

Chairman  
Commissioners  
Greg LoForte  
Max Wiese  
Robert Beedle  
Kenneth Jones  
Jake Betts  
Harbormaster  
Tony Schinella  
Admin Assistant  
Brandy Griffith

**HARBOR COMMISSION REGULAR MEETING**  
**09 Dec, 2015 @ 7:00 PM**  
**CORDOVA CENTER, ROOM B**

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

Greg LoForte, Max Wiese, Robert Beedle, Ken Jones, Jake Betts

- 1. APPROVAL OF REGULAR AGENDA**.....Page 1
- 2.** Record unexcused absence of Commission member Jones, Beedle and Burton from the Nov 9, 2015 Regular Harbor Commission meeting
- 3. APPROVAL OF MINUTES**
  - A. 08/21/15 Special meeting .....Page 2
  - B. 09/09/15 Regular meeting .....Page 3
- 4. COMMUNICATIONS BY VISITORS**
  - A. Michael Lukshin, P.E. Statewide Ports and Harbors Engineer Alaska DOT&PF
- 5. HARBORMASTERS REPORT**.....Page 4
- 5. RESOLUTIONS**
  - A. Resolution 11-15-01..... (Voice Vote) Page 5  
A resolution of the Harbor Commission of the City of Cordova, Alaska, to Cordova City Council, recommending to renew the USFS lease within the North Harbor at fair market value for a term of 3 to 5 years.
- 6. NEW BUSINESS**
  - A. Election for new Chair and Vice Chair (voice vote or secret ballot)
- 7. OLD BUSINESS**
  - A. Harbor water usage and charges
- 8. MISCELLANEOUS BUSINESS**
- 9. AUDIENCE PARTICIPATION**  
(3 mins each)
- 10. COMMISSION COMMENTS**
- 11. ADJOURNMENT**

**MINUTES  
HARBOR COMMISSION MEETING  
AUGUST 21, 2015 @ 12:00 PM  
CITY HALL CONFERENCE ROOM**

**Call to order:** This meeting was called to order by @ 12:01 pm.

**Roll Call:** In Attendance: James Burton, Greg Loforte, Robert Beedle, Ken Jones, Max Wiese

**Approval of Agenda:** M/Beedle, 2<sup>nd</sup>/ Wiese, V/ Unanimous

**Approval of Minutes:** 04/08/2015 Minutes: M/Beedle, 2<sup>nd</sup>/ Wiese, V/ Unanimous

**Communications by Visitors:** None

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

**New Business:**

- A. Breakwater fill lot discussion: Discussion on maintenance of the breakwater with the general consensus that new owners should be responsible for upkeep. Also concern about the navigational light and that it not be blocked. Discussion about the harbor being reimbursed money that was invested into the lot from the proceeds of the sale. No action items.
- B. US Forest Service lease renewal discussion. Copy of lease brought to meeting. General discussion on changing needs of the harbor since the original lease was written. Consensus to not renew lease for long term. The option of combining Forest Service with the State of Alaska dock would be optimum. No action items.
- C. Funding to conduct an assessment of the South Harbor float system. General discussion. Harbor commission members in support of an assessment.

**Old Business:** None

**Miscellaneous Business:**

Mike Smith Letter submitted after agenda was posted. Mike is requesting to move the F/V Polar Bear to the mud flat north of the Shipyard. General discussion about its current location and concerns about the proposed location. Consensus was that the commission would prefer to see the vessel stay in its current position as opposed to the proposed location.

**Audience Participation:** None

**Commission Comments:**

Beedle: Brought up the need for more moorage space and that the harbor should be looking for a new basin.  
Wiese: Would like to see the Harbor reimbursed for money invested in breakwater if the land is sold. Also supports the assessment of the south harbor.  
Loforte: Showed support for the newsletter, and appreciation for the utilization of the North Fill Ramp and storage area.

**Adjournment:** M/ Beedle, 2<sup>nd</sup>/Wiese, V/Unanimous

**MINUTES  
HARBOR COMMISSION MEETING  
SEPTEMBER 9, 2015 @ 7:00 PM  
CITY HALL CONFERENCE ROOM**

**Call to order:** This meeting was called to order by @ 7:08 pm.

**Roll Call:** In Attendance: James Burton on phone, Greg Loforte, Robert Beedle, Max Wiese

**Approval of Agenda:** M/Beedle, 2<sup>nd</sup>/ Wiese, V/ Unanimous

**Approval of Minutes:** None

**Communications by Visitors:** None

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

**New Business:**

- A. Drafting a resolution to City Council requesting the city to reimburse the harbor for maintenance performed on city leased property. General discussion on the way the city currently handles leases that influence the harbor. Currently if the harbor does the maintenance there is no reimbursement for materials or labor, and the harbor receives no money from the leases. For example, the Coast Guard dock lease leaves the harbor with the responsibility for maintenance, but no provision of revenue or reimbursement from the lease funds. After discussion there was a consensus that the commission would like to see a resolution that would provide a way for the harbor to recoup maintenance costs.
- B. Drafting a resolution to City Council pertaining to the US Forest Service lease renewal of the USFS dock. General discussion about the current lease and potential harbor usage of that area. Commission would like to see a resolution drafted that would notify the USFS of the harbor's intent to not renew the lease.

**Old Business:** General Discussion on Master Plan. Question was asked if the commission would like to go over the master plan this year. Consensus was yes, it needs to be revamped. It will appear on a future agenda.

**Miscellaneous Business:** Charges to customers wishing to moor, more than one vessel in their annual stall. Discussion about stall holders rights and fees. City code states that each vessel shall register and pay fees. Commission discussed operating/billing procedure and the consensus was that as long as the billing practices were consistent they saw no need to change policy.

**Audience Participation:** None

**Commission Comments:**

- Wiese: The stall/billing question was a hard decision, but we should stay fair and consistent.  
Beedle: Excited to see the reserve fund was so high because of the potential for matching funds.  
Loforte: Would like to see some income from the sale of the Breakwater lot.

**Adjournment:** M/ Burton, 2<sup>nd</sup>/Wiese, V/Unanimous to adjourn @ 8:15 pm.

## Harbormaster's Report

To: Harbor Commission

From: Harbormaster

Re: Recent Activities and Updates

- Winterized water system throughout the harbor and port
- Removed porta potty's for winter
- 144 vessel lifts conducted this year. 570+ man hours
- Started laying new vinyl flooring in harbor office
- Annual maintenance of snow blowers
- Attended the BP oil spill drill in Valdez 26-29 September
- Attended Harbormaster conference in Anchorage
- I was elected to the Board of Director of the AAHPA
- Will be attending the Pacific Marine Expo the week 16 Nov
- Collected 24,765 gallons of used oil and delivered 21,300 gallons of used oil
- Installed corner covers on J and K float
- Repaired 50 + electrical issues this year
- Repaired 20 water leaks this year
- Harris Sand & Gravel has ordered pilings to make repairs to Ocean dock
- Ocean Dock pilings are in Seattle awaiting Samson barge
- Installed 3 pile hoops on Ocean dock
- Conducted filter and oil change on Travelift
- Cleaned wash down pad and water separator system in Shipyard
- Removed old harbor signage and replaced with freshly painted signage
- Replaced 100 feet of bull rail on H float
- Replaced rotted out blanks on old grid approach
- Cleaned restrooms everyday
- Cleaned oil absorbent collection area
- Ordered new token chutes and timers for showers
- Removed North Ramp floating dock and stowed in harbor
- Attended Pacific Marine Expo
- 2 small vessel sank in Harbor in November
- 1 emergency call out for assistance with vessel taking on water in harbor

**CORDOVA HARBOR COMMISSION  
CORDOVA, ALASKA  
RESOLUTION 11-15-01**

**A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA TO CORDOVA CITY COUNCIL, RECOMMENDING TO RENEW THE USFS LEASE WITHIN THE NORTH HARBOR AT FAIR MARKET VALUE FOR OF TERM OF 3 TO 5 YEARS.**

**WHEREAS**, the current lease between the City of Cordova and the USFS was established in 1965 for 1 dollar, and expires on May 31, 2020,

**WHEREAS**, the current location of the USFS dock is blocking potential harbor expansion,

**WHEREAS**, the current Harbor Facilities Master Plan calls for expansion towards the USFS dock and the PWSSC,

**WHEREAS**, the USFS vessels could potentially share secure moorage with the Alaska State Trooper vessels at the Alaska State dock in the South side of the Cordova Harbor,

**NOW THEREFORE BE IT RESOLVED**, that the Harbor Commission of Cordova, Alaska, recommends to Cordova City Council that the USFS lease within the North Harbor be renewed at fair market value on a short term basis only. Short term to mean three to five years.

**PASSED AND APPROVED THIS \_\_TH DAY OF NOVEMBER, 2015.**

\_\_\_\_\_  
Chairman

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Tony Schinella, Cordova Harbormaster