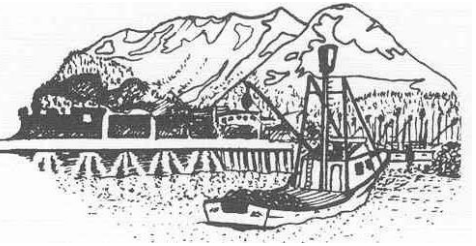


CITY OF CORDOVA



Chairman:
Jake Betts
Commissioners:
Andy Craig
Max Wiese
Ken Jones
Mike Babic
Harbormaster:
Tony Schinella
Admin Assistant:
Brandy Griffith

**HARBOR COMMISSION REGULAR MEETING
MARCH 10, 2021 @ 6:00 PM
COUNCIL ROOM A & B**

AGENDA

CALL TO ORDER

ROLL CALL

Jacob Betts, Andy Craig, Max Wiese, Ken Jones, Mike Babic

- 1. APPROVAL OF REGULAR AGENDA**..... (voice vote) Page 1
- 2. APPROVAL OF MINUTES**
 - A. February 10,2021 Regular meeting.....(voice vote) Page 2
- 3. COMMUNICATIONS BY VISITORS**
 - A. Audience comments regarding agenda items (3 minutes per speaker)
- 4. Harbormasters report**.....Page 3
- 5. NEW BUSINESS**
 - A. North Harbor needs discussionPage 4-6
 - B. Review of South Fill Project idea's.....Page 7-8
- 6. OLD BUSINESS**
 - A.
- 7. MISCELLANEOUS BUSINESS**
 - A.
- 8. AUDIENCE PARTICIPATION**
- 9. COMMISSION COMMENTS/FUTURE AGENDA ITEMS**
- 10. ADJOURNMENT**.....(voice vote)

Public Call-in number 907-253-6202, each call is placed on hold, then calls will ring through in the order received. Please stay on the phone until you've been addressed by the commission. Comments limited to 3 minutes.

MINUTES
HARBOR COMMISSION MEETING
FEBRUARY 10, 2021 @ 6:00 PM
COUNCIL ROOM A&B

Call to order: This meeting was called to order @ 6:00 pm.

Roll Call: In Attendance: Jakob Betts, Andy Craig, Ken Jones, Mike Babic

Approval of Agenda: Craig/ Motion to approve agenda, Babic/ 2nd, V/ Unanimous to approve

Approval of Minutes: Babic/ Motion to approve minutes, Craig / 2nd, V/ Unanimous to approve

Communications by Visitors: Clay Koplin spoke to encourage Harbor Commission to take advantage of grant opportunities that are coming up. Reenforced idea of the waterfront infrastructure being vital to the community. Mark Frohnafel spoke to Harbor commission asking them to allow for flexibility in the North Harbor to leave room for a floating fuel dock. Would like to work together with the USFS to find a space for everyone. Discourages the commission from the idea of a long-term lease with USFS.

Harbormaster's Report: Included with packet. Additional: Dock sweeper arrived and was assembled and tried it in the snow. Changing out water heater in the shipyard bathrooms to on demand style.

New Business:

A: Land disposal maps: General discussion. Looking at Shipyard space would like to see green space unavailable and move the available space closer to the road. Continue pursuing added meter bases in current green space. Would like map updated to show bathrooms.

Old Business: USFS Lease Discussion: Jones does not want 5 yr lease. Would like to see resolution with restrictions that gives Shoreside room to work on a plan. Possibly bring 2 resolutions forward: one with a year to year lease. General discussion of other areas USFS could park their vessels. Commission felt that they had already sent a resolution and that it should stand, but in light of Shoreside's interest we should bring it back to staff and then revote next meeting.

Miscellaneous Business: None

Audience Participation: Tom Bailer: Just a few points, compare money from fuel dock to revenue from slips, doesn't seem to be a long term plan, Have you explored other locations for Shoreside?, up to the Harbor Commission to work with USFS to find new location you shouldn't just evict, solid info is needed, business plan, harbor plan, some back up materials, PWSAC is down to 2 people, individually need to fight for jobs.

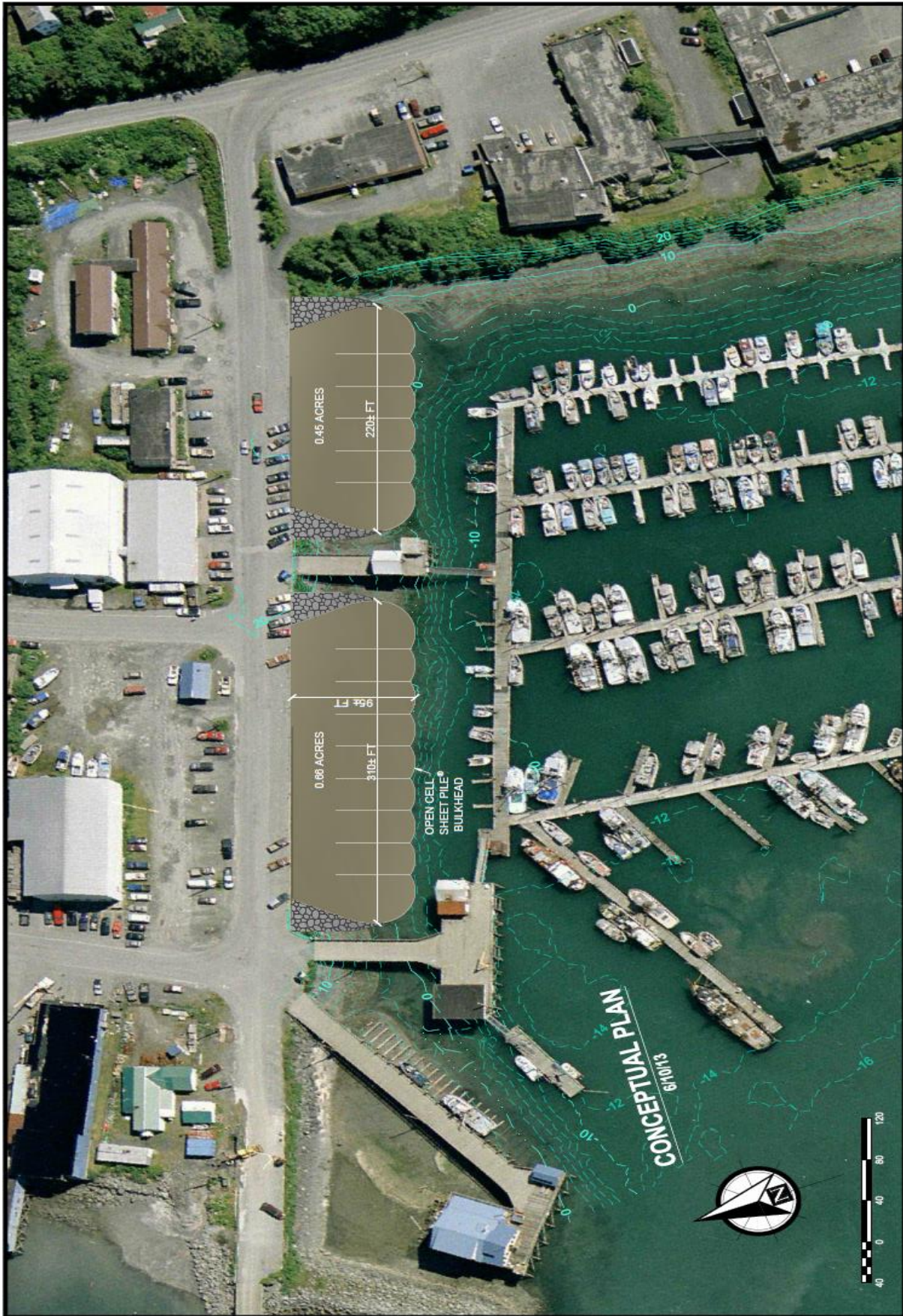
Commission Comments: Craig: Important we take care of USFS, they will have 3 larger boats, it will be a challenge to find them spaces. Important we keep asking and looking for funds. Jones: Appreciate the resolution coming back to us. Would like to see more information from Shoreside. There's other things we can do to accommodate the USFS, slips or State dock. Other communities in the state the USFS doesn't have private dock. We should move them. Fish and game is in charge of the state dock. Glad to hear the city is prioritizing the harbor. Good that grants are being pursued. Going to need to replace North harbor floats too. Babic: Excited to see the progress on the grants. Also like to look into moving the USFS to the state dock if it was possible. Like to see more discussion next time. Like to see more visual stuff on what Shoreside wants to put in. Both approach ramps in North Harbor are sinking, slowly settling in the harbor. Betts: Glad we are pursuing money. Don't forget that the docks need rebuilt now. Keep up maintenance. Schinella: Governor has recommended 14 million be added to the harbor matching grant fund.

Jones: Mr. Bailer mentioned taxes, dock structure would be taxable property. We need to look at moving forward on tier 2 grants. Next meeting or so I would like to discuss and look into the travelift being upgraded.

Adjournment: M/Babic, 2nd/Jones, U to adjourn @7:28

Harbormaster's Report

- Worked with Northern Light Electrical to fix 3 Electrical shorts on G float
- Cleaned up absorbent collection area
- Installed 6 new pile hoops
- Completed 119 vessel lifts for 2018
- Installed 3 new end brackets
- Snow removal throughout facility
- Sanded approaches
- Plowed Shipyard
- Installed 8 new splash rails on J Float
- Installed new 50 lbs. extinguisher on Ocean Dock
- Installed refurbished triangle braces on K-26
- Searching for a new used Genie lift, ours is broken
- Collected 500 gallons of used oil
- Shoveled finger floats on A Float
- Shoveled floating dock at inner harbor boat ramp
- Alpine Diesel has stated building Ocean Dock ladders
- Conference call with EDA and USDA about grants
- Worked with Curtis Fincher to update CAPSIS
- Working on updating the Tier 1 State matching grant
- Working on updating the Build Grant
- Attended Council meeting
- Cleaned office
- Cleaned shop
- Sent out monthly invoices
- Cleaned oil sumps daily
- Cleaned restrooms daily
- Don't forget to buy your Cordova Port & Harbor sweat shirts



**CORDOVA SMALL BOAT HARBOR
UPLANDS EXPANSION**

CONCEPTUAL PLAN

DATE: 6/10/13
PROJECT NO: 000000
SHEET NO: 1 OF 1

P N D
ENGINEERS, INC.

1506 West 36th Avenue
Anchorage, Alaska 99503
Phone: 907.561.1011
Fax: 907.561.4230
www.pndengineers.com

DATE

NO.	DATE	DESCRIPTION

OPEN CELL® AND OPEN CELL SHEET PILE®
ARE REGISTERED TRADEMARKS OF PND ENGINEERS, INC.
THE OPEN CELL SYSTEM IS PATENTED.
PATENT - US 6,715,964 B2
PATENT - US 7,016,141 B2
PATENT - US 7,468,140 B2

CITY OF CORDOVA
ROM CONSTRUCTION COST ESTIMATE FOR TWO SHEETPILE BULKHEADS

June 18, 2013 PND Proj. #13A-071

Item	Description	Unit	Quantity	Unit Price	Amount
<u>CITY OF CORDOVA SCOPE OF WORK</u>					
1	SITE MOBILIZATION AND DEMOBILIZATION				
	Mob & Demob	LS	All Req'd	\$850,000	\$850,000
SITE MOBILIZATION AND DEMOBILIZATION SUBTOTAL =					\$850,000
2	DEMOLITION				
	Clearing and Grubbing	ACRE	0.5	\$20,000	\$10,000
	Relocate Existing Utilities	LS	All Req'd	\$0	\$0
DEMOLITION SUBTOTAL =					\$10,000
3	SHEET PILE CONSTRUCTION (Bulkhead)				
	Install Sheet Piles	TON	774	\$3,800	\$2,942,000
	Deck Plate	LF	530	\$600	\$318,000
	Ladders	EA	5	\$5,000	\$25,000
	Cathodic Protection	EA	60	\$3,600	\$216,000
SHEET PILE CONSTRUCTION SUBTOTAL =					\$3,501,000
4	SITE WORK / CIVIL				
	Shot Rock/Borrow Fill	CY	2,600	\$34.50	\$90,000
	Leveling Course	CY	1,050	\$50	\$53,000
	Riprap	CY	3,200	\$150	\$480,000
	Separation Geotextile Fabric	SY	1,600	\$2	\$3,000
	Concrete Side Walk	CY	100	\$250	\$25,000
	Hand Rail	LF	890	\$110	\$98,000
SITE WORK / CIVIL SUBTOTAL =					\$749,000
5	SITE UTILITIES				
	Site Lighting and Electrical	LS	All Req'd	\$0	\$0
	Oil/Water Separator	EA	-	\$350,000	\$0
	CPEP Storm Drain Piping	LF	-	\$75	\$0
	Type 1 SDMH	EA	-	\$5,500	\$0
SITE UTILITIES SUBTOTAL =					\$0
6	ENVIRONMENTAL				
	Contractors Erosion and Sediment Control Plan	LS	All Req'd	\$70,000	\$70,000
ENVIRONMENTAL SUBTOTAL =					\$70,000
7	CONSTRUCTION SURVEY				
	Construction Survey	LS	All Req'd	\$10,000	\$10,000
CONSTRUCTION SURVEY SUBTOTAL =					\$10,000
ROM CONSTRUCTION COST =					\$5,190,000



**CITY OF CORDOVA
ROM CONSTRUCTION COST ESTIMATE FOR TWO SHEETPILE BULKHEADS**

June 18, 2013 PND Proj. #13A-071

Item	Description	Unit	Quantity	Unit Price	Amount
ENGINEERING, PERMITTING, AND CONSTRUCTION SUPPORT SUBTOTAL =					\$589,000
8	PROJECT ADMINISTRATION		0%	\$0	\$0
PROJECT ADMINISTRATION SUBTOTAL =					\$0
9	CONTINGENCY		20%	\$1,038,000	\$1,038,000
CONTINGENCY SUBTOTAL =					\$1,038,000
10	ENGINEERING, PERMITTING, AND CONSTRUCTION SUPPORT				
	Engineering	LS	All Req'd	\$208,000	\$208,000
	Survey	LS	All Req'd	\$104,000	\$104,000
	Geotechnical	LS	All Req'd	\$104,000	\$104,000
	Permitting (Time and Materials based estimate)	LS	All Req'd	\$17,000	\$17,000
	Construction Administration and Inspection	LS	All Req'd	\$156,000	\$156,000

ROM PROJECT COST =	\$6,817,000
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Notes:

ROM PROJECT COST =	\$6,817,000
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Based upon the construction cost for both bulkheads shown above the approximate cost for each bulkhead is as follows:

ROM PROJECT COST =	\$6,817,000
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- 1) East bulkhead (220 feet) =
- 2) West bulkhead (310 feet) =

ROM PROJECT COST =	\$6,817,000
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\$2,154,000
\$3,036,000

ROM PROJECT COST =	\$6,817,000
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Assumptions:

1. Overhead and underground utilities might need to be relocated to allow for construction access.
2. ADEC review may require oil/water separator.
3. A laydown area in close proximity to the project site is required.
4. The water side edge of the dock will be a concrete sidewalk with handrail vs. vehicle guardrail.
5. Unit prices are based upon past projects in the area and do not reflect current market value.
6. Mob/demob cost will increase/decrease based upon scope of work and permit restrictions.
7. Project administration cost should be considered by the City of Cordova. Some state grants may limit this to 5-percent.



South Fill Commercial Area Future Development Options **Long Term (10 + years)** Summary of community input as of 4/16/2013 Meeting

- Sheet pile
 - North and South Harbors to add parking and/or boardwalks and trails .
 - Inner area of current breakwater to allow for a second boat ramp in South Fill – provide maintenance area for additional ramps.
- Square off the end and extend to NW corner of harbor. All new fill would have greenbelt, trail or boardwalks on outer edges.
 - Filling in front of the breakwater may limit harbor expansion.
 - City does not own all the land outside the breakwater.
- Cut “L” Dock in half to allow for boat access.
 - Does not allow continuous access between floats.
- Square off end of current South Fill. All new fill would have greenbelt, trail or boardwalks on outer edges.
- Fill behind Sawmill connection.
 - Work with landowners.
- Connect South Fill to Sawmill
 - Path, road or bridge.
 - Scenic overlook to view migrating birds.
 - Develop tideland area adjacent to extension.
 - Alignment with idea for navigable waters.
 - Work with landowners.