

CITY OF CORDOVA

**Chairman:**

Andy Craig

Commissioners:

Mike Babic

Max Wiese

Ken Jones

Christa Hoover

Tommy Sheridan

Kate Laird

Harbormaster:

Tony Schinella

Admin Assistant:

Brandy Griffith

HARBOR COMMISSION REGULAR MEETING

AUG 09, 2023 @ 6:00 PM

COUNCIL ROOM A&B

AGENDA**CALL TO ORDER****ROLL CALL**

Andy Craig, Max Wiese, Ken Jones, Mike Babic, Christa Hoover, Kate Laird, Tommy Sheridan

1. APPROVAL OF REGULAR AGENDA..... (Voice vote) Page 1**2. APPROVAL OF MINUTES**

A. 10 May 2023 Regular meeting & 14 June 2023 Regular meeting.....(Voice vote) Page 2-4

3. COMMUNICATIONS BY VISITORS

A. Audience comments regarding agenda items (3 minutes per speaker)

4. HARBORMASTER REPORT..... Page 5

South Harbor Rebuild report

5. NEW BUSINESS

A. Drive Down Dock Usage & Fees discussion.....Page 6

B. Vessels in violation of insurance requirements..... Page 7

C. Letter of Interest from Paul and Linda Kelly, for Lot 4A, North Fill Development Park.....

.....(Voice vote) Page 8-11

6. MISCELLANEOUS BUSINESS**7. AUDIENCE PARTICIPATION****8. COMMISSION COMMENTS & NEXT MEETING AGENDA ITEMS****9. ADJOURNMENT.....(Voice vote)**

MINUTES
HARBOR COMMISSION REGULAR MEETING
May 10, 2023 @ 6:00 PM
COUNCIL ROOM A&B

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

Roll Call: In Attendance: Andy Craig, Max Wiese, Christa Hoover; Kate Laird, Ken Jones via phone. Absent: Tommy Sheridan, Mike Babic

Approval of Agenda: Wiese/ M, Hoover/ 2nd. Unanimous to approve agenda.

Approval of Minutes: Hoover/ M, Wiese/ 2nd. Unanimous to approve minutes.

Communications by Visitors:

Brad Sjostedt: Discussing the possible float plane dock. There is an interest in trying to work something out. Looking for an option to keep 1 or 2 planes in the harbor. Dave Erby normally does the herring surveys for the fish and game. Someone will need to serve the hatcheries and the fish and game, which is vital to Cordova. The main concern with airplanes versus a boat, if you have a lot of wave action on the stern, that can be a problem. Depends on how you orientate. Airplane is a 50 ft wide boat. You need the extra safety margin to turn and taxi. Consider how to get to wherever the parking spot is. Wind and tide is challenging.

Patricia Kallander: Here to discuss about the demographics that you might miss. Which is pilots and seiners. They both need a dock like that for safety. During the herring fisheries and other spring fisheries, they need to fly out. They can't land in the lake when it's iced over. The only option is the harbor. The seiners: I can't imagine pulling in at the end of the night and not having a place to stretch out your net as far as you need to. I don't know where else you would do it safely. Gillnetters can stretch out on the docks, they do have options. Seiners don't have any other options. It's really important that they have the area to stretch out.

Harbormasters Report: Included in the packet.

South Harbor Rebuild Report: Collin Bronson: About 5 million spent from grants and bonds and about 2 million from harbor account. Still working on 65% design. Hangup is electrical metering. Still working on it. Well on schedule. Should begin assembly of docks next week in Anacortes. Environmental permitting has been submitted on our side. Balls in their court. Working on vessel relocation plan. Waiting for surveys to be returned, deadline May 31st. Will prioritize off of the results. Submitted a grant request for 2 million and we have a 4 million request in house appropriations. Marad will be here the 25th and 26th of May. Corp of Engineers is coming out the next week. Will meet with both. Working on the raise grant stuff.

New Business: A resolution of the harbor commission of the City of Cordova, Alaska, to the Cordova city council of the City of Cordova, Alaska requesting funding to relocate or replace the old airplane float. M/ Jones, Wiese/ 2nd. General discussion.

Asking City council to come up with more money to help solve this problem. Difference between possible and reasonable. Jones: Best location is where the USFS float is. Laird: Is it possible to add a float by the "T"s on end of H float? Possibly keep one slip open for nets. Jones: There are potentially incoming funds. Craig: Throwing good money after bad. Working with slips in north harbor and maybe having some sort of float ramp for the planes to go up on, an option. Discussion that this resolution is just asking for more funds from Council to find a solution. Jones: Best location is where USFS float is. Roll Call Vote on resolution as written. All in favor. Resolution passes.

Miscellaneous Business:

Airplane float relocation & Photo: General discussion

Audience Participation:

Mike Collins: Right where the forest service dock is, there is no reason why the forest service needs their own facility, and if the airplane float was put right where that dock is it would give more room for clearance. It seems that the possibility of replacing the forest service float with the airplane float would be a good possibility. I think that there might be a possibility of taking a section out of the airplane float and making it less costly to repair it.

Brad Sjostedt: To clarify, that spot we are talking about there, none of the spots are ideal for an airplane. But you have a lot of people interested in trying to keep this. If it was relocated to that spot there will be more wake there, but it would be a possibility for having it in that location. It's a possibility to work just not as well as its current location. Here to open the possibility of options. With an airplane wings and pilings are the concern.

Darin Gilman: Prudent to have somewhere to mend your net that's not in an walk way area. If there is any way to reuse this dock in some fashion I implore the city and the harbor commission to do it. It's a lot harder to get something new.

Maken O'toole: New disaster declaration money maybe that can be earmarked towards the airplane float. As long as you leave room to build upon in the future.

Agenda Items:**Commission Comments:**

Hoover: Thank the public for supporting the process here, recognizing that this is not easy and that we are all trying to work towards something that works for everyone.

Adjournment: Wiese/ M, Hoover/ 2nd, Unanimous to adjourn @ 7:26 PM.

MINUTES
HARBOR COMMISSION REGULAR MEETING
June 14, 2023 @ 6:00 PM
COUNCIL ROOM A&B

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

Roll Call: In Attendance: Andy Craig, Max Wiese, Christa Hoover, Ken Jones; Mike Babic via phone, Tommy Sheridan via Phone; Absent Kate Laird.

Approval of Agenda: Wiese/ M, Jones/ 2nd. Unanimous to approve agenda.

Approval of Minutes: at next meeting

Communications by Visitors: None

Harbormasters Report: Included in the packet.

South Harbor Rebuild Report: Collin Bronson: The big news coming up is Friday, we are going to lottery off spots in North harbor. We have a priority list, live aboards, wood boats, boats too big to pull, and then working commercial boats for the winter. Going to use a random number generator online for lottery. Shipyard is looking good. Should be able to accommodate all vessels currently looking for a space. Electrical metering sounds solved, found a software solution. Don't know the cost yet. 65% design will be submitted to us on Friday. 95% comes in about 2 weeks later. Still on schedule. End of May we have spent about 8.2 million. Goal to close as many grants out as possible before we start marad grant. Still waiting on environmental permitting. In the hands of the feds right now. Grant requests with denali for 2 million. Should be hearing soon. Grant we are working on for sewage pump out. Found a state recreation boating program. We are going to apply for it.

New Business: Letter of Interest from Andy Craig and Seawan Gehlbach

Motion to City council on land Disposal map. Andy Craig recused himself for conflict of interest on this item. Jones/Motion to recommend to City Council to dispose of a portion ATS 220 roughly 4000 square feet in size as outlined Cordova Municipal Code 5.22.060 B, by negotiating an agreement with Andy Craig and Seawan Gehlbach to lease or purchase the property. Wiese/ 2nd. General Discussion. Vote: Unanimous to recommend.

Miscellaneous Business:

Floatplane/ Net mending dock future replacement/location: General discussion using the visual aid/photos. Possible to add dock that is just attached between stalls for nets only. Temporary non permanent options. Purpose built for nets. May not work for seines. Possibly adjust angle of netfloat compared to what is on photo. Maybe look at a complete new redesign for new harbor that includes airplanes and nets. Dredging is necessary in order to place float where the current USFS float is now. Mobile is more versatile.

Photos: included

Audience Participation: None

Agenda Items: No wake zones, Meters in shipyard

Commission Comments:

Wiese: It's hard to make a decision on this. Try to add net mending float over there, only feasible place to put it. Easier if forest service wasn't in there.

Jones: I agree, obviously I've talked alot about it. I think it is the best spot. I personally would like to see us do another combo dock. I think we could engineer it better so it won't break like the last one. Open to any sort of solution that gets us able to net mend seines on the water.

Adjournment: Wiese/ M, Jones/ 2nd, Unanimous to adjourn @ 7:57 PM.

Harbormaster's Report

- We are working with Facilities Dept, Streets Dept and the High School to improve our used oil burning program more efficient by offering maintenance training to other crew members.
- Harbor purchased 2 security cameras for the Shipyard and Malvin & Harbor crew have installed them.
- Electrician made repairs on H, I and J float
- Attending South Harbor Rebuild meetings Tuesday's and Wednesday's
- Attended Council meeting
- Greeted cruise ship passengers 6/22/23 & 7/20/23
- Conducted Samson barge security 8 times
- Posted new moorage agreements on the City's webpage
- Held lottery for vessels that will be moved to North Harbor for the South Harbor Rebuild.
- Scrap barge has left for B.C. and hope to be back in 3 weeks for another load
- F/V Wanderer & F/V Hana Cove have been demolished and hauled to Land Fill
- Sent out moorage and storage invoices
- Delivered 3850 gals of used oil to High School YTD
- Delivered 700 gals of used oil to City Shop YTD
- Collected 9635 gals of used oil YTD
- Installed new winch on Loading dock crane
- Assisted with fuel spill on Eyak Lake
- Shipyard trailer delivery date is 2nd to 3rd week of August
- 87 vessels lifted YTD
- Sold F550 Flatbed, F250 and old sewage vacuum trailer at the city surplus sale
- Cleaned and organized shop area
- Cleaned and restocked restrooms
- Ordered custodial supplies

Drive Down usage fees

Petersburg:

One-time Use—\$1.00/linear foot or Annual Permit—\$2.80/linear foot

Valdez:

Vessels mooring at the Drive-Down Float (DDF) in the South Basin will be assessed a prepaid rate of one dollar and fifty cents (\$1.50) per foot per day or a billed rate of three dollars (\$3.00) per foot per day

Juneau:

No cost for the first two hours using the float

\$0.75 per linear foot per calendar day for using the float for more than two hours and up to three calendar days.

\$1.50 per linear foot per calendar day for using the float for more than three calendar days and up to seven calendar days.

\$3.00 per linear foot per calendar day for using the float for seven calendar days or more.

Unalaska:

Permanent vessels will be granted a four-hour grace period. Once the vessel exceeds the four- hour grace period, the vessel will be charged the daily rate \$.96 per foot per 12-hour period every four hours. (2) Transient vessels will be charged the daily rate every 4 hours.

Ketchikan:

Reservation required \$0.84/foot/day = one day of open moorage

Insurance discussion

Sitka considering:

Monthly surcharge \$2.00 ft per month for vessels up to 50 feet, \$3.00 ft per month for vessels above 50 feet.

Juneau:

(g) *Vessel salvage and disposal*.

(1) Prior to obtaining a moorage assignment pursuant to 05 CBJAC [40.035](#), 050, 055, or 065, the owner of a vessel must

(i) provide the Harbormaster with proof of current marine insurance showing, at a minimum, the owner's name, information identifying the vessel, and the dates of insurance coverage; or

(ii) pay a non-refundable moorage surcharge of \$0.25 per foot per month.

(2) The funds collected from the moorage surcharge under this regulation will be used to pay for the unrecoverable costs attributable to vessel salvage and disposal activities in the small boat harbors.

Port of Alaska:

No proof of insurance = not allowed access

Seward:

15 days to show proof of insurance or not allowed in Harbor.

AGENDA ITEM # 10a

Harbor Commission Meeting Date: 8/9/23

HARBOR COMMISSION COMMUNICATION FORM

FROM: Kevin Johnson, City Planner

DATE: 8/9/23

ITEM: Letter of Interest from Paul and Linda Kelly, for Lot 4A, North Fill Development Park Addition
#2

NEXT STEP: Recommendation to City Council on Disposal and Disposal Method

☐ INFORMATION
☒ MOTION
☐ RESOLUTION

I. REQUEST OR ISSUE:

II.

Requested Actions: Recommendation to City Council on Disposal and Disposal Method

Applicant: Paul and Linda Kelly

Legal Description: Lot 4A, North Fill Development Park Addition #2

Area: Approximately 8,200 Sq. Ft.

Zoning: Waterfront Industrial Park District

Attachments: Location Map
Letter of Interest

II. RECOMMENDED ACTION / NEXT STEP:

Staff has provided the following motions for the Harbor Commission to open the agenda item for discussion:

"I move to recommend to City Council to dispose of Lot 4A, North Fill Development Park Addition #2 as outlined in Cordova Municipal Code 5.22.060 B by *"

Choose one of the following to insert for the asterisk:

1. Negotiating an agreement with Paul and Linda Kelly to lease or purchase the property.
2. Requesting sealed proposals to lease or purchase the property.
3. Inviting sealed bids to lease or purchase the property.
4. Offering the property for lease or purchase at public auction.

Alternate motion:

"I move to recommend the City Council does not dispose of the requested portion of ATS 220"

III. FISCAL IMPACTS:

The property would become part of the city's tax base increasing property tax collection.

IV. BACKGROUND INFORMATION:

Paul and Linda Kelly have submitted a Letter of Interest to purchase Lot 4A, North Fill Development Park Addition #2 (the impound lot) located at the corner of Sorrel Lane and Jim Poor Avenue.

No specifics on a development plan was provided. Their letter of interest says that they wish to purchase it for "immediate development".

Permitted uses in this zone are as follows:

- A. Marine sales;
- B. Open wet moorage;
- C. Covered wet moorage;
- D. Passenger staging facility;
- E. Haulout facilities;
- F. Marine construction, repair and dismantling;
- G. Cargo terminal;
- H. Cargo handling and marine-oriented staging area;
- I. Fish and seafood processing;
- J. Warehousing and wholesaling;
- K. Open storage for marine-related facilities;
- L. Fuel storage and sales.

Permitted accessory uses are as follows:

- 1. Bunkhouses used in conjunction with permitted principal uses;
- 2. Residential dwelling for watch person or caretaker employed on the premises, or owner-operator and members of the owner-operator's family, used in conjunction with permitted principal uses;
- 3. Retail business when use is accessory to a permitted principal use.

Applicable Code:

5.22.030 – Land Disposal Map.

- A. The City shall maintain and update annually a map of city owned real property. The following designations shall be applied to the land disposal map:*
- 3. Tidelands: Tidelands are considered as "Available" designation but shall require review and recommendation from the Harbor Commission.*

5.22.040 - Letter of interest to lease or purchase.

- C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 5.22.060(B).*

5.22.060 - Methods of disposal.

- B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:*
- 1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

VI. LEGAL ISSUES:

Legal review of purchase and sale agreement will be required prior to final approval by Council.

VII. SUMMARY AND ALTERNATIVES:

The Harbor Commission may make a motion to recommend or not recommend the disposal of the land.

BAYSIDE STORAGE



RECEIVED

JUN 26 2023

City of Cordova

Paul and Linda Kelly
Box 265
Cordova, AK 99574

Cordova Planning Commission
Box 1210
Cordova, AK 99574

On this date, June 25, 2023, Bayside Storage wishes to enter into direct negotiations with the City of Cordova to purchase Lot 4A, Block 5, North Fill Development Park for immediate development.

Thank you very much.

Paul and Linda Kelly
Bayside Storage

Paul Kelly
Linda Kelly

