Special City Council Meeting
November 12, 2026 @ 6:00 pm
Cordova Center Community Rooms
Minutes

A. Call to order – ***Acting Vice Mayor Wendy Ranney*** called the Special Council Meeting to order at 6:00 pm on November 12, 2026, in the Cordova Center Community Rooms.

B. Roll call - Present for roll call were Council members ***Debra Adams***, ***Aaron Hansen***, ***Lee Collins***, ***Wendy Ranney***, and ***Dave Zastrow***. Council member ***Kasey Kinsman*** was present via zoom videoconference. ***Mayor Kristin Smith*** and Council member ***Mike Mickelson*** were absent. Also present were City Manager ***Sam Greenwood*** and City Clerk ***Susan Bourgeois***.

C. Approval of agenda
Hearing no objection, Acting Vice Mayor Ranney declared the agenda approved as presented.
D. Disclosures of conflicts of interest and Ex Parte Communications – none
E. Communications by and petitions from visitors
1. Audience Comments regarding agenda items – none

F. New Business
2. Resolution 11-26-34 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Caliber Mechanical for public safety building boiler replacement and associated repairs
M/Adams S/Zastrow to approve Resolution 11-26-34 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Caliber Mechanical for public safety building boiler replacement and associated repairs
Adams said this is a hefty price tag but we are entering winter and have to replace the boiler. ***Collins*** agreed, we can't have the police department/dispatch, fire, etc. in a building without heat. ***Kinsman*** thanked staff for the detailed memo, it answered all of his questions.
Vote on the motion: 6 yeas, 0 nays, 1 absent (Mickelson). Motion was approved.
3. Council action to Waive Right of First Refusal for Lot 4A, Block 3, USS 3345
M/Zastrow S/Collins to waive the City's right of first refusal for Lot 4A, Block 3, USS 3345, to allow Diana Riedel and Kiley Burton to sell the property to the third party who submitted an offer to purchase the property. ***Zastrow*** said we spent a lot of time on this sale; he is in support of waiving first right of refusal. ***Collins*** agreed. ***Hansen*** said it is good to see development occurring in Cordova. ***Kinsman*** said he is in favor; he asked 2 questions: are we owed any money on the existing lease/option: City Planner ***Amanda Coward*** said we were not. He asked the City Clerk if this sale price would be used in our assessing. ***Bourgeois*** said the assessor will absolutely use every sale that they know of to assist them in valuing properties in Cordova. ***Adams*** asked ***Coward*** the timeline for substantial completion – ***Coward*** said same date that was already on there, 5 years from original purchase, therefore substantial completion by January 2, 2031. ***Ranney*** was in support and said she was happy they were able to find a buyer.
Vote on the motion: 6 yeas, 0 nays, 1 absent (Mickelson). Motion was approved.

G. Audience participation – none
H. Executive Session - none
J. Adjournment
Hearing no objection, ***Acting Vice Mayor Ranney*** adjourned the meeting at 6:20 pm.

Approved: November 18, 2026

Attest: _____
Susan Bourgeois, CMC, City Clerk

CITY OF CORDOVA CORPORATE SEAL JULY 8, 1909 ALASKA