

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

HARBOR COMMISSION SPECIAL MEETING
Nov 18, 2013 @ 12:00 PM
CITY HALL CONFERENCE ROOM

AGENDA

CALL TO ORDER

ROLL CALL

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

1. APPROVAL OF REGULAR AGENDA

2. APPROVAL OF MINUTES

- A. Sept 11 2013 regular meeting.....Page 2-3
- B. Oct 03 2013 regular meeting.....Page 4

3. COMMUNICATIONS BY VISITORS

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

4. HARBORMASTERS REPORT

Page 5

5. NEW BUSINESS

- A. Fee schedule changes and harbor rate comparisons that were presented to City Council.....Pages 6-7
- B. Harbor financial report (I will bring to meeting)
- C. South harbor reconfiguration. Put out an RFP.
- D. Harbor Commission attendance.

6. AUDIENCE PARTICIPATION

7. OLD BUSINESS

8. MISCELLANEOUS BUSINESS

9. COMMISSION COMMENTS

10. ADJOURNMENT

Harbor Commission Regular Meeting
Wednesday, September 11, 2013 @ 7:00 pm
City Hall Conference Room

Call to Order: The meeting was called to order at 7:02 pm.

Roll Call: In Attendance: Greg Loforte, Max Wiese, Ken Jones, Mike Adams, Harbormaster Tony Schinella, and recording secretary Brandy Griffith.

Approval of Agenda: M/Wiese, S/Jones, V/ Unanimous to approve agenda.

Approval of minutes: M/Loforte, S/ Jones, V/Unanimous to approve minutes.

5-8-2013 Regular minutes

Record Absences: Burton taking boat south.

Communication by visitors: Gerald Masolini addressed the commission and discussed making Cordova stronger for commercial fisherman. He would like to see a drive on float and more involvement from the younger generation. Randy Robertson introduced himself to the commission and extended an open invitation to discuss issues with him at any time.

Harbormaster's Report: Harbormaster Schinella reported that he attended the Prince William Sound Marketing association dinner and met with people from Rep. Austerman's office and with the mayor. The shipyard is full for the winter in the storage areas, and we are scheduling the maintenance area. We are above the original usage estimate for the shipyard. Trident brought in a substantial amount of product across our dock this season. There was a spill drill in conjunction with Shoreside and security personnel training. Trident has put in a letter of interest for the lot we are currently using as a trailer lot.

New Business: Fee schedule:

Storage rates: Our storage rates need to be above the competition. Suggestion is to raise trailer storage rates to the same as monthly storage rates.

Impound fee: Current rate is \$72.00 per impound, and we want to raise it to \$1000.00. If we sell a vessel we are only allowed to keep the impound amount.

Long term storage: In an effort to keep derelict vessels out of our storage lot we suggest raising the current long term storage rate (over 12 months) from \$5.00 to \$10.00 ft/month.

Cart Fee: The harbor suggested adding a \$5.00 cart service fee to the annual billing in order to purchase new/more carts for the harbor.

Launch ramp fee: We would like to have another option for short term launch ramp use; potentially a two week rate.

General discussion on all proposed changes. No vote.

Audience Participation: None.

Commission Comments: Ken Jones said that he would like to see if it was possible to mark the ATS as unavailable. Max Wiese asked when we are pulling the north ramp dock. We are aiming for the first week in October.

Old Business:

A: Approval of Water front Land Disposal Maps

Wiese Motions to approve the land disposal maps except for the Tidewater Development Park and Cordova Industrial Park map. Jones seconded. It was discussed and the labels need to be corrected on the excluded map. Vote was unanimous.

Miscellaneous Business: The Gussie broke its finger float, but has been tied off and secured. The area that contained the giant dirt pile has been cleared, but not sure who is in control of that land. The PWSAC landing craft ramp idea is off the table. PWSAC is no longer interested.

Adjournment: M/ Wiese, 2/Jones, V/ Unanimous to adjourn at 9:07.

Harbor Commission Regular Meeting
Thursday, October 3, 2013 @ 7:00 pm
City Hall Conference Room

Call to Order: The meeting was called to order by Greg Loforte at 7:07 pm.

Roll Call: In Attendance: Greg Loforte, Max Wiese, Mike Adams, Harbormaster Tony Schinella, and recording secretary Brandy Griffith.

Approval of Agenda: M/Wiese, S/Adams, V/ Unanimous to approve agenda.

Communication by visitors: None

Harbormaster's Report: Harbormaster Schinella reported there was a street clean-up in the North Harbor today that involved the fire department using fire hoses. We are currently moving vehicles to prepare for snow removal. The floating dock is scheduled to be removed Monday and we intend to store it on A Float. The water will be shut off mid-October weather dependent. The city is currently putting a new drain in the parking lot close to approach 1. It should clear up the puddle problems. Tony will be out of the office in the following week to attend Tsunami response training and a Pre-Spill conference. Brandy will be out of the office to attend a grant training class. Both will be attending the Harbor conference in Valdez at the end of October.

New Business: The auditor recently presented their report to council. They used the harbor as an example, and from that conversation we learned that the Harbor is barely meeting their operating expenses. From this the harbor suggested a 5% rate increase. There was general discussion on this but the harbor commission members wanted all members to be present before they voted on it.

Audience Participation: None.

Old Business:

1. Wiese/ Motion to approve the seasonal trailer storage rate to a standard land storage rate of 2.50 ft/month. Adams/ Seconded. General discussion and voice vote was unanimous.
2. Wiese/ Motion to approve the change of the long term storage rate (over 12 months) from \$5.00 ft/month to \$10.00 ft/month. Adams/ Seconded. General discussion and voice vote was unanimous.
3. Wiese/ Motion to adopt the change of the vessel impound fee from \$72.00 dollars to \$100.00. Adams/ Seconded. Discussion and voice vote was unanimous.

Commission Comments: Mike Adams asked what kind of timeline we had for vessels to vacate the North Fill maintenance areas, and would like to see it cleaned up more and add some gravel. Max Wiese would like to see more harbor improvements. Greg Loforte would like to see the front row of the maintenance area left open and suggested moving those boats into the trailer lot for storage.

Adjournment: M/ Wiese, 2/Adams, V/ Unanimous to adjourn at 9:47 PM.

Harbormasters Report

- 5-6 Oct 2013 I participated in the Prince William Sound Response Exercise as part of the Regional stakeholder committee.
- 21-24 Oct 2013 Brandy and I attended the AAHPA conference in Valdez.
- We sustained damage to 2 piling hoops during the last big wind. One has been replaced.
- The shipyard received the salvaged vessel Fate Hunter. We are unsure if the owner is going to make repairs or walk away from it.
- The Travelift has completed over 147 lifts.
- Attended four City Council budget meetings.
- 04 Nov 2013 I met with Rep Austerman, John Bitney and CDFU.
- 05 Nov 2013 Rep Austerman, John Bitney and I toured G Float.
- 13 Nov 2013 We finally were able to remove all but 2 sections of the North Ramp floating dock. It has been stored in the South Harbor.
- I have contacted three engineering firms to get estimates for G Float replacement. R & M consultants offered to do a preliminary drawing and an engineer's estimate for free. Moffatt & Nichol sent me some estimates. I am still waiting to hear back from P&D and DHI consultants.

Harbor fee schedule changes

1. Moorage rate increase applied to annual, monthly and daily (page 2).
 - a. Dockage fee 15% increase.
 - b. Wharfage fee 5% increase.
 - c. Grid use fee 10% increase.
2. Misc. service fee changes:
 - a. Add a two week launch ramp permit with a \$20 fee.
 - b. Delete vessel towing and pumping, replace with standard Harbor staff labor rate of \$72.00 hr.
 - c. Change vessel impound from \$72 to \$1000.
 - d. Change storage of impounds from \$0.29 sq ft to \$2.50 ft.
 - e. Change waitlist fee from \$79.41 to \$20 per year. (falls in line with other harbors)
3. Port fee changes:
 - a. Delete wharf demurrage. (this is a fee normally associated with a large container port)
 - b. Boat storage (over 12 months) change from \$5.00 ft to \$10 ft.
 - c. Delete gear storage. (we do not store gear)

Cordova Harbor rate increase FY14

Increase:		10%	15%	21%
Annual	\$31.52 per ft.	\$34.67	\$36.24	\$38.14
Monthly	\$11.02 per ft.	\$12.12	\$12.67	\$13.33
Daily	\$00.82 per ft.	\$00.90	\$00.94	\$00.99
Daily billed	\$00.97 per ft.	\$01.06	\$01.11	\$01.17
Revenue generated approx.		\$67,000	\$112,000	\$155,850

Harbor comparisons

Whittier	Homer
Annual \$53.17	Annual \$40.50
Monthly \$17.70	Monthly \$06.89
Daily \$01.21	Daily \$01.21

Juneau Statter Harbor	Juneau Auke Bay
Annual \$46.51	Annual \$75.24
Monthly \$06.95	
Daily \$00.52	

Valdez	2013	2014	Petersburg
Annual	\$29.28	\$32.21	Annual \$34.00, 0-30 feet
Monthly	\$08.75		Annual \$38.00, 31-40 feet
Daily	\$00.70		Monthly \$06.00
Daily billed	\$01.05		Daily \$00.50

	Sitka				
	2013	2014	2015	2016	2017
Annual	\$31.68	\$40.44	\$49.20	\$57.96	\$66.72
Monthly	\$14.94	\$15.69	\$16.47	\$17.30	\$18.16
Daily	\$00.87	\$00.91	\$00.96	\$01.01	\$01.06

Note: The average annual moorage cost between the six harbors listed above is \$41.80 per foot. Cordova's current annual rate is 32.5% below the average cost of the harbors listed.

