



HARBOR COMMISSION REGULAR MEETING

OCT 08, 2025 @ 6PM

COUNCIL ROOM A&B

AGENDA

Chairman:

Andy Craig

Commissioners:

Ryan Schuetze

Ken Jones

Hein Kruithof

Garrett Collins

Harbormaster:

Tony Schinella

Admin Assistant:

Brandy Griffith

CALL TO ORDER

ROLL CALL

Andy Craig, Ryan Schuetze, Ken Jones, Hein Kruithof, Garrett Collins

1. APPROVAL OF REGULAR MEETING AGENDA.....(Voice vote) Page 1

2. APPROVAL OF MINUTES

A. 9/17/2025 Special meeting.....Page 2-3

3. COMMUNICATIONS BY VISITORS

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

4. HARBORMASTER REPORT..... Page 4

5. NEW BUSINESS

A. 2026 Harbor operating budget discussion.....Page 5-7

B. 2026 Fee Schedule discussion.....Page 8-9

6. MISCELLANEOUS BUSINESS

7. AUDIENCE PARTICIPATION

8. COMMISSION COMMENTS & NEXT MEETING AGENDA ITEMS

9. ADJOURNMENT.....(Voice vote)

**HARBOR COMMISSION SPECIAL MEETING
SEPTEMBER 17, 2025 @ 6:00 PM
MAYOR'S CONFERENCE ROOM**

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

Roll Call:

In Attendance: Andy Craig, Ryan Schuetze via zoom, Ken Jones via Zoom, Hein Kruithof @ 6:05

Absent: Garrett Collins

Approval of Special Meeting Agenda:

Jones /M, Schuetze /2nd, Unanimous to approve agenda.

Approval of Minutes: At next regular meeting

Communications by Visitors: Christopher Gillauto from Trident Seafoods- I love Camtu, we've been friends along time, and I love her family. On behalf of Trident Seafoods I would like to state our opposition to the sale of the City's t-dock to Alaska Wild Seafoods. Camtu has been more than gracious to us, working together over the years, but this would greatly impede our ability to use the dock to load our tenders, and would also limit our fishermen's options when they need to dock. Just wanted to get that on record. Thankyou.

Jarak Hanak, representing himself not Trident. This is similar to Trident's opinion and statement. I live in Cordova for awhile, and T-dock is most important infrastructure to all the fishers and all the processors. If its limited to just one processor it might cause impact with everyone else.

Rich Wheeler- 60 Degrees North- I appreciate you guys and I agree with the sentiments of Trident and everything else on the sale of this, but I think that it would be a wonderful opportunity to talk about what we could do for you guys. Clearly there needs to be something done. I look around the harbor and I see opportunity. It would be a real missed opportunity today to not talk about some of these options. I am very, very, grateful for everything your mother has done for this fishery. I've benefitted from all the partnerships of everyone who has worked really well together. But I'm adamantly opposed to this purchase just for the simple fact of the growth of 60 Deg N and the privatization of public property. Thankyou.

Tyler Dillon-We are not trying to take away the opportunity of other boats getting to use it. We'd leave all that in place. Boats could use it just like they do now. We'd be planning on adding hoists, and opportunity, even for 60 degree N, we'd upgrade that end as well. And work with everybody here to make it a better opportunity for Cordova.

Tu Trinh Dillion – 140 Prince William Marina Rd, representing Camtus Alaska Wild Seafoods. As you all know, it has been a very long journey with our dock. And we just really want an offload dock. Everywhere we look Camtu; her core mission is always to ensure all parties are happy and we all grow together, we never want to inhibit anybody in the process. So the T-dock is an idea since everywhere we've turned has had pretty strong opposition. We are hoping to explore other areas. The T-dock is a bigger area than we really need. We absolutely understand everybody's concern but we look forward to improving, adding cranes, and really still ensuring that services continue with big boats, processors, and 60 degrees N as well. We are just exploring options and we appreciate everybody's input.

Tania Harrison- 2203 Power Creek Road- Here representing myself. I appreciate Camtu's, I appreciate all the effort they've put into growing the fishery, but I think privatization of public resources is a hard thing to see. It definitely sounds like they are interested in exploring opportunities for sharing resources but ultimately the best way to do that is to keep public resources public. A lot of people use that dock.

Harbormasters Report: Included in the packet.

New Business:**A. Letter of Interest for the City Dock on a portion of ATS 220**

Kruithof/Motion to discuss the recommended action for disposing of the T-dock, Jones/2nd. General discussion: Schuetze, I have many concerns as somebody that has a larger vessel, that T-dock is pretty critical to onboarding equipment and in the event we have a barge and the ocean dock/fuel dock it really does shut off access to anything over 80 ft in the harbor. The public use of it is pretty important to Cordova as a whole. The drive down dock and our new facility is wonderful, but it is limited inside. We do have larger vessels that come here as transients, and I have a lot of reservations about privatizing that access. I understand that we are at a discussion phase right now but, once we get rid of it, if that were to happen, it's not ours to have a say on. It's private. And that's a big concern of mine. I can't support this as going to disposal. Jones- I appreciate everything that Camtu does for our community, and I definitely want to see them get a dock, I just don't necessarily want to sell this dock. I want to see if the funding and effort that Camtu is willing to put in can go into building a new structure that the entire fleet could benefit from. Instead of buying an existing piece of infrastructure. Im a proponent of growing our community. I'm going to be voting against this, but I want to encourage Camtu, I liked their original idea adjacent to the south fill that was approved by the city council a couple years ago. Kruithof- Just the same thing. I want to see you guys get a dock so bad. But I don't know if we can let go of one of our docks. Probably not the best for the whole fleet. Craig- I have to say I agree to the sentiments here. Especially echo, some sort of resolution in support of the south fill extension dock. I think that it is something that we could all support.

Call the vote: None in favor. Motion fails.

Miscellaneous Business: none

Audience Participation: Question: What about USFS loading dock? Is extending out that dock an option? It has been looked at with the PIDP grant. But lots of money involved. Might be an option for Camtu.

Future Agenda Items: budget

Commission Comments: Schuetze- Want to mirror what everybody said. We all do support Camtu and all the processors. They pay the bills in Cordova. I'm glad to hear we are all on the same page in trying to make it work.

Adjournment: Kruithof / M to Adjourn, Schuetze /2nd, Unanimous to adjourn @ 6:29 pm

Harbormaster's Report

- Facility rounds twice daily
- Cleaned and restocked restrooms daily
- Replaced sink drain men's restroom
- Cut up old south harbor dock parts and brought to Refuse dept
- Picked up trash in the Harbor and Shipyard
- Met with Alaska Clean Harbors
- Attended city budget meeting and council meeting
- Ordered PL5 winch for crane
- Will secure water throughout facility 15 October
- Custom Hose & Tube is replacing seals crane winch
- Making arrangements for Seattle Marine Expo
- Conducted 81 vessel lifts YTD for 2025
- Conducted 11.5 hours of security detail Samson barge offloads
- Sent out monthly invoices
- Greased Travelift wheeling bearing, Wire rope, installed new audible alarm
- Delivered 1600 gals of used oil to City Shop
- Received 1100 gals of used oil

Account Number	Title	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Proposed
Port & Harbor							
Revenue - Operations							
502-300-44010	Wharfage	62,783	83,950	43,646	45,000	51,955	45,000
502-300-44015	Fuel Oil Wharfage	0	0	0	154,000	0	154,000
502-300-44020	Dockage	60,431	65,901	38,514	65,000	43,957	65,000
502-300-44030	Impounds & Fines	7,417	7,524	3,499	7,500	13,253	7,500
502-300-44040	Dry Land Storage Fees	69,963	58,587	59,766	55,000	76,404	55,000
502-300-44041	Shipyard Storage	52,977	44,675	20,502	46,200	33,695	46,200
502-300-44050	Sale Of Labor	18,524	19,875	16,696	12,000	9,802	12,000
502-300-44060	Permanent Slip Fees	1,007,290	998,352	1,002,202	1,179,000	997,317	1,179,000
502-300-44070	Monthly Slip Fees	26,240	47,242	12,043	23,214	94,330	23,214
502-300-44080	Daily Slip Fees	67,351	75,423	74,827	75,000	56,514	75,000
502-300-44090	Grid Use Fees	7,991	9,281	3,783	6,500	12,525	6,500
502-300-44100	Seaplane Moorage	0	0	0	550	0	550
502-300-44110	Utility Sales	23,293	20,322	11,312	20,000	13,852	20,000
502-300-44120	Sale of Seviles	3,138	1,688	2,543	2,500	2,709	2,500
502-300-44130	Other Harbor Revenue	3,982	4,921	2,032	4,500	18,432	4,500
502-300-44135	Penalty & Interest - Harbor	14,928	18,143	14,624	15,000	22,574	15,000
502-300-44140	Travel Lift Fees	84,348	52,872	42,700	65,000	45,751	65,000
502-300-44150	Launch Ramp Fees	2,190	2,660	1,988	2,500	12,039	2,500
502-300-44160	Parking Permits	270	330	0	2,000	1,100	2,000
502-300-44170	Maintenance Area Use	3,073	2,337	1,483	2,000	1,140	2,000
502-300-44180	Misc Settlement Proceeds	0	0	0	0	0	0
502-300-44190	Registration - .5% Fish Tax	315	490	315	0	135	0
502-300-44200	Com Passenger Vessel Tax Share	0	0	0	0	2,025	0
Total Revenue - Operations:		1,516,503	1,514,572	1,352,473	1,782,464	1,509,507	1,782,464
Interfund Transfers In							
502-390-49998	Transfer from Permanent Fund	0	0	0	0	0	0
502-390-49999	due to/from other funds	0	0	0	0	0	0
Total Interfund Transfers In:		0	0	0	0	0	0
Other Revenue							
502-398-40239	Pension State Relief	-9,265	6,138	40,577	20,946	0	20,000
502-398-40305	PERS NPO Write-Off Revenue	0	0	0	0	0	0
502-398-40325	Investment Earnings	0	0	0	0	0	0
502-398-42151	Capital Contributions	0	18,303,354	22,795,127	0	0	0
Total Other Revenue:		-9,265	18,309,492	22,835,704	20,946	0	20,000

Total Revenues		1,507,238	19,824,064	24,188,177	1,803,410	1,700,000	1,802,464
Expenditures-Harbor Operations							
502-400-50000	Salaries and Wages	355,506	388,356	414,664	429,749	311,664	443,008
502-400-50010	OT	12,547	18,983	16,414	10,300	10,083	10,300
502-400-50020	Temp. Employees	10,933	0	6,600	12,000	0	12,000
502-400-50030	On Call - Harbor	96	0	0	0	0	0
502-400-50100	FICA	27,175	30,308	32,486	34,582	24,000	35,596
502-400-50110	PERS	66,817	86,611	88,805	96,811	70,487	99,728
502-400-50120	Health Ins.	68,262	80,780	94,336	126,660	98,144	132,841
502-400-50130	Compensation Ins.	4,952	6,797	6,359	9,390	6,119	12,679
502-400-50140	ESC	3,492	3,525	3,013	5,149	2,730	7,140
502-400-50150	PERS Relief	-141,686	3,132	105,836	20,946	0	28,694
502-400-51000	Administrative Costs Allocated	197,935	194,939	175,822	0	0	0
502-400-51010	Uniforms/Safety Clothing	3,355	2,011	2,156	2,500	1,113	
502-400-51020	Operating Supplies	13,725	7,893	12,063	9,500	3,615	
502-400-51030	Custodial Supplies	3,615	3,289	4,152	3,500	2,528	
502-400-52000	Communications	11,127	11,731	7,838	7,000	11,277	
502-400-52010	Water, Sewer & Refuse	122,212	144,319	143,457	120,000	115,214	
502-400-52020	Street Lighting	0	0	0	2,500	0	
502-400-52030	Electricity	85,542	86,036	104,222	80,000	109,304	
502-400-52040	Heating Oil	11,833	11,068	11,914	12,000	5,628	
502-400-52070	Leases/Rentals	0	0	0	0	0	
502-400-52120	Travel	0	4,317	2,042	6,000	0	
502-400-52160	Professional Development	710	2,276	1,397	3,000	0	
502-400-52170	Dues & Subscriptions	1,377	1,864	910	2,000	1,053	
502-400-52179	Drug Testing	224	423	55	300	0	
502-400-52180	Professional Services	12,055	17,552	13,614	15,000	3,496	
502-400-52185	Bank Fees	17,661	18,963	21,895	18,000	0	
502-400-52190	Attorney Fees	0	0	0	0	0	
502-400-52270	Legal Printing	0	0	0	0	0	
502-400-52290	Bad Debt Expense	15,241	19,600	-68,176	0	0	
502-400-52350	Recruitment and Moving	0	0	0	0	0	
502-400-54000	Fuel & Lube	8,147	9,094	10,390	8,000	5,087	
502-400-54010	Vehicle Parts & Repairs	1,079	941	8,516	2,500	1,647	
502-400-54020	Repair - Other Equipment	49,289	14,045	19,525	20,000	22,342	
502-400-54030	R & M Buildings	1,310	18,350	15	2,000	741	
502-400-54050	R & M Travel Lift	58,228	82,562	98,403	55,000	43,917	
502-400-54080	Boiler Maintenance	0	0	2,401	1,000	0	
502-400-55000	Other Equipment	7,372	4,143	4,418	10,000	4,084	
502-400-55010	Equipment & Furnishings	0	0	4,597	2,000	2,701	
502-400-55020	Other Improvements	22,194	76,145	25,184	40,000	23,404	

502-400-55030	Used Oil	23,875	48,963	59	40,000	31,345	
502-400-56000	Insurance	163,192	184,431	200,658	210,520	0	231,572
502-400-58040	Capital Lease Payment	0	0	0	0	0	0
Total Expenditures-Harbor Operations:		1,239,394	1,583,447	1,576,037	1,417,907	911,725	1,013,558
Debt Service							
502-895-58000	Bond Principal	0	0	0	0	0	130,000
502-895-58010	Bond Interest	0	0	0	0	0	211,563
	Harbor Piling Loan Principal						65,833
	Harbor Piling Loan Interest						59,718
Total Debt Service:		0	0	0	0	0	467,114
Transfer to Reserve & CIP							
502-896-57500	Transfer to Dep'n Reserve	304,601	0	198,791	120,000	0	0
502-896-57510	Transfer to Capital Projects	0	0	0	0	0	0
Total Transfer to Reserve & CIP:		304,601	0	198,791	120,000	0	0
Depreciation & Amortization							
502-899-59090	Depreciation	764,697	743,165	519,776	0	0	0
502-899-59095	Amort of Contr Capi	0	0	0	0	0	0
Total Depreciation & Amortization:		764,697	743,165	519,776	0	0	0
Interfund Transfers Out							
502-901-57402	Transfer to Capital Projects	0	0	0	0	0	0
502-901-57415	Transfer to Water Fund	0	0	0	0	0	0
502-901-59996	Perm Fund Replacement	0	0	0	0	0	0
502-901-59997	Transfer to Perm Fund Trvl Lft	18,000	18,000	18,000	18,000	18000	18,000
502-901-59999	Transfer to General Fund-Admin	0	0	0	199,691	149,768	195,000
Total Interfund Transfers Out:		18,000	18,000	18,000	337,691	0	213,000
Total Expenses		2,326,692	2,344,612	2,312,604	1,875,598	911,725	1,693,672
Total Revenues		1,507,238	19,824,064	24,188,177	1,803,410	1,509,507	1,802,464

Moorage	
All slips will be reserved based on Length overall of vessels	
<u>Vessel</u>	
Daily, per vessel	\$1.25 ft/day paid in advance \$1.35/ft/day if billed
Monthly, per vessel	\$17/ft/mo.
Annual, per vessel	\$60/ft/yr.
Failure to register within 24 hours	\$75.00
Vessel over half the width between floats	1.5 times annual rate
Float Plane (rate calculated by wingspan)	Same as vessel rates
Non-Insured vessel fee	\$50 per day + Moorage fees
Vehicle Parking (Non-Taxable)	\$50 per month
Trailerred Vessels parked beyond authorized times	Daily moorage rate. \$1.35 per ft
Items pre-staged for shipment for over 6 hours	\$1.35 ft./day
<u>Tideland</u>	
Daily, per foot	\$0.90/ft/day
Monthly, per foot	\$6.95/ft/mo.
Annual, per foot	\$13.95/ft/yr.
Cruise ship and day cruise vessel lightering	\$5.00 per person

Grid Fees (per tide)	
<u>Vessel Length</u>	
0' – 40'	\$.84/ft/tide
41' – 58'	\$1.10/ft/tide
Over 58'	\$1.90/ft/tide
Impound Fees	
Vessel	\$1,100
Net	\$300
Vessel Storage	\$3.00/ft/day
Service Rates	
<u>General Services</u>	
Waitlist	\$25.00/year
Pump Rental	\$50/hr.
Electricity (for rental slips with power supply)	\$17.00/day
Labor & Equipment	\$100/hr.
Showers	\$6.00
Dock Use Fee	\$3.30/ft/day
Non-harbor user refuse fee	\$10.00 per 3 bags of trash
Pressure washer rental	\$60.00/hr.
<u>Staff Time</u>	
Employee Straight Time	\$90.00/hr.
Employee Overtime	\$130.00/hr.
<u>Launch Ramps</u>	
2-Week Permit	\$30.00
Stall Holders	No charge
Non-Stall Holders	\$125.00/year

City of Cordova - Port of Cordova 2024 Fees & Rates

Wharfage & Dockage	
Wharfage N.O.S. (not otherwise specified)	\$7.35/ton (non-taxable)
Dockage (Also applies to annual stall holders)	\$2.00/ft/day
Landing crafts will be charged Dockage and Wharfage when using ramps	
Vessel Storage	
Up to 12 Months	\$2.95/ft/mo.
Over 12 Months	\$13.00/ft/mo.
Service Rates	
<u>Water</u>	
Minimum Water Charge	\$40 (for employee labor)
Metered Rate	\$6.00/1000 gallons
RV Dump Station	\$5 each or \$25 per season
<u>Fuels</u>	<u>Per Barrel</u>
First 50,000 barrels	\$0.19
Second 50,000 barrels	\$0.17
Over 100,000 barrels	\$0.16
Additional Per gallon	0.06*
<u>Used Oil</u>	
≤ 100 gallons	\$100/ man-hour
> 100 gallons, suitable for burning	\$100/man-hour
<u>Staff Time</u>	
Employee Straight Time	\$90.00/hr.
Employee Overtime	\$130.00/hr.
<u>Miscellaneous Fees</u>	<u>Rate</u>
Shipyard Electrical Use	30A/\$17 per day 50A/\$26.25 per day
Washdown	Free up to 2 hours \$84.00/hr. After 2 hours
Maintenance area daily use fee	\$17.00
Drive Down Float	\$50 hr after 2 hrs for annual slip holders. \$50/hr for Transients
Travel Lift*	
<u>Vessel Length</u>	<u>Rate</u>
0' – 40'	\$24.00/ft
41' – 58'	\$25.00/ft
Over 58'	\$27.00/ft
No-Show Fee** and Minimum Fee	\$350.00
Inspection Haul***	60% of Travel Lift round trip rate
* Payment must be paid in advance and for round trip.	
**Boat owner does not show or fails to cancel at least 1 hour before scheduled time. Owner is charged the minimum fee to cover such things as re-blocking, relocating vessels or labor	
***Limited to approval and availability. Vessel is hauled out, left in slings over dock for 2 hours, and returned to the water. Unsuccessful haul is charged 60% round-trip of Travel Lift rate due to vessel configuration and/or weight.	