calling for F/V Aurora to be returned to service in Prince William Sound by January 5, 2026

8. Minutes: **a.** Minutes of the Council Regular Meeting of November 5, 2025; **b.** Minutes of the Council Public Hearing of December 3, 2025

Vote on the Consent Calendar: 6 yeas, 0 nays, 1 absent. Zastrow-yes; Sherman-absent; 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

9. Mayor's Report – **Mayor Smith** reported: 1) she worked on the resolution in the packet that we will send to the state regarding the aurora back in service sooner; 2) she attended a workshop hosted by CDFU & PWSSC about marine carbon dioxide removal – a very new field that could affect Alaska's waters and communities; 3) she attended most of the Alaska Municipal League conference last week – she was involved in discussions about housing – she is hoping to pull together a working group on housing – to help with ideas on increasing housing stock.

a. Housing Alaskans Report 2023-2025

10. City Manager's Report – Public Works Director **Johnson** reported: 1) **Sam** was working from home, has been healing from an injury, doing much better, doesn't need surgery; 2) Secure Rural Schools legislation is approved and sitting on the President's desk.

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

11. City Clerk's Report - **Bourgeois** reported her office is moving from a busy budget season into a busy election season – declaration of candidacy is open, notices are posted regarding how to register to vote and how to declare candidacy. 2026 Regular City Election is on March 3, 2026.

K. Correspondence

12. City Council correspondence primer: **a.** 12-02-25 **K. Trudeau** of *Friends of the Library* email regarding library funding cuts; **b.** 12-09-25 Letter from **M. Bishop** regarding breakwater fill lot negotiations

L. Ordinances and Resolutions

13. Resolution 12-25-30 A resolution of the Council of the City of Cordova, Alaska authorizing the City of Cordova to issue general obligation debt, consisting of a loan from the Alaska Department of Environmental Conservation, in the principal amount of not to exceed \$870,000 to finance the construction of a bear and litter mitigation fence at the 17-mile landfill, and to submit the question of the issuance of such debt to the qualified voters of the City at the March 3, 2026, Regular City Election

M/Zastrow S/Adams to approve Resolution 12-25-30 A resolution of the Council of the City of Cordova, Alaska authorizing the City of Cordova to issue general obligation debt, consisting of a loan from the Alaska Department of Environmental Conservation, in the principal amount of not to exceed \$870,000 to finance the construction of a bear and litter mitigation fence at the 17-mile landfill, and to submit the question of the issuance of such debt to the qualified voters of the City at the March 3, 2026, Regular City Election

Zastrow asked about the forgiveness of a portion of this. **Johnson** said yes, the memo discusses that up to \$500,000 of the loan may be forgiven. **Kinsman** said this is what we needed to do, get it on the ballot – now we will see what the citizens have to say when they vote. **Mickelson** said DEC is telling us we have to do this, now we have some work to do to get the word out to the community. **Adams** agreed – time now to educate the public about the need for this – that we are being required to build this.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

14. Council action on disposal and method of disposal for a portion of Tract A USS 833 (wastewater treatment facility lot)

M/Zastrow S/Hansen to redesignate a portion of Tract A, USS 833 on the land disposal maps from "Not Available" to "Available" and to dispose of a portion of approximately 1400 square feet 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 the property (Cordova Telecom Cooperative).

Zastrow said there has been a lot of effort and money and time spent on getting this trunkline in place and this seems to be the place for it to come ashore – he is in support. It is a small bit of land, a lease, not a sale, the City will make a little bit of money on this – seems like the right thing to do. **Hansen** agreed and said this is beneficial for the community. **Adams** also supported this – seems like a win: win for the community. **Kinsman** agreed and said he would support this. He said this is a very specific situation where direct negotiation and a lease are appropriate. **Mickelson** agreed. **Ranney** said she is supportive, said it is a small tract of land, and it is important for CTC to move forward with this lease to have a landing site for the project.

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

15. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – January 7 meeting is a go and January 21 Regular will be canceled due to room availability – Clerk said we can have a special meeting later in January if there are time-sensitive items that require Council action.

O. Audience Participation

Samantha Hagerthy-Schneider gave a short update on the pool.

P. Council Comments

Kinsman thanked everyone for a good meeting and wished everyone happy holidays.

Mickelson appreciated the short meeting this time of year – happy holidays to all.

Mayor Smith said she will follow up on a plan to educate folks on the loan proposition – and echoed the happy holidays sentiment.

Adams encouraged people to throw their name in the ring – she never in a million years thought she'd be doing this, and she is and it's great to serve your community in this way.

Zastrow thanked he council members and Mayor for attending AML conference – a fantastic opportunity. Thanked the mayor for the time she has been investing, thanked audience for attending and participating, and wished everyone happy holidays.

Ranney thanked those on zoom for attending, thanked the audience for attending, thanked staff for all the work that goes into the packet – it is appreciated. She wished everyone happy holidays and said we will see you next year.

Q. Executive Session - none

R. Adjournment

Hearing no objection **Ranney** adjourned the meeting at 8:17 pm.

Approved: March 4, 2026

Attest:



Susan Bourgeois, CMC, City Clerk

