

Regular City Council Meeting
March 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 March 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, Kasey Kinsman, Mike Mickelson, Wendy Ranney, Cathy Sherman** and **Dave Zastrow**. Also present were Acting City Manager **Kevin Johnson**, and City Clerk **Susan Bourgeois**. City Manager **Sam Greenwood** was absent.

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

Joan Songer of 6.5-mile CRH, spoke about agenda item 8g – she wished Council would not charge CLL for field and snack shack use.

Brian Wildrick spoke about agenda item 8g, supporting in-kind use of ball fields for CLL.

Bill Howard spoke about agenda item 8g, supporting in-kind use of ball fields for CLL.

Craig Kuntz of 404 Fourth St. spoke about agenda item 8g, supporting in-kind use of ball fields for CLL.

Chris Bolin of 607 Birch St. spoke about agenda item 8g, supporting in-kind use of ball fields for CLL.

David Allison of 203 Whiskey Ridge Rd. spoke about agenda item 8g, supporting in-kind use of ball fields for CLL.

3. Chairpersons and Representatives of Boards and Commissions – none.

G. Approval of Consent Calendar

4. Minutes: **a.** Minutes of the Council Regular Meeting of December 17, 2025; **b.** Minutes of the Council Regular Meeting of January 7, 2026

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

5. Mayor's Report – **Mayor Smith** reported: she gave a shout out to the Elections Board – they ran another successful City Election; she had a written report which touched on: 1) Chamber: City MOU – there is a draft, she'll be working with chamber and manager on that; 2) State legislature – working on State budget – she gave public testimony about operating & capital budgets – but it is still early; 3) UA Land Management office – postponed the meeting re: Whiskey Ridge Subdivision plans until April; 4) Board of Fish – comment deadline is March 2 – several proposals are detrimental to Cordova fleet – 170, 171, 172.

6. City Manager's Report – **Greenwood's** written report touched on: 1) attendance at AML thriving community capacity builder meeting – grant award of \$27,000 – to work with an engineer to develop grant application for Chase Ave – **Kevin Johnson** to lead this effort. 2) Caselle automated timekeeping module

– so far going well; 3) March 18 – will bring lease renewal for ski hill, also will have financials; 3) weekly meetings with HR & Finance, re union negotiations; 4) NVE Second Street land disposal negotiations are ongoing.

Johnson said he had nothing to add but he asked **Samantha Hagerthy-Schneider** to give a pool update.

a. Parks & Recreation explanation of fee schedule regarding fields and snack shack

7. City Clerk's Report – **Bourgeois** reported: 1) Election results – 425 ballots counted last night – election crew did an amazing job as usual, **Tina Hammer**, **Seawan Gehlbach**, **Cathy Pegau** and **Sarah Trumblee**; 2) Deputy Clerk **Colette Gilmour** has quickly become adept at records management function and also at property tax function – assessment notices were put in the mail on March 2 – appeal period in effect now through April 1.

a. 2026 Assessment year update letter from Appraisal Company of Alaska

K. Correspondence

8. City Council correspondence primer: correspondence policies & procedures: **a.** 02-12-26 Agency & public review period for aquatic farmsite lease ADL234314; **b.** 02-12-26 Email from J. Landaluce regarding 2025 senior citizen property tax exemption; **c.** 02-13-26 Mayor Smith letter of support to USCG for PWSRCAC recertification; **d.** 02-18-26 Email from Silver Bay Seafoods regarding 2026 plans for Cordova plant; **e.** 02-13-26 Email from J. Burton regarding land disposal process; **f.** 02-20-26 USFS News Release regarding Secure Rural Schools retroactive funding; **g.** 02-23-26 Cordova Little League letter regarding in-kind for fields and snack shack

L. Ordinances and Resolutions

10. Resolution 03-26-10 A resolution of the Council of the City of Cordova, Alaska authorizing the creation of a Cordova Housing Accelerator Committee, whose role is to advise the City Council on strategies to increase housing stock in Cordova and to advise on other housing issues/concerns that Council may task the committee with

M/Zastrow S/Adams to approve Resolution 03-26-10 a resolution of the Council of the City of Cordova, Alaska authorizing the creation of a Cordova Housing Accelerator Committee, whose role is to advise the City Council on strategies to increase housing stock in Cordova and to advise on other housing issues/concerns that Council may task the committee with

Zastrow said we have done quite a bit already to try to incentivize building – there is a lot left to do to help increase our housing stock and this committee is a great way to work on that. The Mayor's knowledge of housing issues through a variety of other positions she has held will be integral to the success of the committee. **Adams** agreed with that and said this is necessary, will serve a great need. She would appreciate the committee working to address derelict properties. **Sherman** echoed that about tackling blighted properties. **Kinsman** likes the idea of removing this fully from Council's plate and capturing other community members expertise.

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

11. Resolution 03-26-11 A resolution of the Council of the City of Cordova, Alaska authorizing amendment to the FY26 budget revenues & expenses in the amount of \$343,149

M/Sherman S/Ranney to approve Resolution 03-26-11 A resolution of the Council of the City of Cordova, Alaska authorizing amendment to the FY26 budget revenues & expenses in the amount of \$343,149

Sherman said not bad, there is some good news here – Utility Cooperative taxes (City revenue source) are up from anticipated and also there is additional revenue coming in for the Fisheries Disaster lost revenue to communities' payment. This will amend the approved FY26 budget to tackle some things we need to do and she will support. **Ranney** agreed and said we need to fix the pool. **Mickelson** said he would support and has heard dialogue about how best to spend fisheries disaster money, and he would contend that the pool – the ability to teach kids to swim is a good use of those funds and is fishing-related. **Adams** agreed and said she will support – kids need the pool to be taught to swim – it can save lives. **Kinsman** said he wants to clarify that this is a Band-Aid – a \$100,000 Band-Aid – it does not fix our pool. This will give us maybe a couple of years – he agrees it is needed and he will support but he wants people to

understand, we have difficult decisions ahead about what kind of recreation we want – we can't have it all. It is noted that x number of years ago, and back when, and when we were kids, and all the volunteers, etc., but that isn't today's reality. The world we live in is different today.

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.

12. Resolution 03-26-12 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Peterson's Welding for repair services for the Bob Korn Memorial Pool in an amount not to exceed \$50,000

M/Mickelson S/Sherman to approve Resolution 03-26-12 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Peterson's Welding for repair services for the Bob Korn Memorial Pool in an amount not to exceed \$50,000

Mickelson said this is a community priority – so many have spoken to us about it. He will support this. **Sherman** said she realizes it is a Band-Aid but will support spending the money. **Hansen** agreed this is part of it – but thinks we need the master plan finished so we have a direction toward a new pool. **Adams** agreed to support – said the pool is such an important piece of infrastructure in this community. **Zastrow** said he acknowledges that it is a Band-Aid – he knows it is super important for kids, but the pool is a resource for the entire community. Realizing it is a Band-Aid and knowing we need to plan for the future, he'd like to see a Council joint work session with Parks & Rec in the near future to explore what a new pool/new building might look like.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

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

Council wanted staff to work on an MOU or some other future action item regarding CLL – **Bourgeois** asked Council to allow City Manager some time as she is not even here tonight. They also discussed completing the Parks & Rec master plan – staff to report back to Council on prospects of doing this.

O. Audience Participation

Craig Kuntz offered praise for Council for doing the hard job. Said it is getting harder to live here – but we live here because we choose to. Said we didn't get here overnight – won't get out of this overnight – some longer-range planning is necessary. He does not believe Parks & Rec can be privatized – who is going to run it – not going to happen with volunteers.

Samantha Hagerthy-Schneider informed Council that Corvus can complete Master Plan – but they need to know what we want included.

Chris Bolin spoke as a LL Board Member and asked that Council decide something sooner rather than later as they are trying to get the season up and running. Perhaps something like an action item approving an in-kind for now approach while details are hashed out.

Katie Ammerman spoke as a volunteer for many kids' programs, and she advocates for the youth of Cordova. She appreciates this Council and thinks they should prioritize the youth.

P. Council Comments

Kinsman thanked the audience for coming out – he always appreciates them letting Council know what is important to them. As stewards of the money being spent on all community priorities – pool has been prioritized as an essential service but there are many other assets we need to be looking at the same way. All of these items come at a cost – we are all paying for them.

Mickelson said it is great that everyone comes in and tells us what they want. He thinks it is reprehensible to charge an organization to use a field that they essentially built and maintain. He looks forward to working on a solution that works for everyone. He'd like to discuss the bear fence at the landfill more – he wants to ensure we will get the most out of the fence we are putting in.

Hansen thanked the community members for being present. He said it is not lost on him that this money has to come from somewhere. He is not happy with how we arrived at our budget – stripping maintenance budgets is not where we want to be. Repairing on failure comes with risks, including life and safety of employees.

Sherman said she is grateful for the Council members who came before us who put aside our permanent fund. Housing committee is a great start. Thanks for audience participation tonight.

Adams said she is glad to hear from the community – prefers they come in person instead of complaining on social media. City Manager and Finance Director crunch the numbers, advise us and remind us to live within our budget – or else something has to give. She encouraged citizens to keep talking to them and they will do the best they can.

Zastrow said he echoes his fellow council members, said we all live here because we can't find a better place to live – he's tried to leave twice and always comes back to Cordova. Thanks to staff, thanks for audience participation, and thank you to the group around this table – I feel fortunate to work with such a high caliber of people. He said he's excited to target the rest of the master plan for parks & rec to get out of it what they need.

Ranney said she appreciates the community input tonight. She appreciates staff and knows the money must come from somewhere, she will continue to explore options, but this community has to make decisions sometimes – do we rebuild skaters, do we keep a pool – we need input – not only the 7 here can make that decision.

Q. Executive Session

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

15. Council discussion with Attorneys regarding Alyeska Pipeline Services Company demand for repayment of taxes for 2017 and 2018 supplemental assessment, a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

M/Sherman S/Ranney to go into an executive session for a Council discussion with City Manager regarding land sale negotiation with Native Village of Eyak and a discussion with Attorneys regarding Alyeska Pipeline Services Company demand for repayment of taxes for 2017 and 2018 supplemental assessment, 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 8:44 to clear the room for the executive session.


Council entered the executive session at 8:55pm and was back in open session at 9:50pm.

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 and information.

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 9:51 pm.

Approved: April 15, 2026

Attest: 
Susan Bourgeois, CMC, City Clerk

