

Chairman
James Burton
Commissioners
Greg LoForte
Max Wiese
Mike Adams
Kenneth Jones
Harbormaster
Tony Schinella
Admin
Assistant
Brandy Griffith

HARBOR COMMISSION REGULAR MEETING
Sept 11, 2013 @ 7:00 PM
CITY HALL CONFERENCE ROOM
AGENDA

1. CALL TO ORDER

2. ROLL CALL

Greg LoForte, James Burton, Max Wiese, Mike Adams and
Ken Jones

3. APPROVAL OF REGULAR AGENDA

4. APPROVAL OF MINTUES

A. 08 May 2013 minutesPage 2

5. RECORD ABSENCES

6. COMMUNICATIONS BY VISITORS

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

7. HARBORMASTERS REPORT

Verbal report

8. NEW BUSINESS

A. Fee schedule: Storage rates, Seasonal and Annual and Service fees.....Pages 7-8

9. AUDIENCE PARTICIPATION

10. COMMISSION COMMENTS

11. OLD BUSINESS

A. Approval of Water front Land Disposal Maps.....Pages 3-5

B. Memo from Planning & Zoning, containing background info on maps.....Page 6

12. MISCELLANEOUS BUSINESS

13. ADJOURNMENT

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Harbor Commission Regular Meeting
Wednesday, May 8, 2013 @ 7:00 pm
City Hall Conference Room

- A. Call to Order: The meeting was called to order by Greg Loforte at 7:00 pm.
- B. Roll Call: In Attendance: Greg Loforte, Max Wiese, Ken Jones, Mike Adams, Harbormaster Tony Schinella, and recording secretary Brandy Griffith.
- C. Approval of Agenda: M/Jones, S/Wiese, V/ Unanimous to approve agenda.
- D. Approval of minutes: M/Wiese, S/ Jones, V/Unanimous to approve minutes.
4-10-13 Regular minutes
- E. Communication by visitors: None
- F. Harbormaster's Report: Harbormaster Schinella reported the sale of impounded vessel Magic Spot and that public works intends on disposing of the Franz Joseph. The North Ramp floating dock is completed and has been getting positive feedback, but people are still concerned about the wakes from other boaters. The parking lot will be scraped and resurfaced by public works to remove any residual from the scrap steel pile. The water department will be trenching next week to get water to the maintenance area and a Porta Potty will be delivered tonight. Trailer parking spots were all sold out, and we are waiting for more area to open up after public works finishes resurfacing the area.
- G. New Business:
 - 1. Elect Harbor Commission Chairman – Jones nominated Burton, Loforte Seconded.
Wiese nominated Loforte, Jones seconded. A voice vote was called and the majority vote was for James Burton to be Harbor Commission Chairman.
 - 2. Discussion of Landing Craft Ramp for PWSAC and location. PWSAC wants a landing craft ramp that will accommodate both the Alaskan Challenger and the Polar Bear. The proposed area was down at the travel lift site, and PWSAC would fund the building of the ramp. We would work out a private lease of the land with PWSAC. Loforte proposed a special meeting to work on this plan.
- H. Audience Participation: None.
- I. Old Business: None
- J. Commission Comments: Jones voiced his support for the PWAC ramp. Adams praised the north fill improvements. Loforte thanked everyone for their time and reminded us that the commission will need to be updating the master plan in the fall.
- K. Adjournment: M/ Wiese, 2/Jones, V/ Unanimous to adjourn at 8:12.

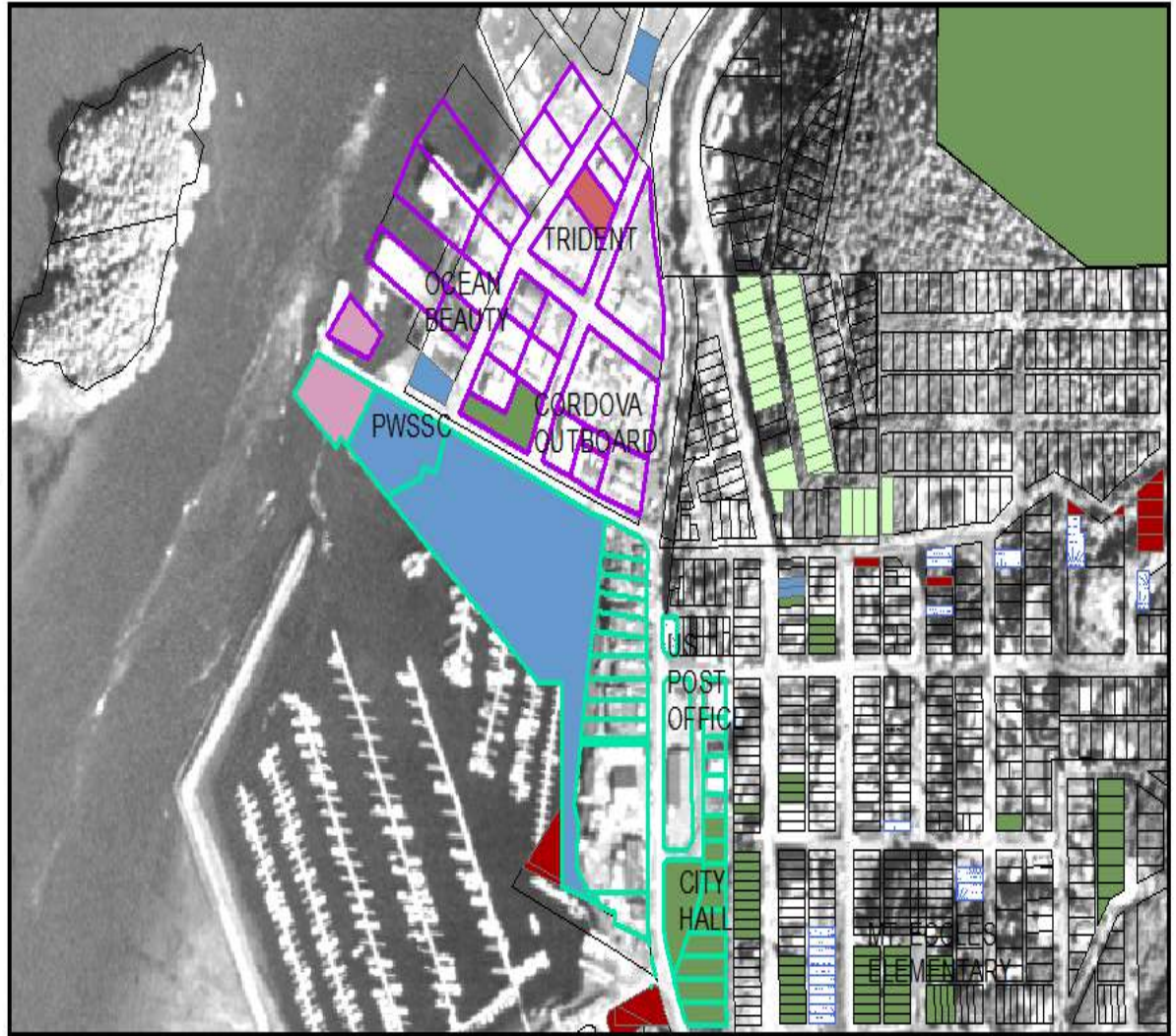
TIDEWATER DEVELOPMENT PARK & CORDOVA INDUSTRIAL PARK

DRAFT

- Subdivision**
- Cordova Industrial Park
 - Tidewater Development Park
- City Properties**
- AVAILABLE
 - NOT AVAILABLE
 - LEASED
 - ATS
 - SALE PENDING
 - SNOW DUMP
 - CITY
 - Other Land Owners



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.



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1/2013

NORTH FILL DEVELOPMENT PARK AREA

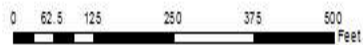
DRAFT

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

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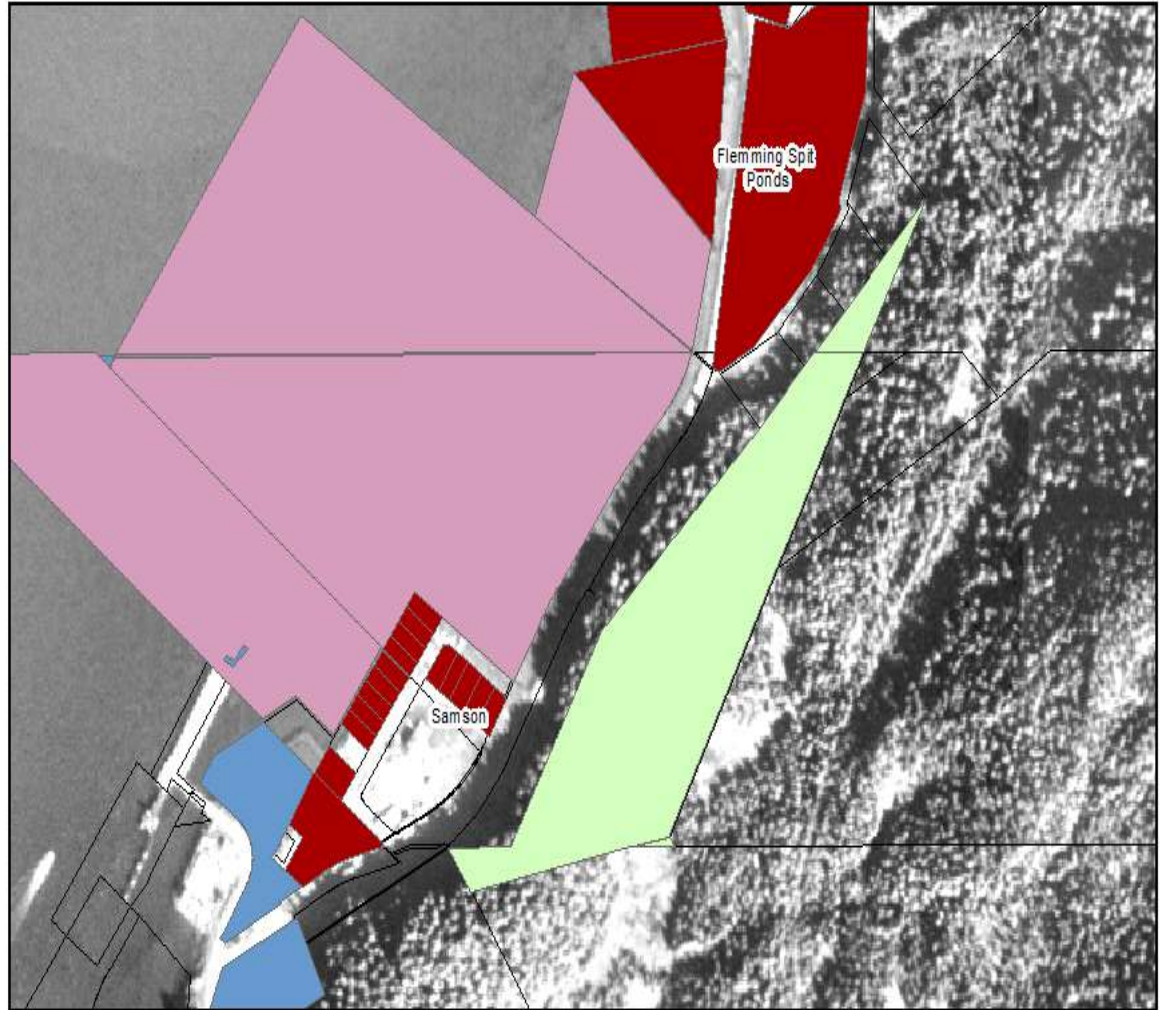
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OCEAN DOCK AREA

DRAFT

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

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SOUTHFILL DEVELOPMENT PARK

DRAFT

City Properties Status

- AVAILABLE
- NOT AVAILABLE
- LEASED
- ATS
- SALE PENDING
- SNOW DUMP

Land Owners

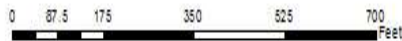
LabelName

- CITY
- Other Land Owners

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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.

Shipyards 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.

CITY OF CORDOVA 2013 FEE SCHEDULE

HARBOR

MOORAGE

Annual Moorage	\$ 31.52/ft/yr
Monthly Moorage	\$ 11.02/ft/mo
Daily Moorage	\$.82/ft/day paid in advance
	\$.97/ft/day if billed

* All slips will be reserved based on over-all length of vessels, including those slips on "L" floats. Moorage rates on "L" floats will be calculated at 75% of current annual moorage rate (only for those slips between approach ramps). Established 10/17/01 by Resolution 10-01-79.

Annual Seaplane Moorage	\$815.72/yr
Daily Seaplane Moorage	\$ 33.95/day
Eyak Lake Seaplane Moorage:	
40' space	\$340.98/yr
60' space	\$538.52/yr

GRID FEES (per tide)

Under 30'	\$.47/ft/tide
30'-50'	\$.53/ft/tide
51'-70'	\$.72/ft/tide
Over 70'	\$1.37/ft/tide

MISCELLANEOUS SERVICE FEES

Launch Ramps	
Stall holders	- no charge
Non-stall holders	\$ 78.75/yr
Waitlist	\$ 79.41/5 yrs.
Vessel Towing	\$ 63.52/hr
Vessel Pumping	\$ 31.76/hr
Pump Rental	\$ 31.76/hr
Harbor Staff Labor	\$ 72.00/hr
	\$108.00/hr for O.T.
Impound Fees	\$ 72.00
Impound/Storage of Nets	\$288.75
Storage of Impounds	\$.29/sq ft/day
Electricity(for elec. rental slips)	\$ 15.00/day
	*a deposit of \$100.00 required for all electrical pigtaills
Bilge Water Collection	\$ 95.29/hr
Showers	\$ 5.00
Dock Use Fee	\$1.81/linear ft/day

PORT

WHARFAGE

Minimum	\$1.58/ton
Wharfage N.O.S. (not otherwise specified)	\$5.02/ton
Wharf Demurrage - first 5 days	\$1.58/ton
after 5 days	\$3.18/ton

DOCKAGE

Charge	\$1.45/ft/day
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STORAGE

Boat storage (up to 12 months)	\$2.50/ft/mo
Boat storage (over 12 months)	\$5.00/ft/mo
Gear storage	\$.29/sq ft/mo