

Chairman

Robert Beedle- Council Rep.

Vice-Chairman

Greg LoForte

Commission Members

Brent Davis

Mike Adams

Max Wiese

Harbormaster

Dale Muma

Secretary

Charlie Branch



**HARBOR COMMISSION REGULAR MEETING
5/11/2011 7:00:00 PM
CITY HALL CONFERENCE ROOM**

AGENDA

A. CALL TO ORDER

B. ROLL CALL

Brent Davis, Greg LoForte, Robert Beedle, Mike Adams, Max Wiese

C. APPROVAL OF AGENDA

D. COMMUNICATIONS BY VISITORS

E. APPROVAL OF MINUTES

1. Regular meeting of 4/13/11

F. HARBORMASTER'S REPORT

G. CORRESPONDENCE

H. OLD BUSINESS - None

I. NEW BUSINESS

1. City Boat Storage/ Lots 3A, 4 & 5 of Block 8 North Containment Area

J. AUDIENCE PARTICIPATION

K. COMMISSION COMMENTS

L. ADJOURNMENT

Harbor Commission Regular Meeting
Wednesday, April 13, 2011 at 7:00 P.M.
City Hall Conference Room

- A. Call To Order. The meeting was called to order by Chair Robert Beedle at 7:07 P.M.
- B. Roll Call. In Attendance: Chair Robert Beedle, Vice Chair Greg LoForte, Mike Adams, Max Wiese, City Manager Mark Lynch, and Recording Secretary Charlie Branch. Excused absent: Brent Davis.
- C. Approval of Agenda. M/Wiese, S/Adams, V/Unanimous to approve the agenda.
- D. Communications by Visitors. None presented.
- E. Approval of Minutes. M/Wiese, S/Adams, V/Unanimous to approve the minutes of March 9, 2011.
- F. Harbormaster's Report. Secretary Branch briefly described the Windows XP software crash and reinstallation of software. City Manager Lynch described the workings of Water Resources Development Act funding legislation for the Breakwater Extension Project. State funding for this project looks good, but not so for federal funding. Meeting schedule for June and July will be discussed at the next meeting on May 11, 2011. Mike Adams requested to be excused from the June and July meetings.
- G. Correspondence. None presented.
- H. Old Business. (None).
- I. New Business.
1. Samson Land Swap. (Information Only). City Manager Lynch reported that the owner of Samson Tug & Barge Company met today with City Planner Greenwood.
 2. Chugach Corporation Lot Trade/Sale/Lease. (Information Only).
 3. City Land Disposal Maps.
City Manager Lynch presented and discussed the maps developed by Planning & Zoning Commission and City Planner Greenwood, reviewed at last night's P&Z meeting. Another category, "Available with Conditions" will be added to these maps for areas without existing access or other difficulties. Comments should be submitted to Chair Robert Beedle for review at the next P&Z meeting.
 4. Trailer Parking Review.
Peninsula Steel will complete their recycling and disposal operations in June or July, and cleanup of those North Fill areas is required prior to departure. LoForte mentioned consolidating boats and mini-barges in the North Fill storage yard, using the found area for boat trailer storage.
- J. Audience Participation. (No visitors present.)
- K. Commission Comments. Beedle: will invite Kristin Smith of Copper River Watershed Project to speak at the next meeting. LoForte asked about the status of the Old Harbor crane (mounting hardware is shipping), Seafood Lane traffic plan and the "Planning for Alaska's Regional Ports and Harbors" report progress. City Manager Lynch will follow up on the latter two. Adams asked about boat work areas, which will be enforced by the CS Officer May 1-October 1.
- L. Adjournment. M/Wiese, S/Adams, V/Unanimous to adjourn at 9:17 P.M.

HARBORMASTER'S REPORT

MAY 2011

1. Financial Report

Current	1 - 30 Days	31 - 60 Days	Over 60 Days	Balance
8,821.09	117,361.55	0.00	0.00	126,182.64

Age Through 05/02/2011 Age

2. Would you like me to schedule a meeting for June and July? For your information, this is an excerpt from 11.08.020 of the Cordova Municipal Code. **“...the commission shall not be required to have meetings during the fishing season or any like period as may hereafter be set by the commission, during any given year, said period not to exceed six months.”**

3. The city is still working towards the removal of the Sound Developer. Attached is an email from the City Manager with the latest update. See the attached email.

4. The city is still negotiating with Samson Tug & Barge to relocate their operation so that we may make better use of the available land for the boat haulout facility. At this point, there is no schedule for this to take place although it appears that it will happen. See the attached email.

5. Attached is an email from Nathan Butzlaff, the city's lobbyist back in Wash. DC regarding the latest news regarding funding for breakwater improvements. As the email indicates, we are waiting to see if Senator Begich submits this as a project to be including in a WRDA bill.

6. We finally received all the necessary hardware to complete the hoist installation in the Old Harbor. As soon as we can make time without haulout interruptions and the right tide during daylight hours we will get this hoist on-line. We need the right tide to be able to get under the dock and reach the bolts that secure the hoist to the deck. We have every intention of having this hoist ready for use before the season begins.

7. I have been working with Kristen Smith of the Copper River Watershed Project as well as Forest Service representatives to complete the breakwater trail project which includes the removal and cleanup of all the old web located at the end of Nicholoff Way. Once finished, the project will include a pocket park at the head of the trail with benches and interpretive signs in different locations. I believe that Kristen is planning on a ceremony in the near future to open and introduce the project to the public.

Dale Muma

From: Sam Greenwood
Sent: Monday, April 25, 2011 3:21 PM
To: Mark Lynch; Dale Muma
Subject: RE:

Dale

We are working with Samson and they are interested in moving their operation towards the Ferry terminal. We are looking at the permitting involved, hashing out details and talking about time frames. It is moving forward and we will be meeting again soon. The move if it occurs will be a slow process with both parties working together and helping each other with the move.

From: Mark Lynch
Sent: Monday, April 25, 2011 2:20 PM
To: Dale Muma
Cc: Sam Greenwood
Subject: RE:

Dale,

Sam would have the latest on Samson.

There is nothing new with the SD. I sent a letter to Senator Murkowski encouraging some help, but received no reply yet. The CG in Valdez says the first request to remove the SD from our Harbor was returned with questions regarding ownership. Those questions were answered (by Holly) and the request was resubmitted. They have no idea how long it will take, but felt we would be lucky to have any word before Fall 2011.

Thanks,

Mark.

From: Dale Muma
Sent: Monday, April 25, 2011 2:10 PM
To: Mark Lynch (citymanager@cityofcordova.net); Sam Greenwood
Subject:

Mark, Sam,

In an effort to keep the Harbor Commission up to date, can either or both of you give me the latest with the potential land swap with Samson? Also Mark what is the latest with the Sound Developer? Has there been any new information from the Coast Guard? Any other new information would be appreciated. Thanks.

Dale R. Muma
Harbormaster/Port Director
City of Cordova
PO Box 1210
Cordova, Alaska 99574
Phone: 907-424-6400

4/25/2011

To: "Mark Lynch" <citymanager@cityofcordova.net>
Subject: RE: Federal Shutdown Contingency Planning

Glad to hear that the state will be coming through with the funding for the non-federal share of the breakwater extension. On the federal side of things, the project has to be legislatively authorized before Congress may appropriate funds for it and Army Corps of Engineers can move forward on the project.

Senator Murkowski has agreed to submit the breakwater project as one of her requests for possible inclusion in a potential Water Resources Development Act (WRDA) that the Senate might consider this year. WRDA legislation typically authorizes many of these types of projects.

I have already spoken with Senator Begich's staff to see if he would be willing to submit this as one of his requests, as well. His staff person has told me that they haven't started reviewing WRDA requests from Alaskans yet. However, they will have to make a decision by April 29, as that is the deadline the committee of jurisdiction has established.

I have also spoken with Congressman Young's staff about a possible WRDA request. His staff person informed me that the House Transportation and Infrastructure Committee - of which Congressman Young is a member - has not yet asked House members for WRDA requests. That might occur later this year - they are not sure.

Of course, I'll continue to follow up with the various delegation offices about the WRDA requests and will let you know what I find out.

With respect to actual dollars for the breakwater, that is a different story. As you may recall, there will be no federal appropriations earmarks this year. We are looking into other ways that this project - as well as the City's three other capital priorities - might be funded. Hopefully, I should have more information to you next week.

Please let me know if you have any questions.

Nathan Butzlaff
Director
Jefferson Business Consulting - a Jefferson Consulting Group Company
1401 K Street, NW, Suite 900
Washington, DC 20005
(202) 558-5988 Direct
(202) 746-5202 Cell
(202) 626-8578 FAX

From: Mark Lynch [mailto:citymanager@cityofcordova.net]
To: Nathan Butzlaff [mailto:nbutzlaff@jeffersonconsulting.com]
Sent: Fri, 08 Apr 2011 19:13:14 -0400
Subject: RE: Federal Shutdown Contingency Planning

Nathan,

The Capital projects are really our main priority at this time. It looks like Cordova will be getting the State share of the funding for the Breakwater extension. What is status of the Federal portion that you have been working on?

Thanks,

Dale Muma

From: Nathan Butzlaff [nbutzlaff@jeffersonconsulting.com]
Sent: Tuesday, April 26, 2011 7:13 AM
To: Mark Lynch
Cc: Dale Muma
Subject: Harbor Breakwater and Authorization in WRDA Legislation

Mark,

I wanted to let you know that I recently spoke with James Feldman regarding our request for Senator Begich to submit Cordova's harbor breakwater project to the Senate Environment and Public Works (EPW) Committee for possible inclusion in a Water Resource Development Act (WRDA). As you will recall, WRDA legislation provides the Army Corps of Engineers with legislative authorization - but not federal funding - to proceed on the breakwater project. James advises Senator Begich on Army Corps of Engineers issues. Inclusion in a WRDA bill is necessary before federal funding can be obtained to move forward on the project.

James informed me recently that the EPW Committee has delayed the deadline for senators to submit WRDA submissions. The previous deadline was at the end of April. The new deadline is during the first week of June. As a result, Senator Begich has not made any decisions on which projects he will submit to the EPW Committee for possible inclusion in a WRDA bill. Hopefully, I should know more by late May or early June. Of course, I'll let you know when I have any updates.

Also, I have sent Dale's harbor damage photos on to Arne and James Feldman. They should strengthen our case for the harbor project. I also informed them about possible funding in the state capital budget. That should also help strengthen our argument for the breakwater project.

Please let me know if you have any questions.

Nathan

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Nathan Butzlaff
Director
Jefferson Business Consulting, LLC
A Jefferson Consulting Group Company
1401 K Street, NW
Suite 900
Washington, DC 20005
(202) 558-5988 Direct
(202) 626-8578 (FAX)

Begin forwarded message:

From: "Nathan Butzlaff" <nbutzlaff@jeffersonconsulting.com>
Date: April 8, 2011 10:55:48 PM EDT

4/26/2011

MEMO

DATE: April 26, 2011

TO: Harbor Commission

FROM: Harbormaster Muma

RE: City Boat Storage/Lots 3A, 4 &5 of Block 8 of the North Containment Fill

With the shortage of City land available for development, it has been suggested by some that the city should not be providing for small boat storage as there are private businesses in the community that perform the same service. It has been said many times over the years that the city should not be in competition with others in the community that can provide the same service. By eliminating the boat storage provide in these three lots(see attached map), this area could be utilized by the city for future development, trailer parking, or other use as the council sees fit. With the completion of the boat haulout facility, we can now provide a service that no others within the community can. Maybe the city should focus its efforts on providing services, especially haulouts and storage, to the larger boats in the fleet.

Some facts for discussion purposes:

- In 2010/11, 28 boats used this area for winter storage. 16 of the 28 have been there for long-term storage. This area is also used for storage by Alyeska for the oil spill response mini-barges.
- This storage area produced approximately \$24,000 in revenue for the harbor.
- The total square footage of the area is 63,036sqft. Lot 3A=9,877sqft, Lot 4=18,304sqft, Lot 5=34,855sqft.

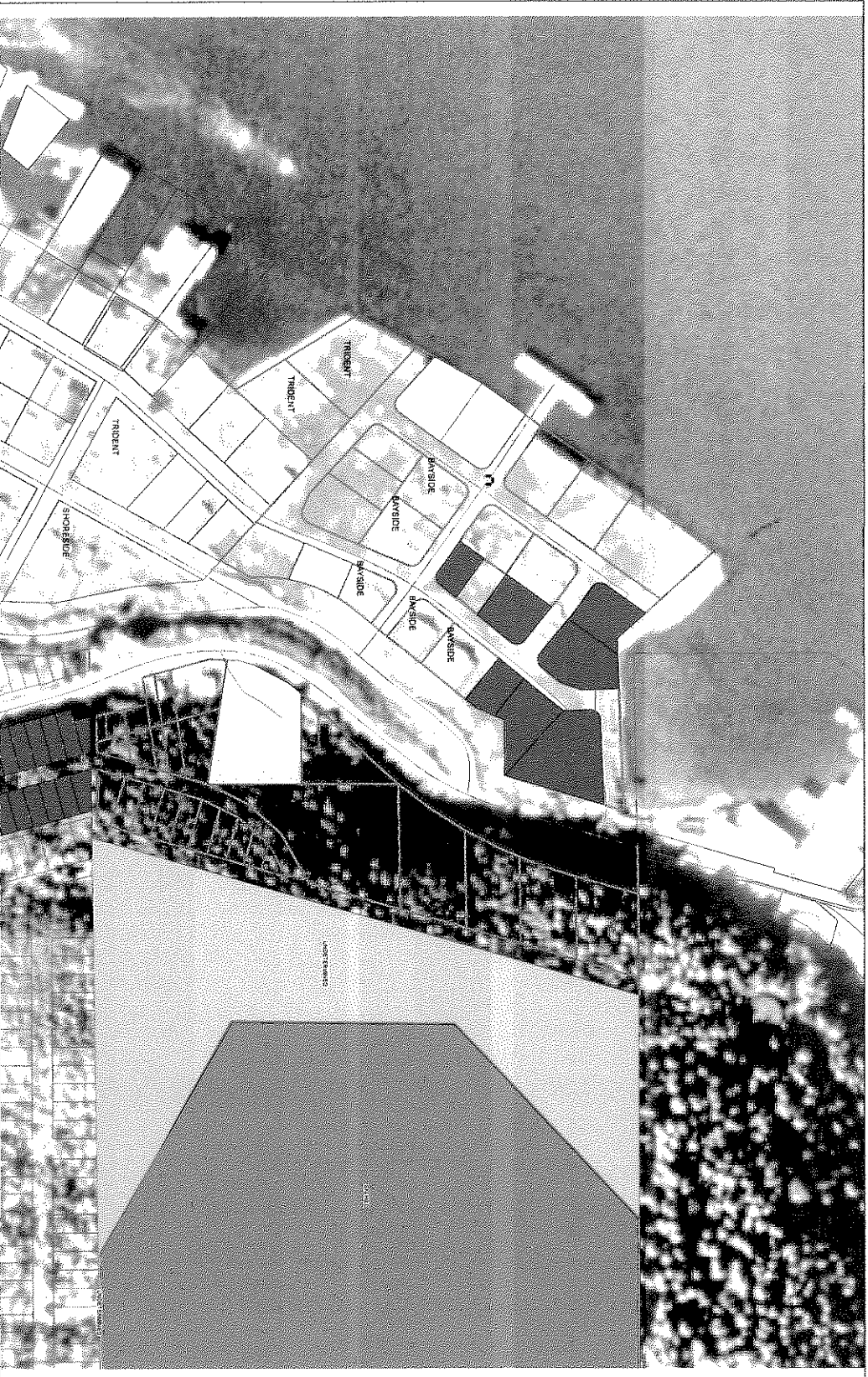
While I do have a concern that the harbor would lose approximately \$24,000 in revenue by eliminating this storage area, this loss may be offset by the ever-increasing activity at the boat haulout facility. For 2011, the revenue estimate for haulout fees and storage fees at the boat haulout facility is approximately \$120,000. Prior to 2010, this revenue stream was non-existent. Even with the loss of this \$24,000 in revenue, the harbor has seen a net gain in total revenues because of the boat haulout facility. I believe that this activity will continue to increase slightly over the next couple of years. With the future expansion of the shipyard including a large maintenance building, the growth will then reach an even higher level.

If you recommend to make changes to the current use, your recommendation will be forwarded to the Planning Commission and council for their consideration.

NORTH FILL DEVELOPMENT PARK AREA

City Properties	
	AVAILABLE
	NOT AVAILABLE
	LEASED
	SNOW DUMP
	UNDETERMINED
Land Owners	
	CITY
	FEDERAL
	NATIVE CORPORATION
	PRIVATE
	STATE OF AK
	US COAST GUARD
Subdivision	
	North Fill Development Park
	Condova Industrial Park

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



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

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This map created by Planning Dept. MARCH 23, 2011