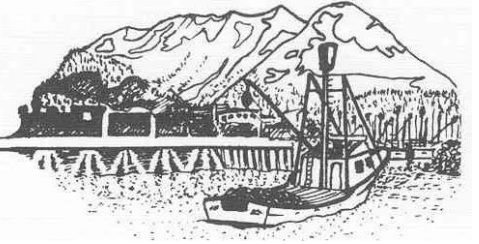


CITY OF CORDOVA



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

**HARBOR COMMISSION REGULAR MEETING
JUNE 8, 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 2-4**
 - A. April 5, 2022, Special meeting, April 13, 2022, Regular meeting & May 11, 2022 Regular meeting
- 3. COMMUNICATIONS BY VISITORS**
 - A. Audience comments regarding agenda items (3 minutes per speaker)
- 4. HARBORMASTER REPORT..... Page 5**
- 5. NEW BUSINESS**
 - A. Harbor Layout C1.1 discussion Page 6-9
- 6. MISCELLANEOUS BUSINESS**
 - A.
- 7. AUDIENCE PARTICIPATION**
- 8. COMMISSION COMMENTS & NEXT MEETING AGENDA ITEMS**
- 9. ADJOURNMENT.....(voice vote)**

MINUTES
HARBOR COMMISSION SPECIAL MEETING
APRIL 5, 2022 @ 6:00 PM
COUNCIL ROOM A&B

Call to order: This meeting was called to order @ 6:03 pm.

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

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

New Business:

- A. South Harbor Project update. Presentation provided at meeting. Power point included funding update. Pink salmon disaster funds relocated to South harbor project. Looking for additional funding sources and or project cuts and cost savings. About a 10 million funding gap currently. Trying to identify issues now to look for engineered solutions later. Presented concept plans to discuss issues, such as clearance in fairways, position of the drive down dock, general usage of the harbor and its components, elimination of the proposed new L float. Identify minimum size of float that will accomplish goals and needs, to minimize costs. Potential T's on end of main floats. Looking to add additional slips. Looking for concepts and minimum performance standards for when we go out to RFP for design build. Discussion on location and orientation of drive down dock. Incorporating dock in design for uplands later. Want to not lose much fairway width. Also retain turning area around three stage dock. Discussion on angled vs perpendicular finger floats. Environmental considerations and permitting needed. Looking at endangered species impacts, mainly sea lions and humpback whales. Not more than nine months to get this approval. Permits are good for 5 yrs, but the environmental assessment could be good for longer. Looked at tentative schedule for entire project, funding, procurement, bidding, mobilization. Expect actual build to be 4.5 to 5 months.

- B. Questions and answers with South Harbor Project Team. Mark Keller, Robin Reich, Sam Greenwood, Curtis Fincher and Tony Schinella : General Discussion. Geotechnical investigation will tell us composition of the bottom of the harbor and how deep piles need to be. Already under contract to do investigation. Concerns from presentation will be presented to R&M for consideration. Concern over width of main floats for fire/first aid responders. Still need repairs for three stage dock, possibly utilize contractors when they are here. Look at another launch ramp and if it is possible.

Audience Participation: None

Adjournment: M/Wiese, 2nd/Craig, U to adjourn @ 7:30 pm

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

Call to order: This meeting was called to order @ 6:03 pm.

Roll Call: In Attendance: Ken Jones, Christa Hoover, Andy Craig, Max Wiese @ 6:06, Absent: Mike Babic

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

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

- A. March 9, 2022, Regular Meeting
- B. February 9, 2022 Regular Meeting

Communications by Visitors: None

Harbormasters Report: Included in packet.

New Business:

- A. 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 the City approve the concept for grant application. Jones/ Motion to approve resolution. Hoover/ 2nd. Discussion. Resolution is referencing the drawing that was handed out. Discussion of dock crane and location of 5-ton crane. Adjust the working area around crane for loading zone. Consider snow dumps during construction of walkways. Look at location for airplane float or net float. Discussion on removal of USFS float to install net mending float. Desire to reference in this grant a plan to use the space currently occupied by USFS for another use such as turning radius for boats or a net float. Need to add another whereas to the resolution. To include remove the existing structures within the existing basin, construction of a net mending dock will improve efficiency within the fishing fleet, functionality of the harbor for the fleet, reducing congestion, improve safety for pedestrians on main float. Jones: Whereas construction of a net mending float in the location of the existing forest service float will greatly improve pedestrian safety on the existing float structure, will support small business net menders and fishermen, improve fleet efficiency, and provide a vital piece of harbor infrastructure. Or in the area currently occupied by the existing forest service float. Amendment out for the resolution. 2nd by Hoover. Whereas construction of a net mending float, in the approximate area of the existing forest service float, will greatly improve pedestrian safety on the existing float structure, will support small business net menders and fishermen and improve fleet efficiency, and will replace a vital piece of harbor infrastructure currently slated for removal in the south harbor rebuild. Discussion. Vote on the motion to amend. Unanimous to amend as written. Motion to approve Resolution as amended/ Wiese, 2nd/ Jones. Roll Call Vote. Craig/ Y, Wiese/Y, Jones/Y, Hoover/Y. Resolution passes as amended. Recap of discussion: relocate the pagoda by the reluctant, to move sidewalk to the other side of the street, make sure width of drive down ramp is accurately reflected. Relocate boardwalk from working zone around large crane.

Audience Participation: None

Commission Comments: Hoover: Good work working through that. Wiese: Leary it’s going to take too much time to get it out for this grant. We got it figured out pretty good. I think that resolution will mostly cover. We are not trying to tell someone exactly what to have, just we need this area and this is what we need to put in there somewhere. I think we

can go back into our long range plans for the north area and update it so that everybody knows next time we look at it. Craig: We are doing a lot of work in that area and maybe this is the best time to address it, at least start putting in on drawings and stuff. Thanks you guys. Jones: Sorry it took so long for us to get through that, I just felt pretty strongly on that topic and I just want to get the best harbor for the entire fleet. I want to make sure that the forest service knows that I appreciate and respect their contribution towards our community. I just want to see this space be utilized for the greater good of the entire fleet and I feel like there is other locations that suit permanent moorage of their vessels. Thanks everybody for coming out and thanks city staff for putting up with that.

Future Agenda Items: Update Master Plan

Adjournment: M/Hoover, 2nd/Wiese, U to adjourn @ 7:54 pm

**MINUTES
HARBOR COMMISSION REGULAR MEETING
MAY 11, 2022 @ 6:00 PM
COUNCIL ROOM A&B**

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

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

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

Communications by Visitors: None

Harbormasters Report: None

New Business:

- A. Harbor Rate & Cash Flow Study Draft with Michael Fisher of Northern Economics- Presentation Via zoom. General discussion. Information only presentation.

Miscellaneous Business: Harbor Master Plan review- Commission read through plan and pointed out places for improvements and updates. Plan will be rewritten to included revisions and presented to commission at a later date. Will wait for the response to current grant proposals to come through before continuing on since they will have a large impact on the direction of the master plan. Prefer to have a complete quorum for the next discussion.

Audience Participation: Kevin Johnson: Since this plan is more than a decade old, it would be prudent to do public outreach. We could do some round tables, bring in different user groups, do some open houses. Make sure you get more feedback.

Commission Comments: Wiese: Didn't mind the cost comparisons. Didn't know how we set with all the harbors. We can't really do much until we know what we get for funding. Babic: I'm going to go home and study this stuff. Our maintenance costs have been really high, might not be in the future. Would have like chart on page 13 to have went back 5 years. Craig: There are a lot of things in the plan that will shake out when we know what we are getting. Debt expense in 2037 is alarming. Its not likely that we are going to be able to raise rates high enough so that we can absorb that maintenance costs. Hoover: At what point do we start pushing users into other methods of owning a vessel. They don't have to be here so they have another alternative.

Adjournment: M/Wiese, 2nd/Babic, U to adjourn @ 7:21 pm

HARBORMASTER REPORT

- Attended Teams meetings with R&M to discuss harbor layout
- Weekly South Harbor Project meetings
- Spoke with Dave Marshal from Travelift about getting a quote for a 80+ ton Shipyard trailer. Waiting on the quote
- Cut brush around South Harbor
- Assisted Water/Sewer Dept in collecting water samples
- Conducted 57 vessels lifts YTD
- Travelift technician completed a two day inspection of our lift. Satisfactory results
- Ordered seasonal supplies
- Rebuilt 6 South Harbor stalls on J and K float
- Conducted minor maintainance on North Ramp dock
- North Ramp floating dock in installed
- Installed three camels with new anchors and chain at the City Dock
- Replaced 20 electrical meters/counters in North Harbor pedestals
- Ordered 50 counters and 12 meters for North Harbor pedestals
- Installed 20 plywood triangles to cover rusted out slip gussets
- Started rebuilding another finger from K float. Should be complete in a couple days
- Attended City Council meeting
- Delivered 3200 gals of used oil to City Shop YTD
- Delivered 800 gals of used oil to High School YTD
- Collected 8155 gals of used oil/oily water YTD
- Sent out annual invoices
- Keegan Estes is our summer temp for the second year in a row
- Sent out 10 impound notices.
- Sold the Dolphin Bay and two skiffs
- Cut and painted 25 new slip name signs
- Cut and painted 60 new slip number signs for South Harbor
- Conducted 10 hours of security detail for Samson barge offloads
- Cleaned harbor vehicles
- Cleaned shop
- Daily harbor restroom cleanings
- Ordered 5300 gal ISO tank to ship out used oil



PROPOSED HARBOR LAYOUT OVERLAY WITH BULKHEAD

Scale: 1" = 100'



SLIP SUMMARY	
STALL FLOAT	QUANTITY
4X42	80
4X40	48
8X40	44
8X40	38

NOTE: SLIP STALL FLOAT COUNT INCLUDES T DOCKING AT THE END OF FINBERG K, L, J, H, AND G

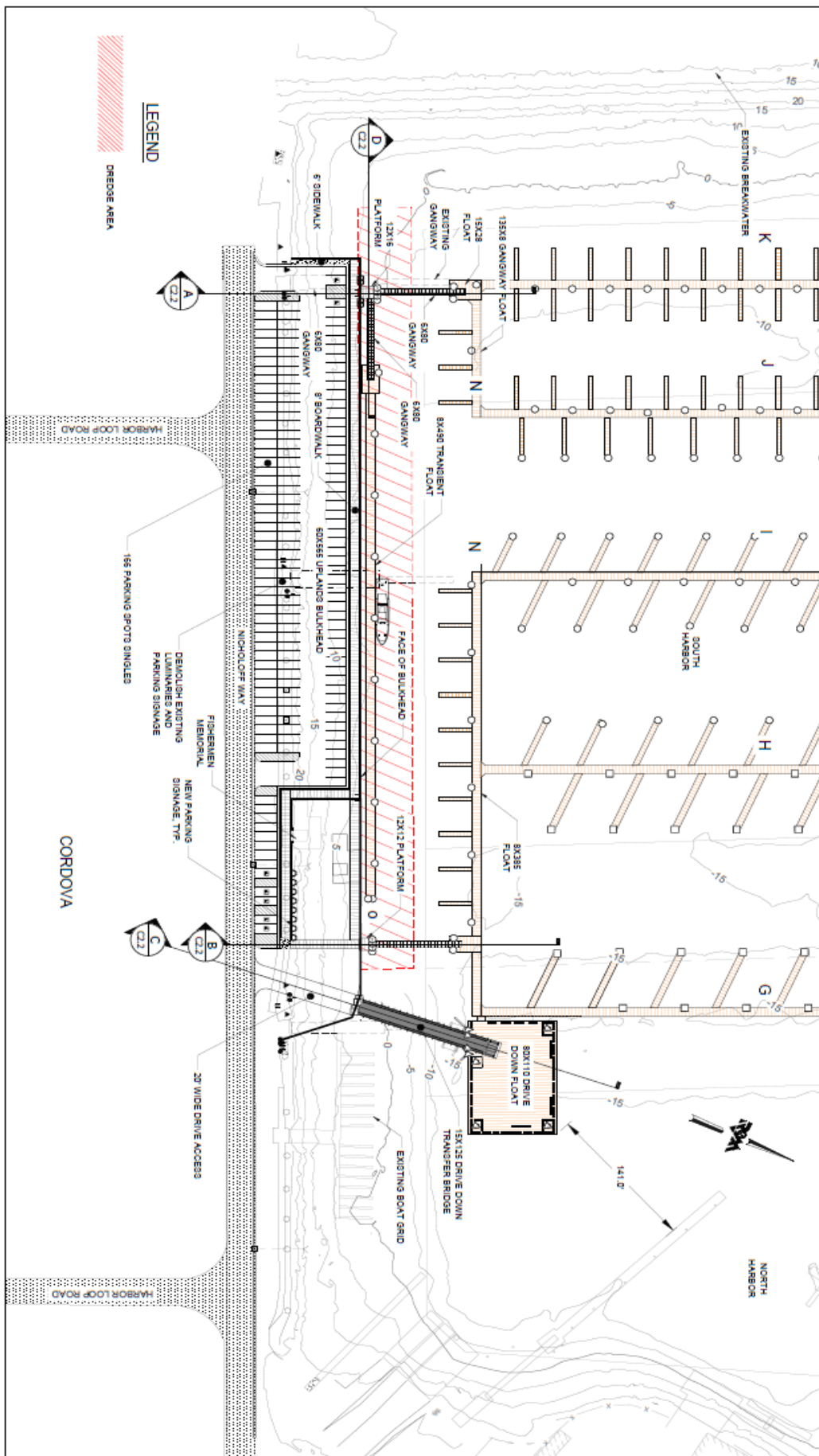
PILE SCHEDULE			
SYMBOL	SIZE	TYPE	QUANTITY
○	18 INCH	PLUMB	194
□	18 INCH	PLUMB	78
△	38 INCH	PLUMB	8
△	24 INCH	BATTER	2

T DOCK FLOATS		
FINBER	FLOAT SIZE	
K	8'07	
J	8'08	
I	8'09	
H	8'10	
G	8'11	

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/03/2023
2	FOR CONSTRUCTION	06/03/2023
3	FOR CONSTRUCTION	06/03/2023
4	FOR CONSTRUCTION	06/03/2023
5	FOR CONSTRUCTION	06/03/2023
6	FOR CONSTRUCTION	06/03/2023
7	FOR CONSTRUCTION	06/03/2023
8	FOR CONSTRUCTION	06/03/2023
9	FOR CONSTRUCTION	06/03/2023
10	FOR CONSTRUCTION	06/03/2023

Cordova South Harbor
Rebuild
Cordova, Alaska

C1.1



UPLANDS SITE PLAN WITH BULKHEAD
SCALE: 1" = 50'



PROPOSED HARBOR LAYOUT OVERLAY NO BULKHEAD

SCALE: 1" = 100'



SLIP SUMMARY

STALL FLOAT	QUANTITY
4K32	83
4K40	48
6K50	44
8K35	38

NOTE: SLIP STALL FLOAT COUNT INCLUDES TDOORS AT THE END OF FINGER N, J, I, AND G

PILE SCHEDULE

SYMBOL	SIZE	TYPE	QUANTITY
○	18 INCH	PIUMS	194
□	18 INCH	PIUMS	78
△	38 INCH	PIUMS	8
▽	24 INCH	BATTER	2

T DOOR FLOATS

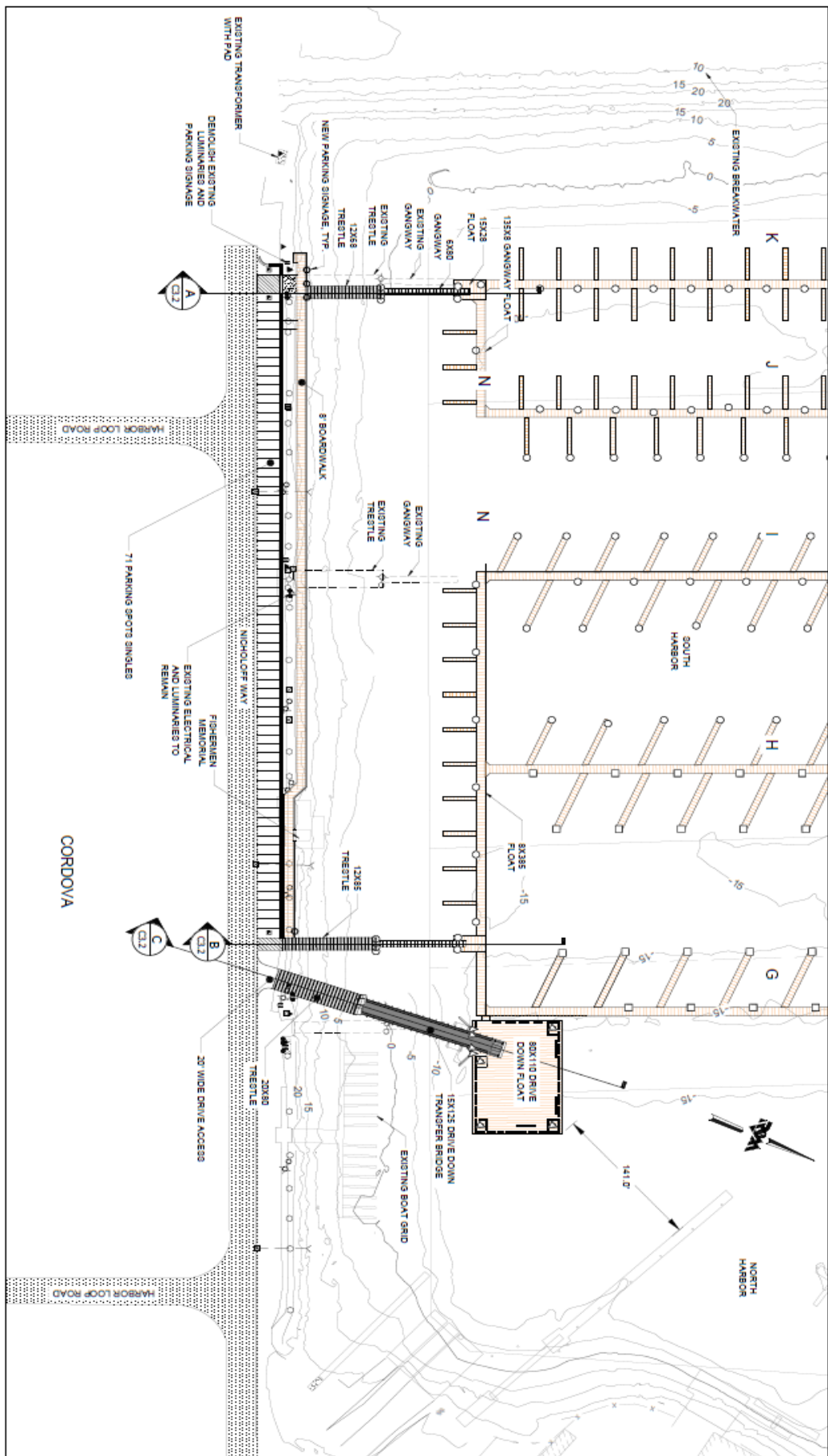
FINGER	FLOAT SIZE
N	807
J	808
I	808
H	8114
G	808

C1.2

Cordova South Harbor Rebuild
Cordova, Alaska



R&M CONSULTANTS, INC.
9101 Vanguard Drive
Anchorage, Alaska 99507
rmc@rconsult.com • email@rconsult.com
phone: 907.522.1707 • fax: 907.522.3403
CORPORATE AUTHORIZATION NUMBER AECC111



UPLANDS SITE PLAN NO BULKHEAD

SCALE: 1" = 25'