

**Chairman
Robert Beedle**

HARBOR COMMISSION REGULAR MEETING

APRIL 10, 2013 @ 7:00 PM

CITY HALL CONFERENCE ROOM

**Commissioners
Greg LoForte
Max Wiese
Mike Adams
Kenneth Jones**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chairman Robert Beedle, Greg LoForte, Max Wiese, Mike Adams and
Ken Jones

**Harbormaster
Tony Schinella
Admin Assistant
Brandy Griffith**

3. APPROVAL OF SPECIAL AGENDA

4. APPROVAL OF MINUTES

- A. 3-13-13 Regular meeting.....(Pages 1-2)
- B. 3-22-13 Special meeting.....(Page 3)

5. RECORD ABSENCES

6. COMMUNICATIONS BY VISITORS

- A. Audience comments regarding agenda items (3 minutes per speaker)

7. HARBORMASTERS REPORT

8. NEW BUSINESS

- A. Recommendation to City Council for disposal of impound Vessels/Equipment ... (Page 4)
- B. Review land disposal maps.....(Page 5-11)
- C. Review North Fill Shipyard Plat..... (Page 12-13)

9. AUDIENCE PARTICIPATION

10. OLD BUSINESS

11. MISCELLANEOUS BUSINESS

12. COMMISSION COMMENTS

13. ADJOURNMENT

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Full Harbor Commission agendas and packets are available online at www.cityofcordova.net

Harbor Commission Regular Meeting
Wednesday, March 13, 2013 at 7:00 PM
City Hall Conference Room

- A. Call to Order: The meeting was called to order by Chairman Robert Beedle at 7:04 pm.
- B. Roll Call: In Attendance: Greg Loforte, Robert Beedle, Mike Adams (one the Phone), Ken Jones (Later arrival), Harbormaster Tony Schinella, and recording secretary Brandy Griffith.
- C. Approval of Agenda: M/Loforte, S/Adams, V/ Unanimous to approve agenda.
- D. Approval of minutes:
02/13/2013 Regular Meeting: M/ Beedle, S/Loforte, V/ Unanimous to approve minutes.
- E. Communication by visitors:
1. Audience comments regarding items on the agenda. Dave Allison encouraged the Harbor Commission to find a solution to the Lot 3A, Block 8 discussion. He asked them to present a bigger plan to planning and zoning and give more options in that plan.
 2. Guest Speaker: Rachel Lord from the Alaska Clean Harbors Program introduced herself and gave a back ground on the clean harbors program. It is a statewide voluntary, non-regulatory program. More information can be found on their website at <http://alaskacleanharbors.org/>. Rachel fielded questions from the commission. She will be meeting with the harbormaster and moving forward with starting a program in Cordova.
- F. Harbormaster's Report: Harbormaster Schinella reported working with P&Z to draw up accurate cad drawings of the North Fill plan. The research vessel Oceanus visited Cordova and will be back on March 22nd if anyone wants to go down and see it. Planning and Zoning approved the 30ft tower for the Alaska Marine Exchange to be built in our back yard. We heard from the lawyer and she is currently rewriting the impound process and papers. The harbor department is now taking over all parking permits. Eagle contracting has started pulling up the north ramp planks and has a completion deadline of April 16.
- G. Business:
1. Welcome Ken Jones to the Harbor Commission.
 2. Discuss transient vs long term trailer parking fees. This was briefly touched on and agreed to postpone to a future agenda.
 3. General Discussion Lot 3A, Block 8. Harbor Commission discussed how to move forward on this project. They are working to provide the city council with three separate plans for the lots in question. The commission would like to move forward with the maintenance area and install water and electricity. Even if the lot in question does not remain the Harbor's, we should be able to use it this season.

- H. Audience Participation: Dave Allison told the commission that he feels that council wants 3 ideas for the use of the North Fill land.
- I. Commission Comments: Greg Loforte reported that the Samson switch should be completed by April 1st, and with that in mind we are going to need to review the master plan and see how the new configuration will work. Robert Beedle reinforced the idea of implementing the plan for the North Fill lots even if it is only for this season. He also reminded the commission that they should be thinking about who will fill his seat on the commission and who will chair the commission.
- J. Adjournment: M/ Loforte, 2/Jones, V/ Unanimous to adjourn @ 9:30 pm

Harbor Commission Special Meeting
Friday, March 22, 2013 at 12:00 PM
City Hall Conference Room

- A. Call to Order: The meeting was called to order by Chairman Robert Beedle at 12:00 pm.
- B. Roll Call: In Attendance: Greg Loforte, Robert Beedle, Max Wiese, Ken Jones (on the phone), Harbormaster Tony Schinella, and recording secretary Brandy Griffith.
- C. Approval of Agenda: M/Loforte, S/Wiese, V/ Unanimous to approve agenda.
- D. Approval of minutes: None
- E. Communication by visitors: None
- F. Harbormaster's Report: None
- G. Business:
 - 1. Approve North Fill Ramp Plan Memo: Greg Loforte, "I move to approve the North Fill Ramp Plan." Wiese seconded the motion. The plan was reviewed and Robert Beedle called the question. The vote was unanimous to approve the plan.
 - 2. North Ramp Plan Drawing: Reviewed
 - 3. Harbor Master Plan Amend Memo: Reviewed
 - 4. Amend Harbor Facilities/Upland Master Plan: Max Wiese, "I move to approve the amendment to the Harbor Facilities/Uplands Master Plan 2012 to include the North Fill Ramp Plan." Loforte seconded the motion. The plan was discussed and pointed out that it was a working and flexible plan. Robert Beedle called the question and the vote was unanimous to approve the amendment.
- H. Audience Participation: None.
- I. Commission Comments: Greg Loforte commented that we are taking a big step in changing the configuration of the harbor and its use. The fleet has changed its make-up and there are more and bigger bowpickers. This plan addresses the changing needs of the fleet. He also feels that the trailer pull out beside Baja Taco is a major safety issue and is unacceptable. This plan addresses that. Max Wiese noted the situation of backed up boats behind the harbor and the need for additional services that this plan fulfills. Ken Jones said he liked the way amending the plan meets the needs of the fleet and would like to see a crane in the North Ramp area to get bowpickers off of the three stage dock.
- J. Adjournment: M/ Wiese, 2/Loforte, V/ Unanimous to adjourn

Memo

To: City of Cordova Harbor Commission
From: Tony Schinella, Harbormaster
Date: 4/10/2013
Re: Recommendation to City Council for disposal of Impounded
Vessels/Equipment

PART I. BACKGROUND:

The Harbor department currently has 3 vessels and a long line reel impounded. The Harbor held two public auctions and had no attendance from interested bidders. Title 11.32.070: States that the Harbor Commission shall recommend means for disposition to the City Council.

PART II. RECOMMENDED HARBOR COMMISSION MOTION:

Staff recommends any maximum bid be accepted for impounded property, with a stipulation that the purchased property be removed from City of Cordova property 30 days from date of sale.

If there are no interested persons, the Harbor Department will dispose of impounded property in a responsible manner.

PART III. RECOMMENDED MOTION:

“I move to recommendation to the city council to dispose of impounded property by maximum bid and if there are no interested bidders, to dispose of impounded property in a responsible manner”

Memo

To: City of Cordova Harbor Commission
From: Tony Schinella, Harbormaster
Date: 4/10/2013
Re: Review Land Disposal Maps

PART I. BACKGROUND:

The land disposal maps are required to be updated annually. At the 1/8/2013 P&Z meeting the maps were reviewed by the P&Z commissioners. At this meeting the P&Z commissioners are asked to approve a resolution recommending to city council the land disposal maps for 2013.

Attached is the memo that Planning Department prepared asking for the Harbor Commission's input on the land disposal maps.

At this meeting I would like to review, discuss and come to concurrence on our recommendation of the attached land disposal maps.

At the next Harbor commission meeting a memo will be prepared with the commission's concurrence and a recommendation to P&Z for the land disposal maps.

Memo

To: City of Cordova Harbor Commission
From: Sam Greenwood, City Planner
Date: 3/4/2013
Re: Recommendation of 2013 Land Disposal Maps to P&Z

PART I. BACKGROUND:

The land disposal maps are required be updated annually. At the 1/8/2013 P&Z meeting the maps were reviewed by the P&Z commissioners. At this meeting the P&Z commissioners are asked to approve a resolution recommending to city council the land disposal maps for 2013. Below are the definitions of the terms used for the land disposal maps.

Final Map Designations

1. **Available**- means available to purchase, lease, or lease with an option to purchase.
2. **Not available**- once the maps are approved by planning and zoning and city council the identified property is NOT available for sale. A response will be sent to the interested party that this parcel is not available for purchase. These parcels included protected watersheds, substandard lots, snow dumps and other lots used by the city.
3. **Leased** -These lots are currently leased to a business or government entity by the city and are not currently available. We have leases that are short term renewing every two years and others are long term leases with substantial improvements on the property.
4. **Tidelands** – All requests to purchase tideland will be reviewed by Planning and Zoning commission as they are received. Planning and Zoning will make a recommendation on disposing of the tidelands to city council.

Special Circumstances

It is understood that a special circumstances may exist where a letter of interest is receive on a property identified as currently not available but that the planner and city manager believe that letter of interest should be considered by Planning and Zoning. The city planner and the city manager may put the letter of interest on the next P&Z meeting agenda for review and recommendation to city council.

As the P&Z commissioners reviewed the maps questions were brought up about areas that the Harbor Commission is involved in. It was at this time that the P&Z commissioners asked that the Harbor Commissioners review the property that is directly under their watch. Below are the minutes from the meeting for back ground information.

Shipyard Comments

Reggiani wanted to discuss the Ocean Dock Area. He said it came up at their City Council meeting and they were talking about the CIP list, or basically the project request list that the City takes down to the legislature and lobbies for State money to come in. He said that basically the CIP list is a ranking by priority at what our top priorities are. They had a long discussion about a shipyard building and some of the members on the City Council thought that (a shipyard building) really wasn't a City function to build a building and create more City infrastructure and have to staff the building for boat work and stuff like that. Some thought that it should be available for a private entity to come build a building and do whatever. **Reggiani** explained that it's been in some people's thoughts that developing a shipyard area would encourage businesses to come in (fiber glass companies, welders, machinists) and set up shops down there so that when the boats get hauled out they can go to one of the shops. He said, he thought the Planning and Zoning Commission would be ahead of ourselves to change any of these "Not Available" designations to "Available". He'd really like to request that the Harbor Commission take a look at that and if they are really thinking that a City-owned shipyard building isn't the direction they'd want to go to (they'd rather see that privatized) that's won't happen if it's marked "Not Available". **Reggiani** suggests the Harbor Commission look at the maps and make a recommendation as to what they believe is "Available".

Bailer agreed that the Harbor Commission should make the recommendation since he has been getting conflicting opinions as to which group wants the area and which doesn't. **Pegau** said he thinks that the expansion and a big building were incorporated into a plan, but he may be wrong. He said that they have a really good Harbormaster who's not afraid to handle anything or answer any questions and that he really enjoys working with him. **Reggiani** said that Council is considering two things: to expand the fill and another was to have a shipyard building. As soon as boats were hauled out they can roll into a building to get fixed. The two ideas are not combined but will be looked at separately. They are discussing which should be the priority. Greenwood stated that he was hoping fill was on the radar as we are running out of flat useable land.

North Fill Area

LoForte said it would be nice if there was more delineation between short term and junk yard storage. **Sam** said they're working on it. **Baenen** said he definitely wanted to see business promoted in Cordova and he would rather see businesses and companies rather than boat storage any day; more businesses means more people and they're buying houses. He'd like to see land available down there. **LoForte** explained some things that have been kicked around for the North Fill Development Park Area. They are reviewing the best use of the area for a new ramp, electrical hookups and they want to eliminate the congestion by Baja Taco. LaForte said that they are putting the new ramp and electrical in this summer to get rid of the congestion by Baja Taco. Sam said that we may want to get the land disposal status on the North Fill changed and that the Harbor is coming up with a plan for Lot 3A by Bayside Storage to either utilize it or dispose of it, by possibly making it a standard lot as it is sub-standard currently.

Tidewater Development Park

Pegau recommended the designation of Shell Beach as "Not Available". Sam said she was not sure how to display that as it isn't its own lot but she will work on ATS220 for the next meeting hopefully. Sam suggested that Shell Beach be designated as "Not Available" but it may be a better

way to say it would be reviewed every time and the answer would be yes or no instead of changing the designation, since it's not a platted piece of property within ATS220.

I am attaching the maps from the North Fill area, the Tidewater Development Park, Southfill Development Park, and the Ocean dock/ship yard area for the Harbor commissions input. The Harbor commission has been busy with development of the plan for the North Fill and has provided input back on the lots requested for purchase on the Tidewater Development Park. The P&Z commission would like to have all the information and comments on the areas in one memo from the Harbor Commission. At this time if the Harbor Commission could provide information on the things listed below and send back a memo to planner and the P&Z commission it would be greatly appreciated.

1. Agree with the maps as provided or edit as they see fit.
2. List any thoughts or comments about the areas that are represented in the maps
3. Provide a write up of their recommendations back to the P&Z commission

P&Z commissioners will review the Harbor commission's recommendations and incorporates them into the maps that will then be forwarded to the City Council. Your input and edits are appreciated and will help with communication between the two commissions on land use planning.

SOUTHFILL DEVELOPMENT PARK

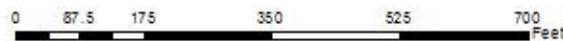
DRAFT



Note: All proposals for lease or sale are subject to City Council review and approval



This map is for illustration purposes only. All distances are approximate. It is not intended as a survey.



This map created by City of Cordova Planning Department 1/2013

OCEAN DOCK AREA

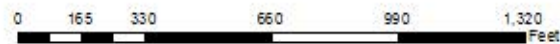
DRAFT

City Properties Status	
	AVAILABLE
	NOT AVAILABLE
	LEASED
	ATS
	SALE PENDING
	SNOW DUMP
	CITY
	Other Land Owners

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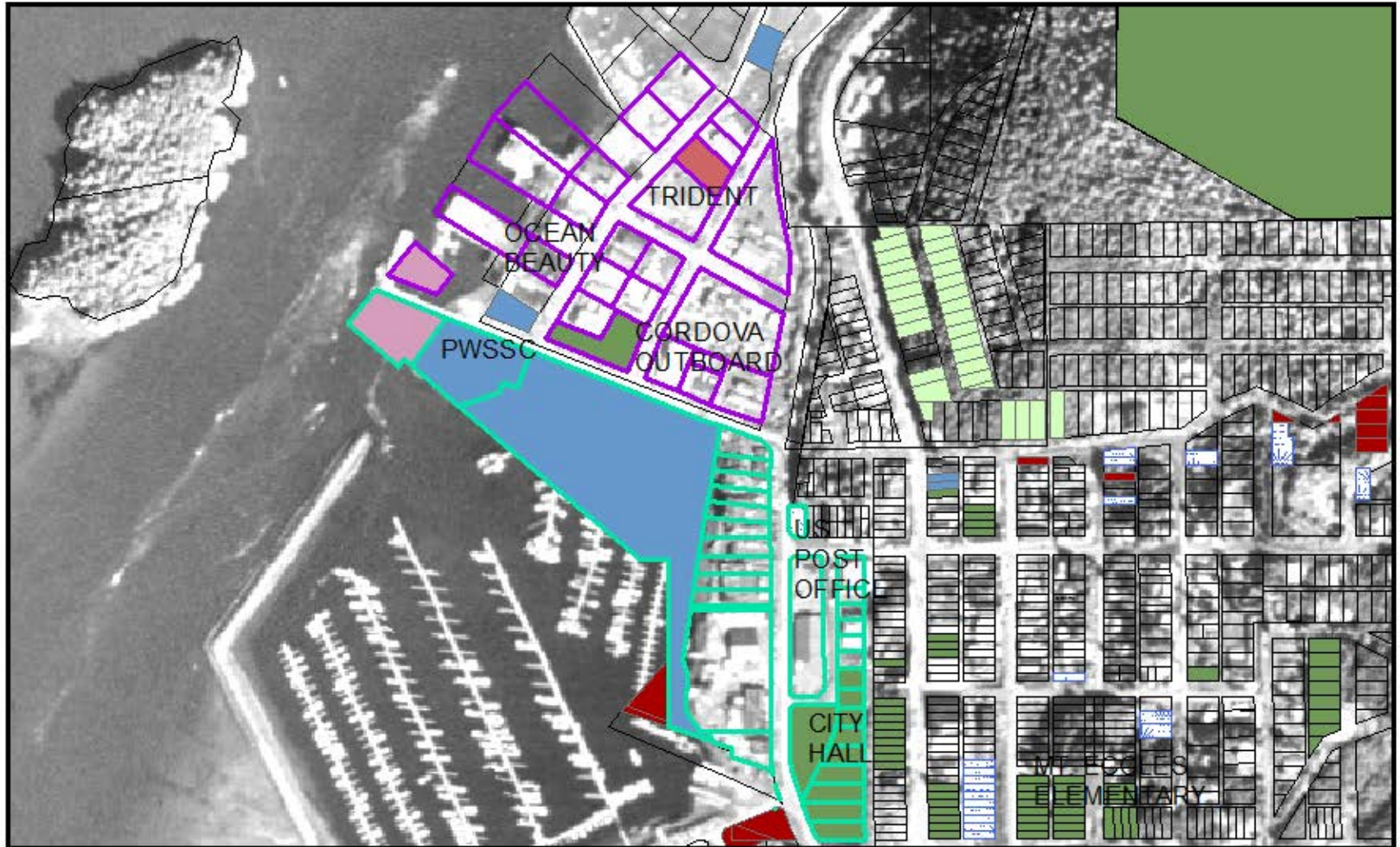
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1/2013

TIDEWATER DEVELOPMENT PARK & CORDOVA INDUSTRIAL PARK

DRAFT



Subdivision

- Cordova Industrial Park
- Tidewater Development Park

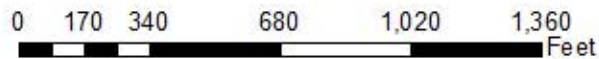
City Properties

- AVAILABLE
- NOT AVAILABLE
- LEASED
- ATS
- SALE PENDING
- SNOW DUMP
- CITY
- Other Land Owners



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City of Cordova
Planning Department
1/2013

Memo

To: City of Cordova Harbor Commission
From: Tony Schinella, Harbormaster
Date: 3/19/2013
Re: Shipyard new property layout

PART I. BACKGROUND:

I am providing a map of the new shipyard area after the land swap Samson. At this meeting we will discuss, brainstorm and develop ideas for the shipyard layout.

