

Regular City Council Meeting
June 3, 2026 @ 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 June 3, 2026, 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 **Lee Collins**, **Aaron Hansen** (arrived at 7:20pm), **Wendy Ranney**, and **Dave Zastrow**. **Mayor Kristin Smith** (arrived at 7:30 pm) and Council members **Debra Adams**, **Kasey Kinsman**, and **Mike Mickelson** were present via zoom videoconference. 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, Acting Vice Mayor **Ranney** declared it approved.

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

F. Communications by and Petitions from Visitors

1. Guest Speaker – **Blake Philips**, APCM, City investments update.

2. Audience comments regarding agenda items

Chris Moreno of 810 Lake Avenue commented on agenda item 12 - he opined that the city should not raise the mill rate.

3. Chairpersons and Representatives of Boards and Commissions - none

a. PWSRCAC, May Meeting highlights, City Representative **Dave Janka**

G. Approval of Consent Calendar

4. Minutes: a. Minutes of the Council Regular Meeting of April 15, 2026; b. Minutes of the Council Regular Meeting of May 6, 2026

5. Council action to protest or waive protest for liquor license transfer of ownership and location from Tiny Wings to Jen's – beverage dispensary license #61, including restaurant endorsement

6. Resolution 05-26-23 A resolution of the Council of the City of Cordova, Alaska, authorizing the disposal of City records that have met their retention period and have no legal or administrative value or historical interest

7. Substitute Resolution 04-26-17 A resolution of the Council of the City of Cordova, Alaska, amending the loan term that was in resolution 04-26-17 from 10 to 20 years, and 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

8. Resolution 05-26-24 A resolution of the Council of the City of Cordova, Alaska, proclaiming that July 2026 is Parks and Recreation month in the City of Cordova, Alaska

Vote on the Consent Calendar: 7 yeas, 0 nays. Ranney-yes; Mickelson-yes; Hansen-yes; Kinsman-yes; Collins-yes; Adams-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

9. Mayor's Report – **Mayor Smith** arrived later in the meeting so she did not report.

10. City Manager's Report – **Greenwood** reported: 1) announced that we officially have a Chief of Police, **Cameron Hayden** has applied, been offered and accepted the position; He is a great guy, he has been here, he knows the position, and we are all pretty excited about him stepping into the role permanently; 2) shoutout to **Kevin Johnson**, he put in the application to the Denali Commission for the match gap grant – we were awarded \$700,000 to fill the gap in our match for the Second Street paving project – so we should have Second Street project fully funded unless when it goes out to bid, the price increases, then we will have to raise our match; 3) Caselle timekeeping module use is going great, hard work by **Brenda** and **Kayleen**, now time slips are done in the program as well as leave slip automation; 4) **Samantha Hagerthy-Schneider** gave a pool update

11. City Clerk's Report – **Bourgeois** reported: a. City Representative on PWSAC Board of Director vacancy announcement. She emailed council recently about the USFS RAC (resource advisory committee) that **Mayor Smith** had been mentioning – she imagines the USFS will advertise for applications to be accepted shortly.

K. Correspondence - City Council correspondence primer: correspondence policies & procedures

L. Ordinances and Resolutions

12. Resolution 06-26-22 a resolution of the Council of the City of Cordova, Alaska, establishing the property tax mill levy for the 2026 tax year at **xx.xx** mills for all properties in the City of Cordova

M/Kinsman S/Zastrow to approve Resolution 06-26-22 A resolution of the Council of the City of Cordova, Alaska, establishing the property tax mill levy for the 2026 tax year at its current rate, **11.44** mills for all properties in the City of Cordova.

Kinsman said as we look at where we are, where we are going, keeping the mill rate exactly where it is at, accounts for, with the increases in property values, the sentiments of the community have been to keep it the same – not raising the mill rate is what people have wanted to see. He opined that in comparison to where everything is at currently in the economy, this would account for a nominal increase, comparatively. **Zastrow** had nothing to add to Council member **Kinsman's** comments, that is exactly the way he feels also; sees no need to raise it this year. **Mickelson** is in support of keeping it where it is, he has heard from numerous community members that they don't want to see it raised. He understands the financial pressures we are under, but we are not without other resources that can fill those gaps currently. **Adams** said she agrees also, we are holding on this year and next year we could possibly have a better fishing season, another processor open and the financial picture might look different. If we can hold steady for the next year she opined we might be in good shape. **Collins** agreed with the comments before him, thinks it is the right decision to not raise the mill rate given that property values did increase, it accounts for some of the increase given to the school but not all of it. **Hansen** said he will support this. **Ranney** reiterated that she has not been wanting to raise the mill rate and she will support this. **Mayor Smith** had no comments to add. Acting Vice Mayor **Ranney** asked for a roll call vote on the resolution.

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

Kinsman asked about the allocation of the ~\$1.1 million in Secure Rural Schools funding received, as far as where it will be allocated, what needs it may address such as deferred maintenance and/or the increased costs we are seeing in utilities. He hoped the Manager could report on that. **Greenwood** said her plan was to hang tight, not put that money anywhere immediately, but just get through 2026, and see how expenses come in. She said the money is in the AMLIP account currently, gaining interest. Council opted to cancel the June 17 meeting and fill in with a special meeting if any time-sensitive items arise. **Hansen** brought up annexation, he would like to get started on this sooner than later. Projected costs and potential revenue of

annexation. He also wondered about the prospect of instituting a primary residential exemption and then being able to adjust the mill rate to shift the property tax revenue to be more from the non-local, non-year-round residents. Council concurred the homeowner's exemption prospect would be for the future, to discuss with 2027 budget talks.

O. Audience Participation - none

P. Council Comments

Adams said as far as a what was said during public comment tonight, she as a member of this community, is someone who cannot live without a library, nor without a museum. She is committed to ensuring we find ways to include those in our budget.

Mickelson is glad we didn't raise the mill rate. Glad to hear from all the citizens who took time to contact all of us about that; great to hear the progress at the pool. He appreciates staff's time; it is pretty awesome that we got the \$700,000 from Denali.

Kinsman said it was great to see Council full concurrence on the mill rate, thanked those who offered public comment. What was said resonates with a lot of what he has heard from other community members as well. He offered congratulations to **Cameron Hayden** and thanked him for stepping into the role permanently. He also thanked **Kevin Johnson** for the great work on the Denali grant.

Zastrow concurred with Council member **Kinsman's** comments. Thanks to **Samantha, Kevin, and Sheryl**, and those within their departments, there are lots of positive things happening within the City. He appreciated having **Blake Phillips** here in person, feels confident that our money is being managed very well – a great approach to risk management.

Collins appreciated the public comment and it was great to hear pool update and the grant received for Second St.

Hansen thanked staff.

Ranney said she would reiterate what was said before her, appreciates **Cam** stepping up, nice job to **Kevin**.

Mayor Smith echoed the thanks to **Cameron** for stepping into the Police Chief position, Second St. match, update on pool. She attended an AML legislative recap webinar – cautiously hopeful about the existing operating budget but knows the Governor's veto pen is still a variable. Thanked Council member **Ranney** for chairing tonight; for stepping in at the last minute.

Q. Executive Session

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

M/Zastrow S/Hansen to enter an executive session for a council discussion with the City Manager regarding land sale negotiation with PWSEDD a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

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

Mayor Smith declared her conflict on this item and said she would sign off and not attend. Council concurred.

Council took a short recess to clear the room at 8:12pm. Council entered the executive session at 8:18pm and came back into open session at 8:37pm.

R. Adjournment

Hearing no objection Acting Vice Mayor **Ranney** adjourned the meeting at 8:37 pm.

Approved: July 1, 2026

Attest: _____

Susan Bourgeois, City Clerk

