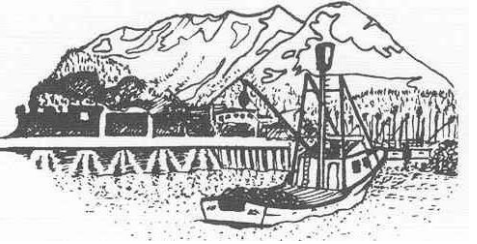


# CITY OF CORDOVA



**Chairman:**  
Robert Beedle  
**Commissioners:**  
Andy Craig  
Max Wiese  
Kenneth Jones  
Jacob Betts  
**Harbormaster:**  
Tony Schinella  
**Admin Assistant:**  
Brandy Griffith

**HARBOR COMMISSION REGULAR MEETING  
MAR 08, 2017 @ 7:00 PM  
CITY HALL CONFERENCE ROOM B**

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

Robert Beedle, Andy Craig, Max Wiese, Ken Jones, Jacob Betts

- 1. APPROVAL OF REGULAR AGENDA**..... Page 1
- 2. APPROVAL OF MINUTES**
  - A. Feb 08, 2017 @ 7:00 PM Regular meeting.....Page 2
- 3. COMMUNICATIONS BY VISITORS**
  - B. Audience comments regarding agenda items (3 minutes per speaker)
- 4. HARBORMASTERS REPORT**.....Page 3
- 5. NEW BUSINESS**
  - A. Discussion on adding two separate Wharfage Rates to Fee Schedule: Raw fish rate and a Commercial rate.
  - B. Potential additions to include in the South Harbor renewal project. If we receive funding.
- 6. OLD BUSINESS**
  - A. Potential savings graph & totals.....Page 4, 5
  - B. Fee schedule with 2.5% to 5% increases.....Page 6
- 7. MISCELLANEOUS BUSINESS**
  - A. Set a date for a Strategic Planning meeting
- 8. AUDIENCE PARTICIPATION**
- 9. COMMISSION COMMENTS**
- 10. ADJOURNMENT**

**HARBOR COMMISSION MEETING MINUTES**  
**February 08, 2017 @ 7:00 PM**  
**CITY HALL CONFERENCE ROOM B**

**Call to order:** This meeting was called to order by Robert Beedle @ 7:00 pm.

**Roll Call:** In Attendance: Jake Betts, Robert Beedle, Max Wiese, Andy Craig

**Approval of Agenda:** M/ Wiese, 2nd/ Craig, Added Mission Statement discussion under new business, V/ Unanimous to approve as amended

**Approval of Minutes:** M/ Craig, 2<sup>nd</sup>/ Wiese, V/ Unanimous to approve

**Communications by Visitors:** Tom Carpenter asked if all harbor rates went up when stall fees increased. Thinks it's important to consider all rates for increases not just stall rates. Also stated that we should be comparing our rates with Whittier. Jon Nichols said he was just here to see how the discussion goes.

**Harbormaster's Report:** The report was printed in the agenda packet.

**New Business:** Harbor stall rates and comparisons. Looked at a cash flow analysis report created for Kodiak. General discussion. Ideas included maximizing the usage of harbor existing space, a potential rate increase, a possible built in annual rate increase across the board, parking fees, large increase of wharfage fees, pay use cranes, and recouping money from harbor leased properties. Direction from commission was to begin defining what Port assets are and how to better use them. Continue looking for other revenue generators.

**Old Business:** None

**Audience Participation:** Jon Nichols reminded the commission to not get too out of control with wharfage rates because that directly affects the price of fish.

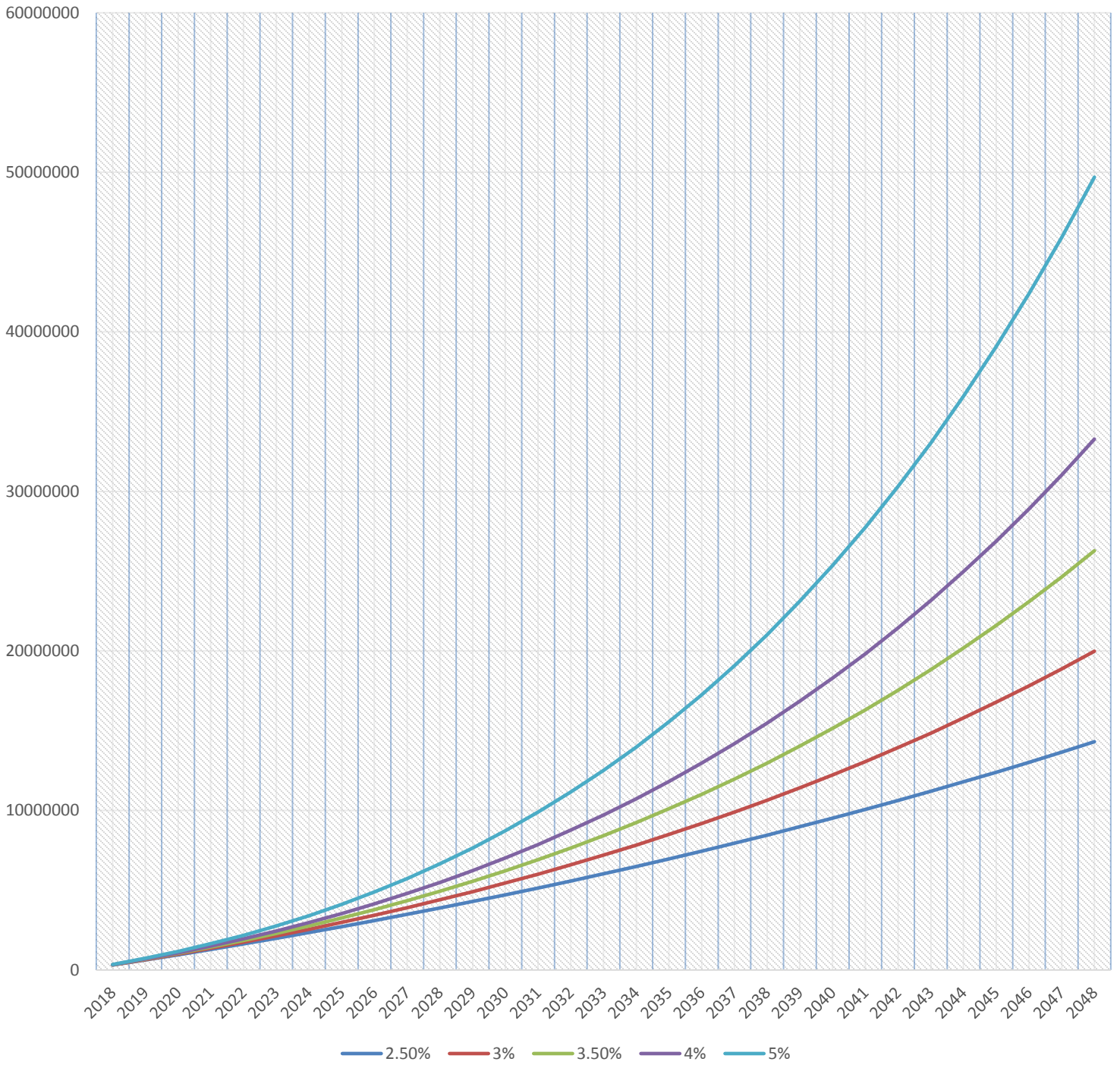
**Commission Comments:** Betts thinks that we should up wharfage fees soon because Cordova is due to have a rise in fish numbers possibly this year. Wiese would like to see a breakdown of the bottom line with optional rate increases, and wants to be careful not to block the south harbor from expanding.

**Adjournment:** M/Wiese, 2<sup>nd</sup>/Betts, meeting adjourned at 8:27 pm

## Harbormaster's Report

- Traveled to Juneau with the BOD of the AAHPA. Met with legislators.
- Replaced broken stall panels in men's restroom
- Snow removal
- Broke up ice at bottom of dock ramps
- Installed Vidmar cabinets and built new work bench in shop area. Conducting complete reorganization of shop
- Repainted wall in shop area
- Completed two burn barrel cycles
- Ordered and received new parking, trailer and ramp tags
- Rescued items from the breakwater that were blown off the docks
- Cleaned oil sumps
- Cleaned restrooms
- Sent out monthly invoices
- 30 30' x 8" x 3" pressure treated timbers for finger float repairs have been shipped
- Dock rounds
- Painted new slip name tags
- Repaired electrical pedestal in Shipyard maintenance area
- Attended regular and strategic planning council meetings
- Attended Planning and Zoning meeting
- Conducted 3 vessel lifts YTD
- Made repairs to broken waterline in Travelift facility building

# Potential Savings Balance



Fund totals	2.5	3	3.5	4	5
2018	311,044.45	317,561.74	324,079.03	330,596.32	343,630.90
2019	629,865.01	649,775.33	669,750.83	689,791.49	730,068.35
2020	956,656.09	997,208.46	1,038,027.38	1,079,113.85	1,162,093.29
2021	1,291,616.94	1,360,449.03	1,429,962.53	1,500,162.46	1,642,641.74
2022	1,634,951.81	1,740,105.88	1,846,653.53	1,954,610.20	2,174,812.94
2023	1,986,870.06	2,136,809.48	2,289,242.80	2,444,206.98	2,761,877.91
2024	2,347,586.26	2,551,212.66	2,758,919.63	2,970,783.03	3,407,288.46
2025	2,717,320.37	2,983,991.36	3,256,922.01	3,536,252.41	4,114,686.68
2026	3,096,297.82	3,435,845.43	3,784,538.50	4,142,616.61	4,887,914.88
2027	3,484,749.72	3,907,499.44	4,343,110.19	4,791,968.32	5,731,026.07
2028	3,882,912.91	4,399,703.50	4,934,032.74	5,486,495.37	6,648,294.93
2029	4,291,030.19	4,913,234.11	5,558,758.45	6,228,484.80	7,644,229.40
2030	4,709,350.39	5,448,895.08	6,218,798.44	7,020,327.14	8,723,582.82
2031	5,138,128.60	6,007,518.44	6,915,724.95	7,864,520.84	9,891,366.68
2032	5,577,626.27	6,589,965.36	7,651,173.62	8,763,676.89	11,152,864.08
2033	6,028,111.37	7,197,127.19	8,426,845.97	9,720,523.66	12,513,643.80
2034	6,489,858.61	7,829,926.40	9,244,511.91	10,737,911.88	13,979,575.15
2035	6,963,149.52	8,489,317.67	10,106,012.35	11,818,819.91	15,556,843.53
2036	7,448,272.71	9,176,288.98	11,013,261.89	12,966,359.13	17,251,966.79
2037	7,945,523.98	9,891,862.68	11,968,251.66	14,183,779.68	19,071,812.47
2038	8,455,206.53	10,637,096.67	12,973,052.24	15,474,476.30	21,023,615.85
2039	8,977,631.14	11,413,085.59	14,029,816.65	16,841,994.51	23,114,998.94
2040	9,513,116.37	12,220,962.03	15,140,783.54	18,290,037.02	25,353,990.47
2041	10,061,988.73	13,061,897.82	16,308,280.37	19,822,470.39	27,749,046.84
2042	10,624,582.90	13,937,105.32	17,534,726.86	21,443,331.99	30,309,074.18
2043	11,201,241.92	14,847,838.76	18,822,638.41	23,156,837.21	33,043,451.49
2044	11,792,317.42	15,795,395.66	20,174,629.79	24,967,387.03	35,962,054.98
2045	12,398,169.80	16,781,118.28	21,593,418.87	26,879,575.84	39,075,283.65
2046	13,019,168.50	17,806,395.04	23,081,830.52	28,898,199.63	42,394,086.13
2047	13,655,692.16	18,872,662.15	24,642,800.64	31,028,264.48	45,929,988.91
2048	14,308,128.91	19,981,405.11	26,279,380.40	33,274,995.44	49,695,126.02

<b>Moorage</b>	Current		2.50%	3.00%	3.50%	4.00%	5.00%
Annual	38.14	ft/yr	39.09	39.28	39.47	39.67	40.05
Monthly	13.33	ft/mo	13.66	13.73	13.80	13.86	14.00
Daily-Prepaid	0.99	ft/day	1.01	1.02	1.02	1.03	1.04
Daily-Billed	1.17	ft/day	1.20	1.21	1.21	1.22	1.23
			-	-	-	-	-
Annual Seaplane	815.72	yr	836.11	840.19	844.27	848.35	856.51
Daily Seaplane	33.95	day	34.80	34.97	35.14	35.31	35.65
Eyak Seaplane 40ft	340.98	yr	349.50	351.21	352.91	354.62	358.03
Eyak Seaplane 60ft	538.52	day	551.98	554.68	557.37	560.06	565.45
			-	-	-	-	-
Grid 0-50	0.58	ft/tide	0.59	0.60	0.60	0.60	0.61
Grid 51-70	0.79	ft/tide	0.81	0.81	0.82	0.82	0.83
Grid Over 70	1.50	ft/tide	1.54	1.55	1.55	1.56	1.58
			-	-	-	-	-
2wk launch Ramp	20.00		20.50	20.60	20.70	20.80	21.00
Annual Launch Ramp	78.75	yr	80.72	81.11	81.51	81.90	82.69
Waitlist	20.00	yr	20.50	20.60	20.70	20.80	21.00
Pump Rental	31.76	hr	32.55	32.71	32.87	33.03	33.35
Staff Labor	72.00	hr	73.80	74.16	74.52	74.88	75.60
OT Labor	108.00	ht	110.70	111.24	111.78	112.32	113.40
Impound Fee	1,000.00		1,025.00	1,030.00	1,035.00	1,040.00	1,050.00
Net Impound	288.75		295.97	297.41	298.86	300.30	303.19
Storage	2.50	ft/mo	2.56	2.58	2.59	2.60	2.63
Electricity - Small	15.00	day	15.38	15.45	15.53	15.60	15.75
Man and Equipment	95.29	hr	97.67	98.15	98.63	99.10	100.05
Showers	5.00		5.13	5.15	5.18	5.20	5.25
Dock use Fee	2.00	ft/day	2.05	2.06	2.07	2.08	2.10
			-	-	-	-	-
Wharfage	5.27	ton	5.40	5.43	5.45	5.48	5.53
Dockage	1.66	ft/day	1.70	1.71	1.72	1.73	1.74
Storage	2.50	ft/mo	2.56	2.58	2.59	2.60	2.63
Storage over 12 months	10.00	ft/mo	10.25	10.30	10.35	10.40	10.50
			-	-	-	-	-
Fuel over the dock	0.17	barrel	0.17	0.18	0.18	0.18	0.18
first 50 thousand barrels	0.15	barrel	0.15	0.15	0.16	0.16	0.16
second 50 thousand barrels	0.14	barrel	0.14	0.14	0.14	0.15	0.15
over 100 thousand barrels			-	-	-	-	-
			-	-	-	-	-
Travel lift	22.00	ft/rt	22.55	22.66	22.77	22.88	23.10
up to 40 ft	24.00	ft/rt	24.60	24.72	24.84	24.96	25.20
41-58 ft	26.00	ft/rt	26.65	26.78	26.91	27.04	27.30
over 58 ft			-	-	-	-	-
			-	-	-	-	-
Shipyard electric	25.00	day	25.63	25.75	25.88	26.00	26.25