

**Regular City Council Meeting**  
**April 1, 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 April 1, 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 **Debra Adams, Lee Collins, Kasey Kinsman, Aaron Hansen, Mike Mickelson, Wendy Ranney,** and **Dave Zastrow. Mayor Kristin Smith** 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**

Council member **Aaron Hansen** declared that he is a Tribal Member of the Native Village of Eyak and agenda item 12 is an ordinance authorizing a land disposal to the Village. He did not believe it rises to the level of a substantial financial interest. **Vice Mayor Kinsman** agreed that it was not a substantial financial interest and therefore, ruled that no conflict exists. Council concurred with the Vice Mayor's ruling.

Council member **Lee Collins** declared a conflict on agenda item 13, he works for PWSEDD and they are a party involved in the land disposal item. **Vice Mayor Kinsman** ruled there was a substantial financial interest and asked **Collins** to recuse himself from both the discussion and vote when the item comes before the body. Council concurred with the Vice Mayor's ruling.

**F. Communications by and Petitions from Visitors**

1. Guest speakers – none

2. Audience comments regarding agenda items

**Dave Reggiani**, on behalf of Cordova Little League, spoke in support of agenda item 15.

**Aaron Hansen** of 600 Alder St. spoke as a citizen, not in his role as a City Council member, in support of agenda item 15.

**Kate Williams** of 414 Third St. spoke in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**Kelsey Hayden** of 164 Prince William Marina Rd., spoke in her capacity as Director of CDFU, in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**Brian Wildrick** of 302 Adams Ave. spoke with his two sons, **Rowan & Makena Wildrick**, in support of agenda item 15.

**John Williams** of 414 Third St. spoke in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**David Allison** of 203 Whiskey Ridge Rd. spoke in support of agenda item 15 and spoke in opposition to Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**Stephen Phillips** of 100 Gandil Dr. spoke in his capacity as Fire Chief about the 4Q 2025 report that is included in the packet, item 10a.

**Skye Steritz** of 200 First St. spoke in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**Nelly Hand** of 105 Orca Circle Dr. spoke in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

**Seawan Gehlbach** of 707 Railroad Ave. spoke in support of Council choosing PWSEDD's proposal for agenda item 13 – land disposal of a lot on the North Fill.

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

## G. Approval of Consent Calendar

4. Council action to waive protest for Liquor License renewals for Alaskan Hotel, Bar & Liquor Store, package store license #40 & beverage dispensary license #41
  5. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council member Mike Mickelson from the March 18, 2026, Regular Meeting
  6. Resolution 04-26-17 A resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to apply to the State of Alaska, Department of Environmental Conservation (ADEC) for a loan from the Alaska Clean Water Fund for the project entitled Cordova Landfill Litter and Bear fence
  7. Minutes: a. Minutes of the Council Regular Meeting of February 18, 2026
- Vote on the Consent Calendar: 7 yeas, 0 nays. Ranney-yes; Adams-yes; Hansen-yes; Collins-yes; Mickelson-yes; Kinsman-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

7. Mayor's Report – **Mayor Smith** was not present.
8. City Manager's Report – **Greenwood's** written report touched on: 1) recently handled an insurance claim for a totaled vehicle; 2) audit prep is ongoing; 3) secure rural schools funding came in for 2025, \$562,798; still unknown if 2026 will be paid and if so when; 4) union negotiation prep still ongoing; 5) NVE Second Street land disposal negotiations ongoing.  
**Greenwood** asked **Samantha Hagerthy-Schneider** to give a pool update.  
a. Public Works – Sewer Division report concerning “flushable” wipes (hint-they're NOT flushable)
9. City Clerk's Report – **Bourgeois** reported: 1) seeking applicants for Housing Supply Accelerator Committee; 2) she will address the full April calendar at Pending Agenda tonight.
10. Staff Reports: a. Cordova Volunteer Fire Department, Chief Stephen Phillips, 4Q 2025

## K. Correspondence

11. City Council correspondence primer: correspondence policies & procedures: a. 03-13-26 Mayor Smith traditional knowledge nomination of Mike Webber to Board of Fish; b. 03-20-26 Letter from J. Gold et al suggesting ICE preparedness measures; c. 03-25-26 Letter from R Wheeler of 60 North Seafoods supporting a cold storage and shared processor space for Lot 2, Block 7, NFDP; d. 03-25-26 Letter from Noble Ocean Farms supporting PWSEDD's proposal to construct a multipurpose processing facility on Lot 2, Block 7, NFDP

## 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 – 2<sup>nd</sup> reading  
**M/Mickelson S/Hansen** 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  
**Mickelson** said we have been over this multiple times, pretty cut and dried, all that is left is the final vote. **Hansen** agreed. **Collins** said he is excited for this, likes the way this is looking, he is in support. **Kinsman** agreed, this will be a great addition to the community. Such a cultural center will be beautiful and important for Cordova.  
Vote on the motion: 7 yeas, 0 nays. Hansen-yes; Adams-yes; Zastrow-yes; Mickelson-yes; Kinsman-yes; Ranney-yes; and Collins-yes. Motion was approved.

## M. Unfinished Business - none

## N. New & Miscellaneous Business

13. Council action on disposal and method of disposal for Lot 2, Block 7, North Fill Development Park

Council member **Lee Collins** was conflicted on this agenda item; he left the Council table and sat in the audience for the discussion and vote.

**M/Adams S/Zastrow** to approve the proposal from PWSEDD to purchase Lot 2, Block 7, North Fill Development Park.

**Adams** said she spent a lot of time reading through the proposals; both are strong. She appreciates Planning Commission weighing in on this though was confused that they ranked PWSEDD proposal higher yet recommended the Kelly proposal. She understands there are some unknowns with this proposal but she believes there is also more opportunity and that is why she supports it. She commented that Kelly's have a wonderful business model but she believes it is a good opportunity to look at some diversity in the business community. **Zastrow** said he agrees with all of that and also believes this is a niche development that will serve Cordova well. Some small businesses need a place like this to continue to do what they do and/or to expand. **Ranney** said this was a difficult decision, she has struggled – she likes the concept and would like to see a facility like this in Cordova – she still has a lot of questions. She is still deciding what to do, she said PWSEDD has admitted they don't have an anchor tenant yet, she thinks that is crucial. She thinks Kelly's proposal is a sure deal. **Hansen** asked if they have said they can abide by a 5-year substantial completion. City Planner **Amanda Coward** said, they have proposed a phased approach. He believes that what is stated in their proposal is what is needed in this town. He would support a shorter term for substantial completion then in the event they didn't get the funding, the lot could go back out for others. **Mickelson** also has longevity and process questions about this proposal but agrees with **Ranney** when she said our scope only goes so far in evaluating these proposals. He does appreciate the outpouring of support from members of the community as seen tonight in the public comment. He does believe that the substantial completion component is an important part of the dialogue. **Kinsman** said this has substantial community support from some of the big entities in town as well, not just the direct marketers, NVE, CDFU and others support this.

Vote on the motion: 5 yeas, 1 nay, 1 coi. Collins-conflicted; Kinsman-yes; Adams-yes; Zastrow-yes; Mickelson-yes; Hansen-yes; and Ranney-no. Motion was approved.

**14.** Council action on disposal and method of disposal for Lots 11-14, Block 32 Original Townsite

**M/Mickelson S/Hansen** to approve the proposal from **David Evans** and **David Paddock** to purchase a portion of Lots 11-14, Block 32, Original Townsite.

**Mickelson** said he has concerns about where this is and what would happen in a big snow year. He certainly supports increasing housing here but wants to ensure drainage and where snow goes is addressed. **Hansen** said he will support this development. **Adams** asked **Coward** how we handle the road up there. **Coward** said they will do a survey and replat to ensure the road remains the City's. **Ranney** is in support of new housing. **Collins** added that this builder has completed other projects in town which proves his capabilities. **Zastrow** agrees with **Collins** and also he likes the intended homes, 3br/2ba modest, affordable homes; this is the kind of development he wants to see for Cordova. **Kinsman** reiterated that the language used was "Cordova affordable".

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

**15.** Council action to waive FY26 adopted fees for fields and snack shack for Cordova Little League

**M/Ranney S/Adams** to waive the field and snack shack fees for Cordova Little League for the 2026 season.

**Ranney** said she hopes to see the City and CLL work together toward a solution that works best for both organizations. **Adams** agreed and said she sees how valuable Little League is and wants to support it. **Collins** said he would support. **Mickelson** said he would support and hope we get a good timeline for discussing this ahead of next year so everyone is clear on how it will be in the future. **Zastrow** said he concurs but struggles at how urgent it became ahead of the season and stated that the staff had arranged for a meeting next week, on April 9 to discuss this. He wants to still have that meeting. He absolutely agrees with how important kids' sports are to this community but he understands we have now set a precedent that if you have a grievance and a reason you can find a way to not have to pay to support our Parks & Rec. **Zastrow** said there are some things that volunteers could do but in the end the bulk of the work falls to City staff and that costs money. No matter who comes forward to offer in-kind support, there is still a

cost to the City. **Hansen** said he strongly supports this. He does not believe we should recoup costs on children; he'd prefer to see businesses sponsor teams – find support in that manner. **Kinsman** said he looks forward to the work session also. He is in a lot of agreement with Council member **Zastrow's** comments. He looks forward to a partnership but contends that all of it still costs money.

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

16. Council election of one of its members to serve as Vice Mayor for 1 year

**Mickelson** nominated **Kasey Kinsman** for Vice Mayor, **Zastrow** nominated **Wendy Ranney** for Vice Mayor.

Council voted by secret ballot and the results were **Kinsman** – 4 votes, **Ranney** – 3 votes.

**Kasey Kinsman** remains as Vice Mayor for another year.

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

**Bourgeois** went over some upcoming dates/times of meetings/events for a busy April ahead.

### O. Audience Participation

**Chris Bolin** of 607 Birch thanked Council for the action taken tonight for Cordova Little League.

### P. Council Comments

**Adams** said she appreciated the audience participation tonight. She said the preparation for tonight was a lot – she read and contemplated those proposals; she did not come by her decision lightly.

**Collins** said this was his first night at the table, in a council chair, he looks forward to many more and being involved in these important decisions. He appreciates the thorough packet and the audience participation.

**Zastrow** said this was a monster packet with a ton of information – huge amount of work on staff and he really appreciates it. He appreciates this group – a wonderful council to work with and he welcomed Council member **Collins** to the table. He looks forward to PWSEDD and partners developing this communal facility, hopes during negotiations Council doesn't throw impediments in their way with a possible shortened timeframe.

**Mickelson** thanked staff for continued diligence. He didn't take the NFDL lot disposal lightly – looks forward to working through the issues. He was at Board of Fish a couple of weeks ago – wants to emphasize how big of an impact the Board decisions are for our City – luckily things went our way this time.

**Ranney** thanked staff for the hard work, spent the weekend debating the proposals, looks forward to the negotiations/discussions, welcomes **Lee Collins** to the table.

**Hansen** thanked staff – all staff who keep the city running – as far as the proposals he thanks the proposers for the work put into those. He thanked his fellow Council members for their input and welcomed **Lee Collins**.

**Kinsman** is grateful for the audience tonight – your voice matters, it is not citizens of Cordova vs. the City of Cordova – it is all of our city. Thanked Council for their vote of confidence in him to be elected again to Vice Mayor role. He ended with: "in Cordova, wipes ARE NOT FLUSHABLE."

### Q. Executive Session – none

### 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

