

Regular City Council Meeting
March 18, 2026 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order – Vice Mayor **Kasey Kinsman** called the Regular City Council Meeting to order at 7:00 pm on March 18, 2026, in the Cordova Center Community Rooms.

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

C. Roll call – Present for roll call were Council members **Aaron Hansen, Kasey Kinsman, Wendy Ranney, Cathy Sherman** and **Dave Zastrow**. **Mayor Kristin Smith** and Council member **Debra Adams** were present via zoom videoconference. Council member **Mike Mickelson** was absent. 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, **Vice Mayor Kinsman** declared it approved.

E. Disclosures of Conflicts of Interest and ex parte communications – none

F. Communications by and Petitions from Visitors

1. Guest speakers – an after-action report from the 2026 Active Threat Response Training was presented by: Acting Chief of Police **Cameron Hayden** of CPD, Trooper **Peter Heid** of Alaska Wildlife Troopers, City Fire Marshal **Aaron Sayles**

2. Audience comments regarding agenda items

Steve Vican of 106 Cabin Ridge Rd., spoke to agenda item 15 – he did not agree with the option to redesignate the land as residential in case the City wanted to sell it at some point. He'd prefer it to remain recreational use only. Background material in the packet includes an email between City Planner and DNR and she lists 3 options; he'd prefer Council go with option 1 or 3 but not option 2.

Jeremiah Beckett of 317 First St. spoke to agenda item 4b. minutes from February 4 when he spoke about the legal case he is involved in with the City of Cordova.

Patrick Callahan, general counsel for NVE said the Tribal Council has approved the draft PSA before City Council as Ordinance 1238, item 12. He urged City Council to approve it also.

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

G. Approval of Consent Calendar

4. Minutes: **a.** Minutes of the Council Public Hearing of February 4, 2026; **b.** Minutes of the Council Regular Meeting of February 4, 2026

5. Resolution 03-26-15 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to dedicate a portion of Lot 1, Block 9, Original Townsite as Right-of-Way for the Second Street rebuild project

6. Resolution 03-26-16 A resolution of the Council of the City of Cordova, Alaska re-authorizing the City Trails Committee, whose role is to advise the Parks and Recreation Commission on the development of new trails, enhancement of existing trails and the development of additional trail resources, by amending the membership to seven members & setting terms of office at three years with no limits to number of terms a member may serve

7. Mayor Smith's appointment and Council concurrence of Dave Janka as the City of Cordova representative to the PWSRCAC Board of Directors

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

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

8. Mayor's Report – **Mayor Smith** reported: A couple of meetings ago Council discussed the staffing levels at DoT, and she did call **Matt Myska** and talked to him and **Rob Mattson**, and they told her there are a few vacancies, but the union and the State are negotiating currently, so she believes it is not really appropriate for the City to be involved in any way with that. They are contracting with Wilson Construction to fill gaps temporarily in Cordova. **Kinsman** added that essentially every airport in the state is hurting from a DoT staffing perspective. **Kinsman** thanked the Mayor for her letter (under correspondence) to advocate for Cordova on the Board of Fish proposals. **Mayor Smith** reported that **Mike Webber** spoke at Board of Fish (she had assisted in nominating him as a traditional knowledge expert) – and that one proposal was withdrawn due to his input – so that was a win for Cordova.

9. City Manager's Report – **Greenwood's** written report touched on: 1) automated timekeeping working well; 2) we are eligible for the Denali Commission Gap grant funding for Second Street – will be submitting that; 3) next mtg we will bring a recommendation for Council to renew State lease for ski hill; 4) working on policies with HR, prioritizing the following: City vehicles, drug & alcohol, payroll & timekeeping.

a. Preliminary FY25 Budget to Actual financial report 12-31-25; b. Bob Korn Memorial Swimming Pool update – including pictures.

Finance Director **Sheryl Glasen** had a written report in the packet – as far as ending 2025, she said these are preliminary year-end 2025 numbers and she does not see anything surprising. She knows we had many discussions during budget prep about how 2025 might be ending with decreased revenues coming in – however, expenses came in lower also which is why we are not seeing a \$1.3 million deficit, thankfully – the deficit looks like \$575K instead. She is still reconciling some of the pension relief numbers and she anticipates that deficit being cut in half still – possibly more in the neighborhood of \$280K deficit when all is said and done. **Glasen** also reported that audit prep so far is going well.

10. City Clerk's Report – **Bourgeois** reported: 1) seeking applicants for Housing Supply Accelerator Committee; 2) Election certification later – last ballots counted this morning, resolution is in front of you with the latest numbers of ballots included; 3) assessment notices were mailed a few weeks ago – appeal period closes April 1.

K. Correspondence

11. City Council correspondence primer: correspondence policies & procedures: a. 03-02-26 Mayor Smith comments to Board of Fish

L. Ordinances and Resolutions

12. Ordinance 1238 Authorizing the City Manager to enter into a Purchase & Sale Agreement with the Native Village of Eyak for Lots 19-25, Block 6, Original Townsite – 1st reading

M/Zastrow S/Sherman to adopt Ordinance 1238 Authorizing the City Manager to enter into a Purchase & Sale Agreement with the Native Village of Eyak for Lots 19-25, Block 6, Original Townsite

Zastrow said we heard from NVE's legal counsel which is great – we have discussed this already looks like one small change to what would happen if they did not meet substantial completion within the given timeframe, which is clear on page 9 of 16 of the purchase and sale agreement. He will support this.

Sherman said it was nice to hear that the Tribal Council has approved this before we take action – she is in favor. **Adams** said she is happy to see this moving forward. **Kinsman** said he agrees, and this is a good example of a partnership of these two entities in our community.

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

13. Resolution 03-26-13 A resolution of the Council of the City of Cordova, Alaska certifying the results of March 3, 2026, City of Cordova General Election

M/Ranney S/Sherman to approve Resolution 03-26-13 A resolution of the Council of the City of Cordova, Alaska certifying the results of March 3, 2026, City of Cordova General Election

Ranney said she was glad we had choices in this election, at least in the Council race. **Sherman** said she agrees with the comment about having options, she was also encouraged that the voters got out and educated themselves about the proposition. **Zastrow** appreciates the participation, in those running for offices and in the voters who turned out to support them. **Adams** said she was glad to see that people came out to vote and happy to see that the proposition was approved. **Mayor Smith** echoed comments before her and encouraged those who ran and did not win to consider running again in the future, seats are available every year. **Kinsman** asked the Clerk about the turnout – the updated resolution says the ballots cast was 429 – how does that compare. **Bourgeois** reported that the voter turnout was 21.83% which is on the lower end, but there have been smaller turnouts such as 11 and 12 percent in 2023 and 2024. She said every third year when we are electing Mayor & 3 Council seats we often see a higher turnout – that was last year when we saw 36.5% turnout. **Kinsman** asked if she could look into how to adjust that in the future – align seats so it is Mayor & 2 Council seats. **Bourgeois** said she would report back.

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

14. Resolution 03-26-14 A resolution of the Council of the City of Cordova, Alaska authorizing amendment to the FY26 budget revenues & expenses in the amount of \$194,584

M/Zastrow S/Sherman to approve Resolution 03-26-14 A resolution of the Council of the City of Cordova, Alaska authorizing amendment to the FY26 budget revenues & expenses in the amount of \$194,584

Zastrow we have some debt to take care of, we worked through our options, there is an amount we have to reimburse a taxpayer for, and this is how we can accomplish that. The other part of this amendment to the budget is on a more positive note, we will authorizing the completion of the master plan for parks & rec – where we can identify much needed work to infrastructure. **Sherman** agreed with those comments and will support this. **Kinsman** thanked staff for putting this together as Council had asked – it is clear, concise and explains it well.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

15. Council action on lease renewal with State of Alaska DNR for Lot 2, USS 1765 approximately 209.86 acres, Mount Eyak Recreation Area

M/Ranney S/Sherman to direct the City Manager to apply to renew the lease of the Mount Eyak Recreation Area with DNR.

Ranney said it would be foolish of us to give that up, ski hill is extremely important to this community. **Sherman** agrees that this is a lease we should renew, she hopes there will be more discussion if there are going to be designated changes, but we have to renew the lease first. **Greenwood** explained she did not mean that memo to come across as we are immediately going to go up there and build houses. She was simply attempting to be proactive looking into what could happen in the future and the first step is certainly to get back into the lease. **Hansen** said he supports renewing the lease. **Kinsman** expressed that he thought he understood the memo, and appreciated the Manager's memo, he thought it was clear, she did a great job. **Mayor Smith** reiterated how valuable the Ski Hill is to the community.

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

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

Bourgeois said the following are upcoming meeting dates: April 1, PH & Regular Meeting; April 7, 6pm – BOA; April 9, 6pm – Parks & Rec Fees Work Session; April 15 – Regular Meeting; April 20, 7pm – BOE.

Kinsman asked about next steps for bear fence now that the proposition has passed – he asked for a report on that at a meeting soon.

O. Audience Participation

Sherman Powell urged Council to place the draft MOU between Council and CLL on the April 1 meeting agenda. He said April 9 would be too late as they are trying to get the season started now.

Brian Wildrick followed up with Council on the after-action report for the Active Threat Response Training. He said it was a great training opportunity. He learned that he would like to see 2 dispatchers on at all times to decrease the City's liability. He has also been working on E-911 and thinks it is important for us to move ahead with that, he hopes in the near future to be bringing a resolution to reimplement E-911 surcharge to get that project rolling again. He put forward a request to the Rural Health Initiative for funding for the E-911 system.

Mya Bingham asked Council to put a decision on the CLL MOU on the April 1 agenda.

Steve Vican appreciated Council's clarification on the ski hill item.

Becky Niles of 503 Fourth St. read a letter into the record from **Bill Howard** requesting the CLL item be on the April 1 agenda. In speaking for herself, she commented also that she would hope Council could handle this sooner, i.e. on April 1.

City Council revisited Pending Agenda based on all the public comment and asked for an item about Little League on the next agenda instead of waiting until after the April 9 work session. **Mayor Smith** and Council member **Zastrow** commented that the City has not been able to present all the information and that was the plan for April 9 work session – they believed rushing the issue to the April 1 meeting would be premature. **Ranney** and **Hansen** believed it could work if we waived the fees for this season, and did so on April 1, then the MOU could be worked through over the next year.

P. Council Comments

Adams thanked staff for the thorough packet and the time they are willing to give when she comes to ask questions. She is pleased with the election including all the work that went into educating the people about the ballot prop. She thanked Council member **Sherman** for her service.

Hansen thanked staff for the informative materials in the packet. He appreciated the community coming out to speak tonight.

Zastrow thanked **Sheryl Glasen** for the financial update and thanked Council member **Sherman** for her service. He appreciated the City streets crew and the great job plowing with this latest storm.

Ranney thanked the CPD and CVFD for completing the training and reporting on its success. She thanked Council member **Sherman** for her service.

Kinsman thanked Council member **Sherman** for her historical insights over the years they have served together. He welcomed **Lee Collins**, excited to work together and thanked **Sonya** and **John** for running and hopes they consider doing so again. He thanked the Public Safety employees for the after-action report presentation tonight.

Sherman also thanked the City crews for the plowing, especially on Sunday. She is excited to hear E-911 is being worked on. Thanked **Sheryl** for the financials. Praised the staff as the best in a long time at presenting items in the packets – make meetings run smoothly and not last late into the evenings like they used to. She mentioned that the Moose Lodge is celebrating its 100-year anniversary on May 5, 2026.

Mayor Smith thanked **Cathy Sherman**, said she has served Cordova in so many ways, she leads by example – thanks for the heart and hard work that you have given over the years.

Q. Executive Session

17. 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

M/Sherman S/Zastrow to go into an executive session for a 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.

Hearing no objection **Vice Mayor Kinsman** declared the motion approved.

Vice Mayor Kinsman recessed the meeting at 9:05 to clear the room for the executive session.

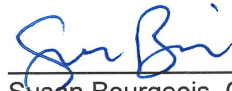
Council entered the executive session at 9:11pm and was back in open session at 9:22pm. At that time, **Vice Mayor Kinsman** said Council directed staff to proceed as was discussed in the executive session and Council thanked staff for the updates and information.

R. Adjournment

Hearing no objection **Vice Mayor Kinsman** adjourned the meeting at 9:22 pm.

Approved: May 6, 2026

Attest:



Susan Bourgeois, CMC, City Clerk

