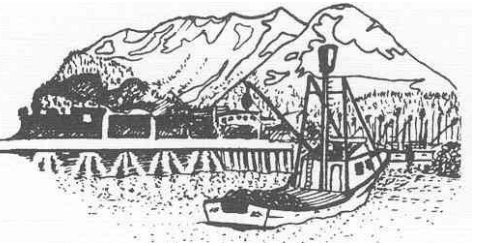


CITY OF CORDOVA



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

HARBOR COMMISSION REGULAR MEETING **APRIL 13, 2022 @ 6:00 PM** **COUNCIL ROOM A&B**

AGENDA

CALL TO ORDER

ROLL CALL

Andy Craig, Max Wiese, Ken Jones, Mike Babic, Christa Hoover

- 1. APPROVAL OF REGULAR AGENDA..... (Voice vote) Page 1**
- 2. APPROVAL OF MINUTES..... (Voice vote) Page 2-3**
 - A. March 9, 2022, Regular meeting**
 - B. February 9, 2022, Regular meeting**
- 3. COMMUNICATIONS BY VISITORS**
 - A. Audience comments regarding agenda items (3 minutes per speaker)**
- 4. HARBORMASTER REPORT..... Page 4**
- 5. NEW BUSINESS**
 - A. Resolution 04-22-02..... Page 5-11**
- 6. MISCELLANEOUS BUSINESS**
- 7. AUDIENCE PARTICIPATION**
- 8. COMMISSION COMMENTS & NEXT MEETING AGENDA ITEMS**
- 9. ADJOURNMENT.....(voice vote)**

**MINUTES
HARBOR COMMISSION REGULAR MEETING
MARCH 9, 2022 @ 6:00 PM
COUNCIL ROOM A&B**

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

Roll Call: In Attendance: Ken Jones, Mike Babic, Andy Craig, Max Wiese, Christa Hoover arrived @ 6:17

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

Approval of Minutes: Available next meeting

Communications by Visitors:

Mark Frohnapfel with Shoreside Petroleum. We are interested in a floating fuel dock. We have submitted a letter of interest with the city. There is a meeting with the owners of Shoreside Petroleum and Mark Keller on Friday to discuss options available for the North Harbor improvement PIDP Grant, and to come up with a memorandum of understanding with the City of Cordova to put a floating fuel dock in the harbor. I'm here to answer any questions you guys have on what we are looking at for installation.

Harbormaster's Report: Included in packet.

New Business:

- A. PIDP Grant Discussion- Led by Curtis Fincher. NOFO is out. Deadline for submission is May 16th. We need to move faster on this than expected. Focus on Safety and Efficiency of moving goods. No quality of life component to this grant. Is economic component. Identified needs are: repairing sloughing of roadway on the breakwater, improving parking, safer pedestrian route. Floating fuel dock is important because a private investment match may be needed. Currently environmental work for South harbor is including the North harbor as well. General discussion: Need for heavy cranes increasing, keep in mind snow dumps, kelp farm users, possible stub in utilities for pop up users.

Old Business: South Harbor Project discussion: Ts on end of floats, Delete L float, preserve distance in fairways, large green space for memorial

Miscellaneous Business: None

Audience Participation: Curtis Fincher. FYI I will be coming to these meetings from now on.

Commission Comments: Wiese: Good discussion. Hoping these ideas go farther than beyond this table. Sounds like we are getting closer. Hoover: As an agenda item, curious how aggressively we pursue collections, receivables and past due. Jones: Thanks for coming out. Appreciate everyone that came out. Encourage everyone to come out tomorrow. Babic: Good idea to look into E float and the net mending float in North Harbor. Craig: Thanks everyone for coming. Biggest challenge is inflation. I'm sure we will look at this again.

Future Agenda Items: Cranes, Moving Camtu to City dock, application for crane to marketing association.

Adjournment: M/Wiese, 2nd/Babic, U to adjourn @ 7:32 pm

MINUTES
HARBOR COMMISSION REGULAR MEETING
FEBRUARY 9, 2022 @ 6:00 PM
COUNCIL ROOM A&B

Call to order: This meeting was called to order @ 6:02 pm.

Roll Call: In Attendance: Ken Jones, Mike Babic, Andy Craig, Christa Hoover, Max Wiese

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

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

Communications by Visitors: None

Harbormaster's Report: Included in packet.

New Business:

- A. Draft South Harbor Project Schedule- Included in packet
- B. Discussion on future Harbor & Facility projects, 5 to 30 years out- ideas brainstormed include:
 - Comprehensive Waterfront Plan
 - Pursue Floating Fuel Dock
 - Warehouse for equipment and used oil
 - Sheet pile on both sides of harbor basin
 - Launch ramp expansion or addition
 - Flush point in the harbor basin
 - Larger travel lift
 - Increase length of South Fill
 - Small breakwater at the North Fill
 - Remove old Science Center Building
 - Grid improvements
 - Landing craft Ramp
 - Air bag ramp
 - Restore E Float in North Harbor
 - Larger Vessel Accommodations

Old Business:

Miscellaneous Business: None

Audience Participation: None

Commission Comments: Wiese: Sounds like a good plan, I'm worried about it taking longer. Jones: Good ideas. Cool to see full participation again. Hoover: The community spends a lot of time in the harbor, and it would be nice to think about interpretive signs. Babic: Cool to see timeline. Hope it is realistic to get done that fast. Craig: I agree. It would be nice to get it done in one winter. Not start unless prepared to finish on time. Thanks everyone for being here.

Future Agenda Items:

Adjournment: M/Wiese, 2nd/Babic, U to adjourn @ 7:06 pm

HARBORMASTER'S REPORT

- Attended Zoom meeting with R&M to discuss harbor layout
- Attended Zoom meeting about the Geotechnical study that R&M will be conducting in the South Harbor
- Attended PIDP meeting with Curtis and Kevin Johnson
- Attended South Harbor Rebuild Agency meeting
- Verified that the report about a broken piling at the 3 Stage Dock is actually a bulkhead
- Conducted 16 vessels lifts YTD
- Scheduled Travelift Technician visit for May
- Turned on water North Harbor, City Dock and Ocean Dock
- Water Dept is waiting on fitting to arrive to make repairs. Then we'll turn on water in South Harbor
- Conducted minor maintaince on North Ramp dock
- Plan to have North Ramp dock installed next week
- Walked South Harbor and prioritised docks that need immediate mojour repairs
- Cleaned oil collection sumps
- Started rebuilding another finger from K float. Should be complete in a couple days
- Attended City Council meeting
- Sent two employees to Blood born pathogens and Forklift operator training
- Hired Ryan Navarro to fill our last vacancy
- Sent one employee to CPR training
- Cut and painted 30 new slip name signs
- Conducted 8 hours of security detail for Samson barge offloads
- Cleaned harbor vehicles
- Cleaned shop
- Daily harbor restroom cleanings



AGENDA ITEM # 1A

Harbor Commission Meeting Date: 4/13/22

HARBOR COMMISSION COMMUNICATION FORM

FROM: Tony Schinella, Harbormaster
Curtis Fincher, Special Projects & Communications
Kevin Johnson, City Planner

DATE: 4/13/22

ITEM: North Harbor Port Infrastructure Development Program (PIDP) 2022 Grant Concept

NEXT STEP: Make a Recommendation on Approval of the Concept

☐ INFORMATION
☐ MOTION
☒ RESOLUTION

I. REQUEST OR ISSUE:

The City of Cordova is preparing an application package for the 2022 PIDP grant. Applications for this grant are due by May 16, 2022.

City staff have refined a concept for the north harbor and requests that Harbor Commission pass a resolution in support of the concept.

II. RECOMMENDED ACTION / NEXT STEP:

“I move to approve Resolution 4-22-01 recommending approval of the North Harbor Port Infrastructure Development Program 2022 Grant Concept as presented.”

Once the motion to approve the resolution is on the table, the commission should hear staff's presentation and then discuss the concept. After the general discussion, if any commissioner feels strongly that an item should be added, removed, or modified, a motion should be made to amend the concept. Following a second of that motion the commission should discuss, if there is obvious unanimous consent then the commission should move onto the next item. If unanimous consent is not obvious, the commission should vote on if the amendment should be made. For clarity, please discuss each action separately.

If amendments are made, a motion to approve the main motion as amended will be needed.

"I move to approve Resolution 4-22-01 recommending approval of the North Harbor Port Infrastructure Development Program 2022 Grant Concept as amended."

III. FISCAL IMPACTS:

We anticipate the following financial impacts from the project for City of Cordova:

- Save/eliminate demolition costs for PWSSC building (to be borne by fuel provider).
- Save costs to repair Breakwater Ave. sloughing, and eliminate underlying problem causing sloughing via sheet piled bulkhead.
- Save costs to repair 3 stage dock
- Create lease and sales tax revenue via leasable waterfront commercial space.
- Save costs of future north harbor float system rebuild by completing sheetpiling now with available federal infrastructure funding.
- Eliminate electric metering issue in north harbor where City currently pays for electricity for vessels at slips with faulty meters.
- While the required 20% match for the project will come from private investment in the form of a fuel provider's construction of their fuel dock infrastructure, City Staff is requesting a \$1-2 million match in the event the grant is awarded to demonstrate City commitment to the project and significantly increase chances of an award.

A detailed benefit cost analysis, conducted by Northern Economics, will be included with the grant application.

IV. BACKGROUND INFORMATION:

City staff began working on the 2022 PIDP grant application in February. During this time staff reviewed the 2021 PIDP concept and made modifications including the addition of a pedestrian path linking the north harbor to the south harbor, adjusting crane location, adding a floating fuel dock, incorporating 3 stage dock repairs and an additional launch ramp, as well as other minor tweaks. This concept was presented to Harbor Commission at their March 10 meeting. Following that meeting staff made additional changes based on the conversation with commissioners.

The attached concept has incorporated comments made by commissioners as well as additions and modifications by staff based upon feedback from the PIDP 2021 debrief. This concept seeks to accomplish the following:

- Repair Breakwater Ave. where it is sloughing into the harbor via the construction of a sheet piled bulkhead. The bulkhead will:
 - Increase north harbor parking capacity.
 - Reduce construction costs when the north harbor float system is rebuilt in 15-20 years.
 - Create leasable waterfront commercial space.
- Construct a floating fuel dock in the current location of PWSSC.
- Create an off-street pedestrian sidewalk and walking path to increase freight efficiency, pedestrian safety, and quality of life for residents and visitors. Path to include tie-in to south harbor.

- Return 3 stage dock to a state of good repair.
- Add additional launch ramp between current S harbor launch ramp and 3 stage dock.
- Decrease north harbor's environmental footprint via permanent waste oil & antifreeze collection station, and replacement of current lights with LEDs.
- Expand north harbor bathrooms to include showers.
- Install one 1500 lb. crane on north harbor bulkhead; install one 1500 lb. and one 5 ton crane on City Dock (also known as "T dock").
- Install 220v shorepower on City Dock.
- Replace broken electrical pedestals in north harbor.
- Install up-and-out safety ladders in north harbor.

The concept provided in this packet does not show all of the above items. An updated concept is expected to be available and handed out at the 4/13 Harbor Commission meeting

V. LEGAL ISSUES:

The project potentially decreases City liability via a number of safety improvements.

VI. ENVIRONMENTAL ISSUES:

An environmental impact assessment is being conducted as a part of the south harbor rebuild. At this time staff has not been made aware of any significant environmental impacts. Staff believes that the project will decrease possible environmental impacts through the upgraded oil / antifreeze disposal facility and installation of a modern fuel dock. With the exception of the fuel dock, all environmental permitting for the PIDP 2022 project will be completed as part of the permitting for the S harbor rebuild, making the project more attractive to potential funders.

VII. SUMMARY:

Staff believes that the attached concept is inline with the needs and wants of the Harbor Commission and the community at large, and requests that a resolution supporting the concept as presented is passed.

VII. ATTACHMENTS:

- A. Resolution 4-22-02
- B. 2022 PIDP Concept Drawing

**CORDOVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 04-22-02**

**A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA SHOWING SUPPORT
FOR THE PIDP 2022 “NORTH HARBOR MODERNIZATION PROJECT” CONCEPT AND RECOMMENDING CITY
APPROVE THE CONCEPT FOR GRANT APPLICATION.**

WHEREAS, the project would repair the sloughing of Breakwater Ave, the main artery connecting to the north harbor, through construction of a sheet piled bulkhead; and

WHEREAS, the bulkhead will, increase north harbor parking capacity, reduce construction costs when the north harbor float system is eventually rebuilt, and create leasable waterfront commercial space; and

WHEREAS, construction of a floating fuel dock will improve efficiency within the fishing fleet by increasing the number of available fuel pumps, reducing travel time to fuel up, improving safety for smaller vessels by offering a protected area for fueling, and reducing potential negative environmental impacts via a modernized fuel float with built-in fuel catchment in the event of a spill; and

WHEREAS, the project would create an off-street pedestrian connection between north and south harbor which increases freight efficiency on city streets, and improves pedestrian safety and quality of life; and

WHEREAS, Additional cranes will improve harbor efficiency for loading and unloading boats and freight vehicles, and relieving congestion at the limited number of existing cranes; and

WHEREAS, an additional launch ramp lane will greatly relieve uplands traffic congestion and increase user efficiency; and

WHEREAS, the three-stage dock is a vital piece of harbor infrastructure and is in need of repair to remain safe and usable; and

WHEREAS, the project will decrease the harbor’s environmental impact through LED lighting upgrades, and installation of a permanent oil and antifreeze collection station; and

WHEREAS, the project will increase north harbor user safety and decrease City liability by installing up-and-out safety ladders; and

WHEREAS, the project will increase large-vessel convenience and efficiency by installing high-voltage shore power at the City Dock; and

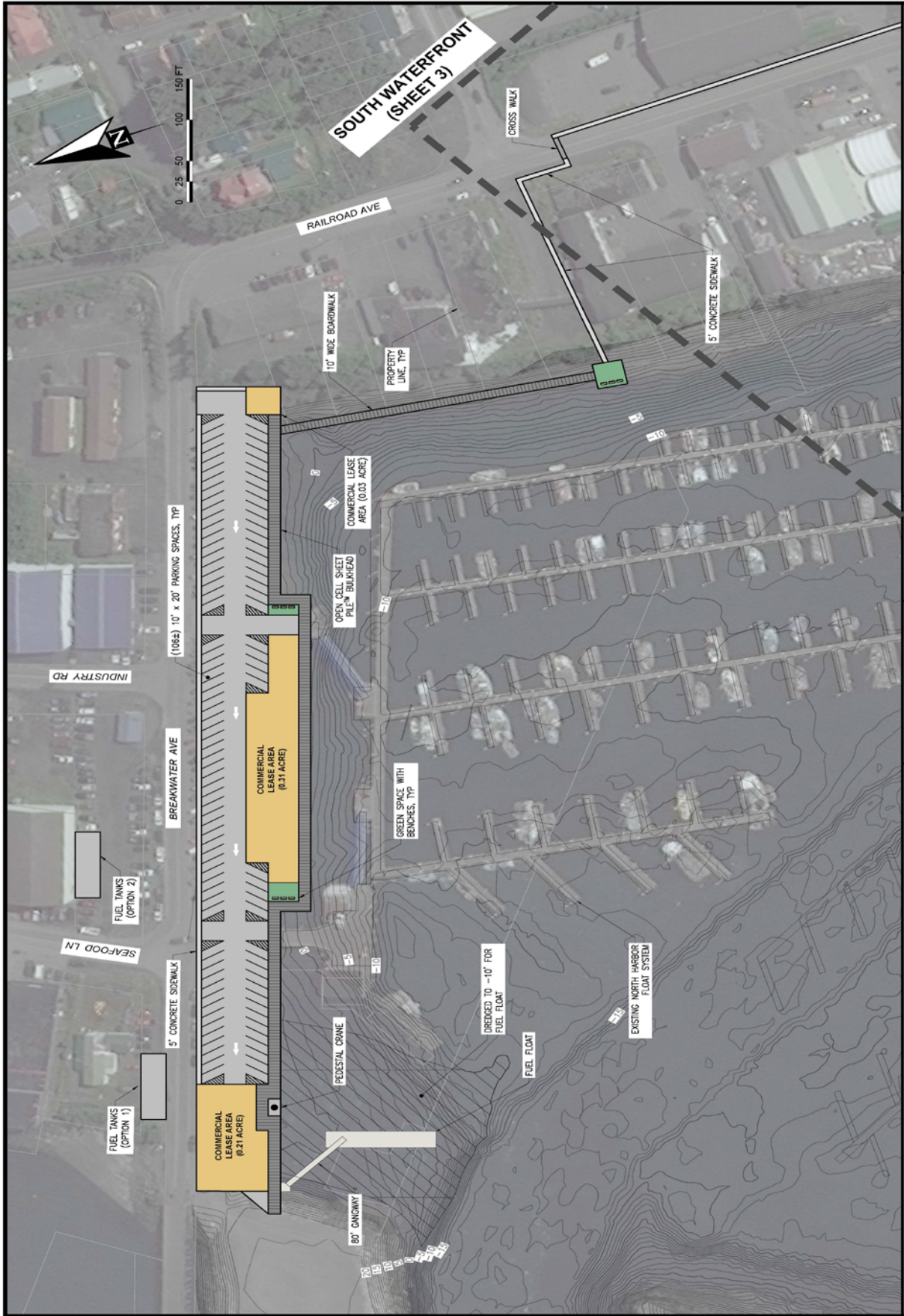
WHEREAS, the project will save the Harbor enterprise fund significant money by replacing broken electrical meters that currently allow users’ electricity to be billed to the harbor.

NOW, THEREFORE, BE IT RESOLVED, that the Harbor Commission of the City of Cordova, Alaska, supports the 2022 PIDP North Harbor Modernization Project grant application concept and recommends the Council of the City of Cordova approve of the concept for grant application.

PASSED AND APPROVED ON THE 13th DAY OF APRIL, 2022.

Vice Chairman Andy Craig

Tony Schinella, Cordova Harbormaster



CORDOVA WATERFRONT IMPROVEMENTS

NORTH WATERFRONT IMPROVEMENTS

DESIGNED BY: BJ DATE: 4/1/23
CHECKED BY: CC PROJECT NO: 221037

02 OF 3

1506 West 36th Avenue
Anchorage, Alaska 99503
Phone: 907.561.1011
www.pnle.com
AK LIC# AEC0250

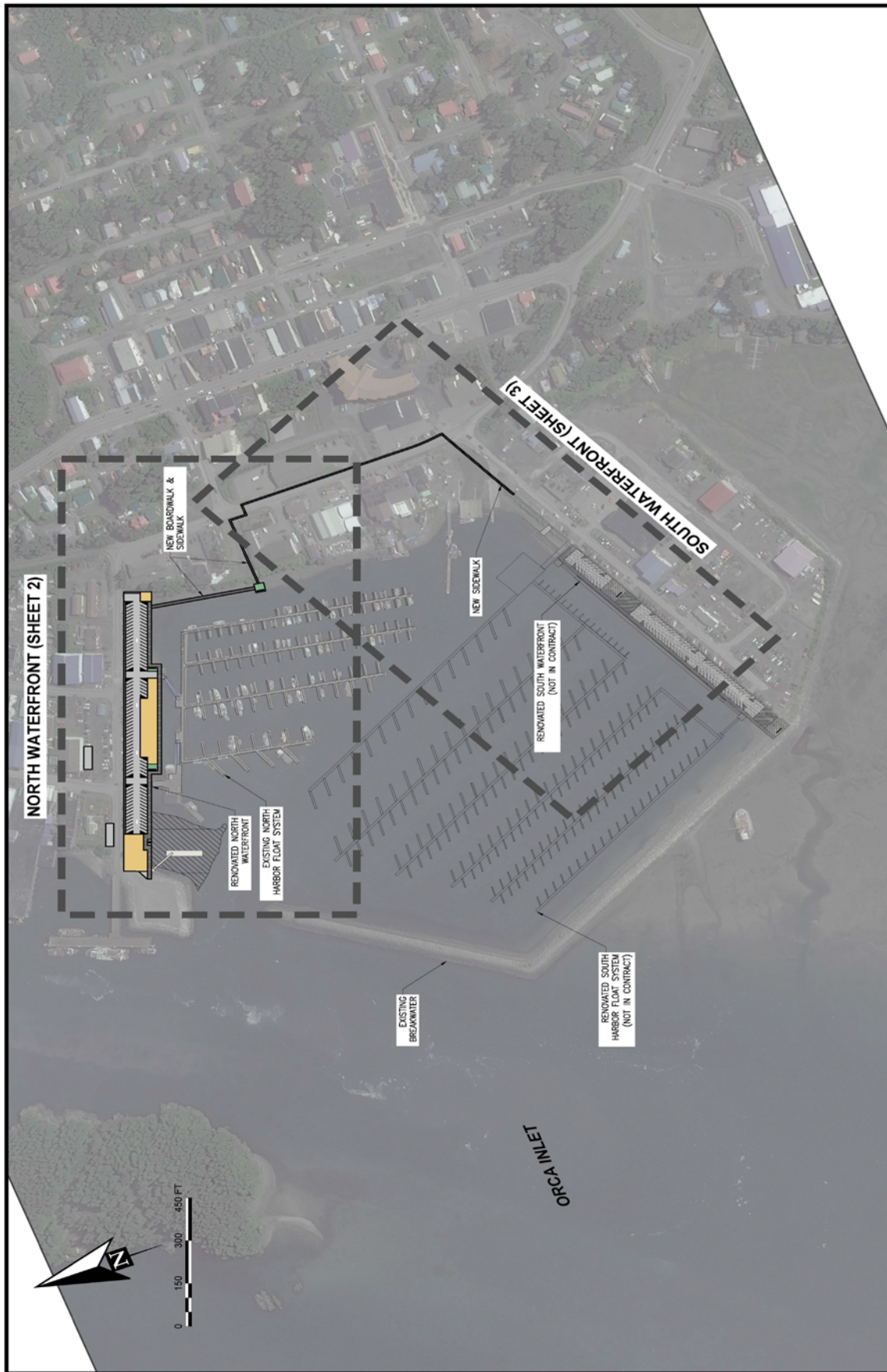
P N D
ENGINEERS, INC.

REV	DATE	DESCRIPTION

DATE:

DRAFT
2/21/11

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PND ENGINEERS, INC.
1566 West 14th Avenue
Anchorage, Alaska 99503
Phone: 907.561.1011
www.pndengineers.com
AK LIC# AEC0250

CORDOVA WATERFRONT IMPROVEMENTS

PROJECT OVERVIEW

ISSUED BY: [] DATE: 4/1/22
CHECKED BY: [] CC PROJECT NO: 221031

01 OF 3

DATE: _____

DESCRIPTION: _____

REV: _____ DATE: _____

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