Regular City Council Meeting
September 2, 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 September 2, 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***, ***Lee Collins***, and ***Wendy Ranney***. Council members ***Kasey Kinsman***, ***Mike Mickelson***, and ***Dave Zastrow*** were present via zoom videoconference. Council member ***Aaron Hansen*** 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, ***Mayor Smith*** declared it approved.

E. Disclosures of Conflicts of Interest and ex parte communications
Ranney declared a conflict and asked to be recused on the vote for ordinance 1240 because she owns a business that rents watercraft and also collects and remits bed tax. ***Mayor Smith*** ruled that she was not conflicted because it was not a substantial financial conflict; it probably didn't rise to the level of affecting her business by more than $10,000 in the aggregate over a 12-month period. Council member ***Collins*** declared a potential conflict on agenda item 13, ordinance 1241, he said he is employed by PWSEDD, the purchaser of City land. ***Mayor Smith*** ruled that if you do not have an ownership share in this and your salary will not increase by more than $10,000 then she would say he is not conflicted. Council agreed with both rulings.

F. Communications by and Petitions from Visitors
1. Guest Speaker – none
2. Audience comments regarding agenda items
Christiana Fincher said she has an agenda item before Council (item 7); she has nothing in particular to say about it but she is available if there are any questions.
3. Chairpersons and Representatives of Boards and Commissions
Kim Hanisch, Superintendent of Cordova School District reported: 1) on August 31 the State announced a one-time funding allocation which had been budgeted, as well as an energy relief payment – we will be receiving $440,000 based on our ADM, and $99,000 for energy relief grants – she will report at an upcoming meeting on the complexities of education funding, as exciting as this news is, this money will be difficult to spend after the start of the new fiscal year; 2) she emailed council earlier today about the E-rate program and she has sent a letter to the FCC about how detrimental it would be to us if there any changes to funding that program – basically the schools pay $134,000 per year for internet and E-rate funds $120,000 of that – which if that went away would be the equivalent of 1 teacher position, or 1.5 admin clerks, or 2 paraprofessionals; 3) ***Emily Moody*** was awarded 2026 State History Teacher of the year – we are pretty excited about that; 4) AK Star assessments – results will be released tomorrow but from the meeting with the commissioner today we can say Cordova's achievement is in the top 5 in the state in reading and in the top 10 in math out of the state's 52 districts – a lot to be proud of, she is excited to be a part of all the success that happens here; 5) those are results from last spring, coming up we will have the fall benchmark assessments; 6) field trips have been in full swing, JH went out to Sheridan Lake on third day of school – what that tells her is the trust teachers have in the student body, cross country has had a meet and will travel again next week; swimming will be starting soon, we are thankful the pool is up and running; volleyball has a home tournament in September.

Dave Janka, City representative to the PWSRCAC Board reported: about a week and a half ago, Alyeska put in a request to the Department of the Interior and the Bureau of Land Management to do their right-of-way renewal permits, 6 years in advance of it expiring and in an expedited form – they want it done by the end of the year. The last one was in 2004 for a 30-year lease. The PWSRCAC is limited to the terminal and the tankers, we can't really comment on this which is about the pipeline – this time around there will be no EIS required instead just an environmental assessment – which is much narrower and simpler; seems clear this is all about doing this before the election so maybe nothing is added on to the end of the assessment, better for the oil companies to do this ahead of a change in the administration. RCAC staff has asked for an extension of the comment period, which initially was only 15 days.

G. Approval of Consent Calendar
4. Minutes: **a**. Minutes of the Council Public Hearing of August 5, 2026; **b**. Minutes of the Regular Council Meeting of August 5, 2026
5. Council action to protest or waive protest of approval for Marijuana retail store license for Good Vibes, LLC, license # 41906
6. Council concurrence of Mayor's appointment to fill vacant seat on Planning Commission
7. Council action to protest or waive protest of new "restaurant eating place" liquor license #60589 for No Road Brewing, LLC, dba Copper River Brewing
Vote on the Consent Calendar: 6 yeas, 0 nays, 1 absent. Zastrow-yes; Collins-yes; Adams-yes; Hansen-absent; 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
8. Mayor's Report – ***Mayor Smith*** reported: 1) AMHS – there is a meeting tomorrow to see if they can shave any time off the proposed layup of the Aurora – stay tuned for updates from AMHS ***Director Tornga*** about that; 2) HSAC – they got a presentation from the Sitka Community Land Trust which was really great she will be attending the NW Community Land Trust Meeting in Sitka in early Oct and HSAC will meet after that and she will report back to them; 3) the 2024 fisheries disaster declaration – she raised the issue with ***Sullivan*** when he was here – as this has been sitting in DC since Jan 2025 – seems more data has been sent which hopefully will lead to some movement on that.
9. City Manager's Report – ***Greenwood*** reported: 1) ***Samantha Hagerthy-Schneider*** gave a pool update – big party for re-opening is September 12; 2) at pending agenda we will set a special meeting for the bear fence – RFP closed, 1 proposal received, we will need to move forward with that, we are currently analyzing that proposal and negotiating with the proposer; 3) budget meetings to begin first meeting in October (10/7/26) – goal will be budget approval on December 2.
10. City Clerk's Report – ***Bourgeois*** reported: 1) first half property tax due date passed this Monday, August 31 – finance staff and Deputy Clerk extremely busy with phone calls, questions, and receipting in the money – over $600,000 collected on Monday; 2) Deputy Clerk also working on foreclosures, expiration of the redemption period for 2024 delinquencies is coming up in October – only one taxpayer left on that list, 2025 foreclosures still have many on that list but slowly shrinking down to a manageable number.

K. Correspondence
11. City Council correspondence primer: **a**. 08-01-26 Email from K Jones supporting lease to Copper River Brewing; **b**. 08-13-26 Mayor letter to Washington, DC delegation re 2024 Fishery disaster declaration

L. Ordinances and Resolutions
12. Ordinance 1240 An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Section 5.10.050 to increase the sales tax rate from 13% to 14% on: transient lodging,

motor vehicle rentals (excluding watercraft), sales of: marijuana, marijuana concentrates, and marijuana products, cigarettes and other tobacco products, and alcoholic beverages – 2nd reading

M/Adams S/Collins to adopt Ordinance 1240 An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Section 5.10.050 to increase the sales tax rate from 13% to 14% on: transient lodging, motor vehicle rentals (excluding watercraft), sales of: marijuana, marijuana concentrates, and marijuana products, cigarettes and other tobacco products, and alcoholic beverages

Adams said we have discussed this numerous times, she did her own homework and learned that bed tax in Anchorage is 12% so we are not so far out of line. ***Collins*** said we have had discussions about this, he believes it is an appropriate time to increase this by the 1%; it just makes sense for City revenue needs. ***Kinsman*** opined this is a way to tax a broader group, not as many locals, more out of town people. He does understand Council member ***Ranney's*** concerns but sees this as probably a way to tax out of towners who come to visit Cordova more than locals.

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

13. Ordinance 1241 An ordinance of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a lease with option to purchase agreement with the Prince William Sound Economic Development District for Lot 2, Block 7, North Fill Development Park – 1st reading

Mayor Smith recused herself from the chair role for this item as she is executive director of PWSEDD. She turned the chair duties over to ***Acting Vice Mayor Ranney***.

M/Collins S/Adams to adopt Ordinance 1241 an ordinance of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a lease with option to purchase agreement with the Prince William Sound Economic Development District for Lot 2, Block 7, North Fill Development Park

Collins said Council has discussed this several times already. When there were competing proposals for this lot there was overwhelming community support expressed for this proposal. ***Collins*** said he thinks this is a step in the right direction for development n our community. ***Adams*** said this is an opportunity for startups in our community and diversification of the economy and it is the last lot there that can be developed, she is happy to see that it is an opportunity for locals to grow their businesses. ***Zastrow*** said he concurs with the 2 previous Council members' comments. ***Kinsman*** said there was a lot of support for this, he believes there were also a lot of questions. Looking over the lease, he feels like a lot of questions were answered, it was very thorough, timelines were included, he said as we move ahead he wants to ensure we stay true to those timelines and stick to them. ***Kinsman*** did say there are some risks associated with this – he does not want that point lost on this council as stewards of that very prime piece of property. He is hopeful that this project will be successful. ***Ranney*** said she agrees with Council member ***Kinsman's*** comments – it was very complete and a lot of her questions were answered in the lease.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

14. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – there was a special meeting scheduled for Wednesday September 9 at noon, per the City Manager's ask for the bear fence contract. Mayor also asked about evaluations for both the Manager and the Clerk – the Human Resources Director would get with the Mayor to provide the forms. October 7, 6pm – the first budget work session.

O. Audience Participation

Dave Janka PWSRCAC board member, representing the City of Cordova – mentioned that he believes that they should move away from these 30-year renewals for these right-of-way permits. Last time they renewed the facility was only 25 years old, now it is 50 years old. He said he could assist if the City is willing and interested in making comments on this.

P. Council Comments

Adams said she is distressed to hear this Alyeska news. She is excited to hear the great news about the

pool. She wishes every success to the PWSEDD to make good use of that space.
Ranney said she echoes those comments. She thanked staff for the hard work as always.
Zastrow thanked staff for the hard work and the packet of information. Appreciates hearing from ***Kim Hanisch***, superintendent. He is excited for Good Vibes coming online, he learned a lot about all the work they have to do to get that license, and all of what they have to abide by. Excited for Copper River Brewing and PWSEDD – all fantastic things happening in our community and for our community. He is also distraught over this fast-tracking of the EA for Alyeska – appreciate ***Dave Janka*** for bringing this to our attention. He supports comments from the City through the Mayor.
Mickelson echoed the comments before him and thanked the ***Mayor*** for working on the 2024 disaster declaration. He is also distressed about the pipeline news.
Kinsman said we do have a very united voice on our messaging which is nice. Kudos to ***Samantha*** and staff for the hard work on the pool. He encouraged citizens to be involved in upcoming budget work the Council will be undertaking.
Collins appreciated staff reports, as we enter into budget one of the best things we heard tonight was the Superintendent's report of the additional funding. Hope we can put in comments supporting the continuation of e-rate funding.
Mayor Smith also thanked Samantha on the work that happened to get the pool back open – it has been an amazing journey – she is so appreciated, leading us, always came back with a smile, never gave up. Kudos to the schools and the student achievements.

Q. Executive Session - none

R. Adjournment
Hearing no objection ***Mayor Smith*** adjourned the meeting at 8:11 pm.

Approved: October 7, 2026

Attest: _____
Susan Bourgeois, CMC, City Clerk

CITY OF CORDOVA CORPORATE SEAL JULY 8, 1909 ALASKA