Regular City Council Meeting
September 16, 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 September 16, 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 ***Debra Adams***, ***Lee Collins***, and ***Wendy Ranney***. ***Mayor Kristin Smith*** and Council member ***Dave Zastrow*** were present via zoom videoconference. Council members ***Aaron Hansen***, ***Kasey Kinsman***, and ***Mike Mickelson*** were absent. Also present were City Manager ***Sam Greenwood*** and Deputy City Clerk ***Colette Gilmour***.

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
Mayor Smith declared that she is employed by PWSEDD and there is an item on the agenda concerning them. ***Lee Collins*** also declared that he is employed by PWSEDD. ***Vice Mayor Ranney*** ruled that neither had a substantial financial conflict of interest.

F. Communications by and Petitions from Visitors
1. Guest Speaker – none
2. Audience comments regarding agenda items - none
3. Chairpersons and Representatives of Boards and Commissions - **a.** Planning Commission Resolution 02-26, CIP List 2026

G. Approval of Consent Calendar - none

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers
4. Mayor's Report – ***Mayor Smith*** reported: 1) AMHS – there is no new update on whether they are giving us any sailings during the upcoming break in service this winter.
5. City Manager's Report – ***Greenwood*** reported: 1) she knows some Council members have heard about a dog issue in town, a dog that has had a few incidents fighting with other dogs, she and ***Cam*** are working on draft ordinance language and will get that in front of Council after Attorney review; 2) Public Works Director ***Johnson*** reported on some training opportunities that will be coming to Cordova – grader use and excavators and loaders – Streets team and Water/Sewer as well as Refuse – all will get this great learning opportunity, at no cost to the City and best of all, no travel involved, this training is coming to us.
6. City Clerk's Report – ***Bourgeois*** was not present – no Clerk report.

K. Correspondence
7. City Council correspondence primer – no correspondence

L. Ordinances and Resolutions
8. 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 – 2nd reading

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 he did not have much to add, this is second reading, we are ready to move forward. ***Adams*** said she is excited for the entities that are going to be developing that property.

Vote on the motion: 4 yeas, 0 nays, 3 absent. Collins-yes; Kinsman-absent; Adams-yes; Zastrow-yes; Mickelson-absent; Hansen-absent; and Ranney-yes. Motion was approved.

9. Resolution 09-26-26 A resolution of the Council of the City of Cordova, Alaska, adopting the Cordova Comprehensive Safety Action Plan.

M/Adams S/Collins to approve Resolution 09-26-26 a resolution of the Council of the City of Cordova, Alaska, adopting the Cordova Comprehensive Safety Action Plan.

Vote on the motion: 4 yeas, 0 nays, 3 absent (Kinsman, Mickelson, Hansen). Motion was approved.

M. Unfinished Business - none

N. New & Miscellaneous Business

10. Council action on disposal and method of disposal of Lot 1 Blk 26, Original Townsite Subdivision (Approximately 6,740 square feet)

M/Collins S/Adams to dispose of Lot 1, Block 26, Original Townsite, approximately 6,740 square feet in size, as outlined in Cordova Municipal Code 7.40.060 (B) by negotiating an agreement with the party who submitted a letter of interest to lease or purchase the property

Collins said it seems these properties have been available for a long time; it makes sense to directly negotiate with the interested party. ***Adams*** agreed and said there has been enough time for others to have expressed an interest. ***Zastrow*** was concerned about not being consistent as far as going out to RFP but he agrees this one is different because the proposer has 2 adjacent properties and an agreement for an easement with a different adjacent landowner, it is steep land, not at all developed. ***Ranney*** had a similar opinion regarding consistency, however, she is willing to go with direct negotiation on this one.

Vote on the motion: 4 yeas, 0 nays, 3 absent. Collins-yes; Hansen-absent; Mickelson-absent; Zastrow-yes; Kinsman-absent; Adams-yes; and Ranney-yes. Motion was approved.

11. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – City Manager and City Clerk upcoming evaluations, Mayor would get with HR to get the eval forms out to Council.

O. Audience Participation - none

P. Council Comments

Zastrow thanked the staff for the packet, thanked ***Ranney*** for chairing tonight. He and the Mayor attended a great 'recreation economy for rural communities' conference in Whittier. He is excited to follow PWSEDD's progress developing the shared processing facility.

Collins said he is so happy the pool has reopened, the kids are happy, the grand reopening party was a big hit!

Adams echoed that and thanked **Samantha** and all of those involved in the hard work to get the pool back open. She is looking forward to the Fungus Festival. She is grateful that the City is looking into the dog issue – she worries about the City's liability.

Ranney said she is also glad the dog ordinance is being drafted, to ensure our public safety officers are not limited in actions they can take.

Q. Executive Session

12. Recommendations from City Manager regarding Collective Bargaining Agreement negotiations, a subject which is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government.

M/Adams S/Collins to go into executive session for recommendations from the City Manager regarding Collective Bargaining Agreement negotiations, a subject which is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government.

Hearing no objection ***Acting Vice Mayor Ranney*** declared the motion approved.
Acting Vice Mayor Ranney recessed the meeting at 7:42 to clear the room for the executive session.
Council entered the executive session at 7:50 pm and was back in open session at 8:23 pm.

R. Adjournment
Hearing no objection ***Acting Vice Mayor Ranney*** adjourned the meeting at 8:25 pm.

Approved: November 18, 2026

Attest: _____
Susan Bourgeois, CMC, City Clerk

CITY OF CORDOVA CORPORATE SEAL JULY 8, 1909 ALASKA