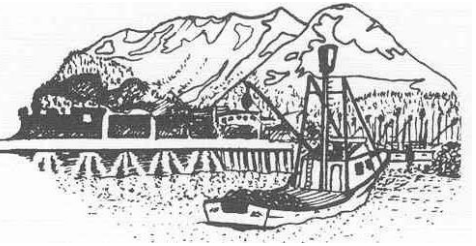


CITY OF CORDOVA



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

**HARBOR COMMISSION REGULAR MEETING
APRIL 14, 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. March 03, 2021 Special meeting.....(voice vote) Page 2-3
- 3. COMMUNICATIONS BY VISITORS**
 - A. Audience comments regarding agenda items (3 minutes per speaker)
- 4. Harbormasters report..... Page 4**
- 5. NEW BUSINESS**
 - A. South Harbor Alternative 4 Page 5-7
 - B.
- 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 SPECIAL MEETING
MARCH 03, 2021 @ 1:00 PM
COUNCIL ROOM A&B

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

Roll Call: In Attendance: Jacob Betts via phone, Andy Craig, Ken Jones, Max Wiese, Mike Babic

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

Approval of Minutes: At next regular meeting

Communications by Visitors: Helen Howarth: First and foremost, I want to thank you all for your services members of the harbor commission. It's such a vital role cause as you all know the harbor is critical infrastructure for our town and it's so important that it provide for the users at every level and we all know it's lacking right now and I just want to reiterate the city's commitment to making sure that those harbor projects that you guys have been discussing for some time happen, and I want to let you know some successes we've been pursuing funding really aggressively, and we've had some indications of success from both EDA, economic development administration, as well as some conversations we've had around the build grant that we've been submitting for the last couple of years. We've had sit downs with staff, with the build program, and they've identified weaknesses in our proposal, ways that we can improve it, and we've taken all those necessary steps to make sure that the application goes in this time, hopefully checks off all the boxes and we will be a success. On that note as well, is that the feds are putting a lot of money into infrastructure to help with the Covid-19 economic crisis basically, I suspect that there might be more funds that are going to be available, and this is where I would really like to have a conversation with all of you, would really help you help us as city government focus in on what other projects might there be out there that we can start looking at that would benefit the harbor and the harbor users. So as it stands right now you guys have done an enormous amount of work on the south harbor, we know what the issues are, we've identified how to fix them. Tony is actively working with plans and we are actively seeking funding. So I think at this moment in time, until those funds become available and we can really focus in on exactly what we are going to do with them, I'd like for you as the commission, in its role to, and in a way to be most helpful to city government, city council, the planning department, is to really focus in on the north harbor, and the potentials that exist because the Science Center is going to be moving to their new building, there's some opportunities there to think really expansively around this whole chunk of land and how can we best use it for the benefit of the users of the harbor. So, I'm hopeful that that would be a direction to go. Right now, I know you guys are looking at the Forest Service and possible interest from other parties like Shoreside petroleum, and I think as I'm hearing things, and I'd love some feedback if you feel otherwise, is that what ultimately is needed is some flexibility. Whatever we do in the North harbor, we need to have flexibility so that any planning that you guys have not yet done, we don't step on our own toes and make it impossible for certain things to happen. So, I think that any agreements that we negotiate at this moment in time until such a plan is in place for the North harbor, needs to be negotiated and designed with the greatest amount of flexibility in mind. So that potential projects that might come up as a result of your thinking and your planning, and as user interest comes forward that we can have that opportunity, and I want to let you know that I've had some conversations with the Forest Service around that because right now they are operating, or have been operating on a fifty year lease, that is not short term and made it pretty clear that from what I've read from your commission meetings, is that the ultimate need right now is buying time so that the right solutions in the right places in the harbor can be determined and evaluated and decided. So, the Forest Service is very willing to sit down and do a different type of lease that would allow outs either for us to undertake projects that are coming forward, whether it's short term or under these circumstances we would negate the lease and pursue other options, and they're very amenable to that. We are dealing with the federal government, but I've just discussed this with our attorneys and I just want you to know that we have opportunities there to provide that wiggle room and breathing room that you guys probably are looking for as you decide how do we lock in longer term commitments, that would make it impossible for us to maneuver maybe very well as we think about our long-term plan for the harbor. So, I just wanted to be really clear about that is your guidance is really critical, the planning commission will make its recommendations, but ultimately council will have to drive an agenda and I think what would be really useful and helpful, not only to me as a manager but to council is, to understand that we are not looking to find immediate solutions, but that were looking for strategies that will allow us to develop the right solutions. So I share that with you with open arms to understand what harbor commission feels is needed. The other thing, and Tony and I have been talking a little bit about this is, when was the last time there was a needs assessment done for users you know. As we look at opportunities, especially with funding, often times the funders are going to say, "how do you know that's what's needed?" So sometimes those kinds of assessments are helpful when we seek funding, so we may want to put some resources into a needs assessment to identify

not only what the fishing fleets needs are but other users like forest service or other potential amenities in the harbor that we might want to be considering. So those are things really useful to staff as we pursue funding, and it's something that I would certainly encourage you, if you all felt that was something you want to use harbor resources for, but a modest needs assessment would be a real useful tool for us as we apply for funding. So that is my spiel at the moment.

General discussion: Howarth suggested using Agnew Beck to do needs assessment. Suggestion to update the 2013 South Fill development plan because it is an old document. Document is not considered contemporary until updated.

Harbormaster's Report: Included with packet. Grants Progress Page 2

New Business:

A: North Harbor future Development discussion. Old plans that show cellular sheet pile, adds more parking. Potentially create a bulkhead and move float system in, smaller approaches. Possibly create business areas in front of parking. Boardwalk/ sidewalk areas. Looking for landing craft area, crane space, possible fuel dock space. Don't forget the North Harbor float system will need to be replaced. Net areas.

B: Land Disposal Maps Recommendation: General discussion on Shipyard maps. Would like to move available lot to not available and make a smaller available space (100x60) next to Orca road. Jones/ Motion to accept maps as amended, Betts/ 2nd, Unanimous to accept as amended.

Old Business:

A: Resolution 03-21-01 USFS Lease, Babic/Motion to approve, Wiese/2nd.

General discussion.

Jones- Move to amend resolution, striking "flexibility in term" and put "and with a maximum term of 3 years". Babic/ 2nd. Vote: Betts-N, Craig-N, Wiese-N, Jones-Y, Babic-N, amendment fails.

Wiese- Move to amend resolution, striking "flexibility in term" and put "and with a maximum term of 5 years".

Babic/2nd. Vote: Betts-Y, Craig-Y, Wiese-Y, Jones-N, Babic-Y, amendment passes.

*Clarification that the wording is "and with a maximum term of 5 years and flexibility as to the location."

Jones- Move to amend resolution, third whereas, change the word could, to will. Betts/ 2nd. Vote: Betts-Y, Craig-N, Wiese-Y, Jones-Y, Babic-Y, amendment passes.

Jones- Move to amend resolution, after 4th whereas, add new whereas that reads "Whereas, the Cordova Harbor commission previously passed a resolution December 9th, 2015 giving the USFS notice of the harbor's intentions; and" Babic/2nd. Vote: Betts-Y, Craig-Y, Wiese-Y, Jones-Y, Babic-Y, amendment passes.

Jones- Move to amend resolution, add 5th whereas, "Whereas, the harbor commission has identified multiple moorage options for the USFS vessels including, but not limited to, sharing moorage at the Alaska State dock on the South side of the Cordova harbor, and", Babic/2nd. Betts-Y, Craig-Y, Wiese-Y, Jones-Y, Babic-Y, amendment passes.

Jones- Move to amend the bottom of the resolution to mirror the changed language at the top. Babic/ 2nd. Vote: Betts-Y, Craig-Y, Wiese-Y, Jones-Y, Babic-Y, amendment passes.

Vote to pass resolution as amended: Betts-Y, Craig-Y, Wiese-Y, Jones-Y, Babic-Y, amendment passes.

Miscellaneous Business: None

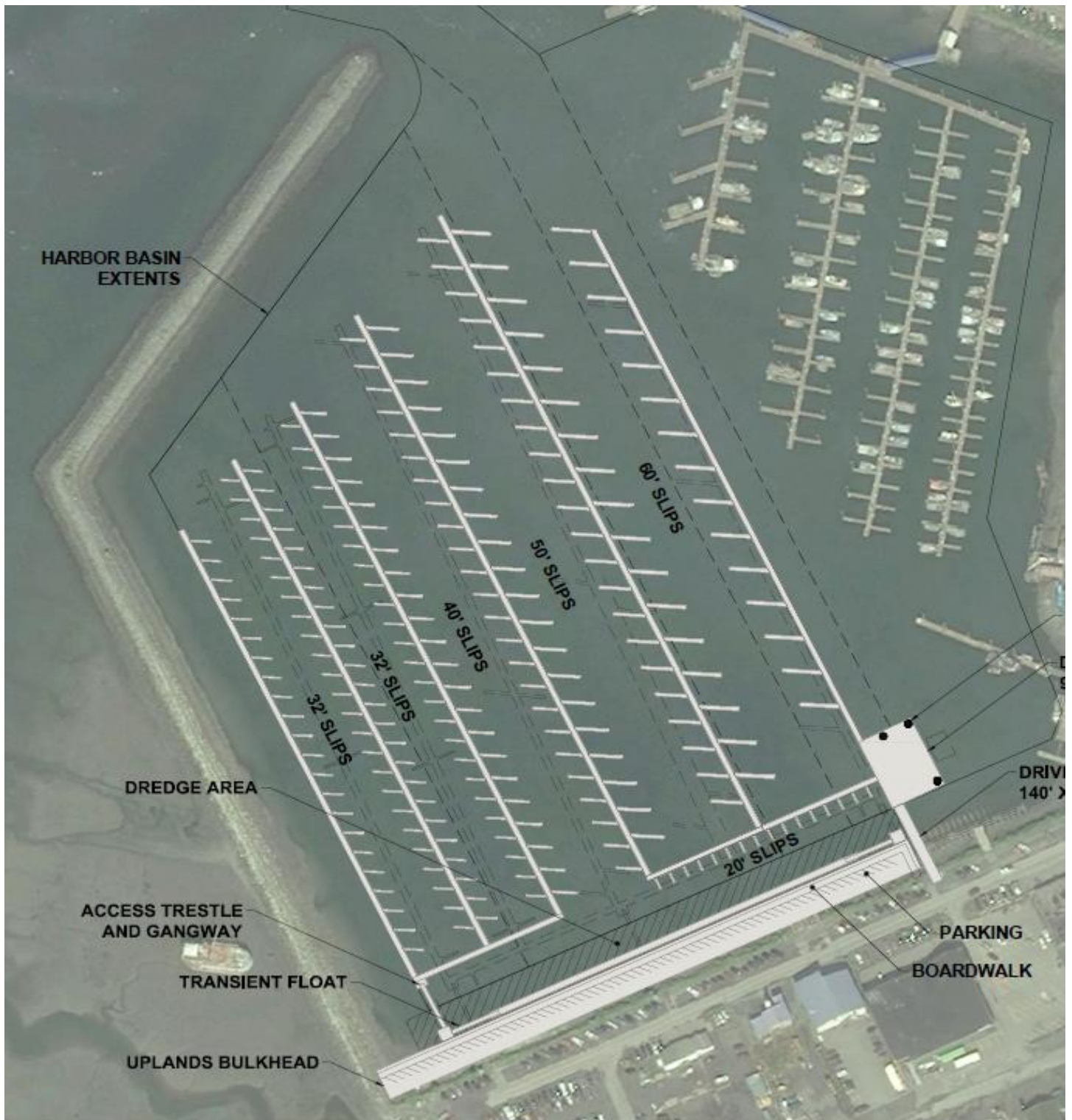
Audience Participation: None

Commission Comments: Wiese-would like to figure out a bit more on the North side of the harbor. Jones- Think 5 yrs is too long. Thanks for everyone showing up. Babic-Good discussion. Excited to discuss more parking over at the North harbor. Betts- Good work getting this done. Might be tough for the government to get a lease done on short term, but that's on them not us, and this gives us the best flexibility. Comments on past items, if they are putting a road into Shepherd point maybe they will need to get rid of some fill and putting it in the shipyard might be the best place. Craig- Thank you for coming and doing this.

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

Harbormaster's Report

- Replaced end bracket and pile hoops at I-53, I-57, I-41, I-42
- Cleaned up absorbent collection area
- Completed 15 vessel lifts YTD
- Replaced pile hoop on J-108
- Replaced end bracket on I-81
- Replaced end brackets and pile hoops on G-21, G-23
- Installed new splash rails on J-59, J-61, J-55
- Installed new triangle bracing on K-125
- Replaced pile hoop on K-float main walk
- Replaced waler, splash rail and cleats on K-26
- Snow removal throughout facility
- Sanded approaches
- Plowed Shipyard
- Taylor Fire inspected extinguishers throughout the facility
- Installed refurbished triangle braces on K-26
- Searching for a new used Genie lift, ours is broken
- Collected 1100 gals of used oil
- Delivered 625 gals of used oil to the High School
- Delivered 1200 gals of used oil to the City Shop
- Alpine Diesel has installed 4 new stainless-steel ladders on the Ocean Dock
- Worked with Facility Contractors to unclog Shipyard restrooms
- Facility Contractors removed 20-gal water heater and installed a On-demand hot water heater in the Shipyard restroom
- Working with Sam and Curtis on the EDA grant
- Working with Sam on permitting
- Attended Council meeting
- Sent out 46 requests for letters of support for South Harbor rebuild grants
- Sent out monthly invoices
- Cleaned oil sumps daily
- Cleaned restrooms daily
- 23 feet between South Ramp dock and Three Stage Dock
- Don't forget to buy your Cordova Port & Harbor sweatshirt



**CORDOVA SOUTH HARBOR
ALTERNATIVE 4
ROM COST ESTIMATE**



No.	Item Description	Unit	Quantity	Unit Cost	Total Cost
1	MOB/DEMOB				\$ 750,000
	Mob/Demob	LS	1	\$ 750,000	\$ 750,000
2	DEMOLITION				\$ 245,000
	Demo and Dispose of Existing Float System	LS	1	\$ 100,000	\$ 100,000
	Demo and Dispose of Existing Piles	EA	170	\$ 500	\$ 85,000
	Demo and Dispose of Existing Timber Trestles	EA	3	\$ 20,000	\$ 60,000
3	ACCESS TRESTLES AND GANGWAYS				\$ 480,000
	Access Trestles	SF	500	\$ 400	\$ 200,000
	Provide and Install Pedestrian Gangways	EA	4	\$ 70,000	\$ 280,000
4	NEW G FLOAT				\$ 1,411,000
	G Mainwalk Float - 8'x935' Concrete	SF	7,480	\$ 80	\$ 599,000
	Finger Floats (15) (6' x 60')	SF	5,400	\$ 95	\$ 513,000
	Provide and Install Float Piles (Assumed 70' - 16"x0.5")	EA	23	\$ 13,000	\$ 299,000
5	NEW H FLOAT				\$ 2,449,000
	H Mainwalk Float - 8'x1125' Concrete	SF	9,000	\$ 80	\$ 720,000
	Finger Floats (17) (6' x 60')	SF	6,120	\$ 95	\$ 582,000
	Finger Floats (22) (5' x 50')	SF	5,500	\$ 95	\$ 523,000
	Provide and Install Float Piles (70' - 16"x0.5")	EA	48	\$ 13,000	\$ 624,000
6	NEW I FLOAT				\$ 2,202,000
	I Mainwalk Float - 8'x1030' Concrete	SF	8,240	\$ 80	\$ 660,000
	Finger Floats (20) (5' x 50')	SF	5,000	\$ 95	\$ 475,000
	Finger Floats (24) (4' x 40')	SF	3,840	\$ 95	\$ 365,000
	Provide and Install Float Piles (70' - 16"x0.5")	EA	54	\$ 13,000	\$ 702,000
7	NEW J FLOAT				\$ 1,770,000
	J Mainwalk Float - 8'x930' Concrete	SF	7,440	\$ 80	\$ 596,000
	Finger Floats (22) (4' x 40')	SF	3,520	\$ 95	\$ 335,000
	Finger Floats (25) (3' x 32')	SF	2,400	\$ 95	\$ 228,000
	Provide and Install Float Piles (70' - 16"x0.5")	EA	47	\$ 13,000	\$ 611,000
8	NEW K FLOAT				\$ 1,293,000
	K Mainwalk Float - 8'x885' Concrete	SF	7,080	\$ 80	\$ 567,000
	Finger Floats (48) (3' x 32')	SF	4,608	\$ 95	\$ 438,000
	Provide and Install Float Piles (70' - 12"x0.5")	EA	24	\$ 12,000	\$ 288,000
9	NEW L FLOAT				\$ 987,000
	L Mainwalk Float - 8'x815' Concrete	SF	6,520	\$ 80	\$ 522,000
	Finger Floats (22) (3' x 32')	SF	2,112	\$ 95	\$ 201,000
	Provide and Install Float Piles (70' - 12"x0.5")	EA	22	\$ 12,000	\$ 264,000
10	NEW M FLOAT				\$ 404,000
	M Mainwalk Float - 8'x395' Concrete	SF	3,160	\$ 80	\$ 252,800
	Finger Floats (16) (3' x 20')	SF	960	\$ 95	\$ 91,200
	Provide and Install Float Piles (70' - 12"x0.5")	EA	5	\$ 12,000	\$ 60,000
11	NEW N FLOAT				\$ 224,000
	N Mainwalk Float - 8'x255' Concrete	SF	2,040	\$ 80	\$ 163,200
	Provide and Install Float Piles (70' - 12"x0.5")	EA	5	\$ 12,000	\$ 60,000

No.	Item Description	Unit	Quantity	Unit Cost	Total Cost
12	DRIVE DOWN FLOAT				\$ 3,634,000
	Drive Down Gangway (140'X15')	EA	1	\$ 130,000	\$ 130,000
	Drive Down Float (120'x90')	SF	10,800	\$ 300	\$ 3,240,000
	Dock crane	EA	3	\$ 40,000	\$ 120,000
	Provide and Install Float Piles (70' - 24"x0.75")	EA	8	\$ 18,000	\$ 144,000
11	NEW TRANSIENT FLOAT (O FLOAT)				\$ 576,000
	O Mainwalk Float - 10'x630' Concrete	SF	6,300	\$ 80	\$ 504,000
	Provide and Install Float Piles (70' - 12"x0.5")	EA	6	\$ 12,000	\$ 72,000
13	WATER AND FIRE WATER SYSTEM				\$ 1,405,000
	Potable Water System	LS	1	\$ 640,000	\$ 640,000
	Fire Water System	LS	1	\$ 580,000	\$ 580,000
	Uplands Water Vaults and Upgrades	LS	1	\$ 185,000	\$ 185,000
14	ELECTRICAL				\$ 2,995,000
	Electrical Service	LS	1	\$ 2,870,000	\$ 2,870,000
	Uplands Upgrades	LS	1	\$ 125,000	\$ 125,000
15	CONSTRUCTION SURVEY				\$ 50,000
	Construction Survey	LS	1	\$ 50,000	\$ 50,000
16	UPLANDS BULKHEAD (740' face)				\$ 3,638,000
	Dredging (-10 MLLW)	CY	10,000	\$ 50	\$ 500,000
	Provide Sheet Pile Materials	TON	700	\$ 1,900	\$ 1,330,000
	Sheetpile Install (per cell)	EA	24	\$ 50,000	\$ 1,200,000
	Fill (Assumed 80% reuse dredging materials, +20MLLW)	CY	6000	\$ 30	\$ 180,000
	Bulkhead Surfacing (Gravel)	CY	1500	\$ 75	\$ 112,500
	Boardwalk and Appurtenances	LF	900	\$ 350	\$ 315,000
	ROM Construction Subtotal				\$ 24,513,000
	Design Engineering, Permitting (Assumed at 5%)				\$ 1,226,000
	Geotechnical Investigation/ Dredge Sampling				\$ 150,000
	Shop Drawing, Submittal Review, Fabrication Inspection (Estimated)				\$ 150,000
	Construction Administration (Estimated 6 Months)				\$ 360,000
	Post Construction Support & As-Built Drawings (Estimated)				\$ 20,000
	10% Construction Contingency				\$ 2,452,000
	Total Cost Including Engineering and Contingency				\$ 28,871,000

Notes:

- 1) Cost estimate is based on conceptual design.
- 2) Costs are presented in current (December 2018) dollars and do not include escalation.