

Chairman

Robert Beedle- Council Rep.

Vice-Chairman

Greg LoForte

Commission Members

Brent Davis

Mike Adams

Max Wiese

Harbormaster

Dale Muma

Secretary

Brandy Griffith



**HARBOR COMMISSION REGULAR MEETING
12/14/2011 7:00:00 PM
CITY HALL CONFERENCE ROOM**

AGENDA

A. CALL TO ORDER

B. ROLL CALL

Brent Davis, Greg LoForte, Robert Beedle, Mike Adams, Max Wiese

C. APPROVAL OF AGENDA

D. COMMUNICATIONS BY VISITORS

E. APPROVAL OF MINUTES

1. Regular meeting of 11/9/11

F. HARBORMASTER'S REPORT

G. CORRESPONDENCE

H. OLD BUSINESS

I. NEW BUSINESS

1. PWSSC Proposal

J. AUDIENCE PARTICIPATION

K. COMMISSION COMMENTS

L. ADJOURNMENT

Harbor Commission Regular Meeting
Wednesday, November 9, 2011 at 7:00 PM
City Hall Conference Room

- A. Call to Order. The meeting was called to order by Chairman Robert Beedle at 7:01.
- B. Roll Call. In Attendance: Brent Davis, Greg LoForte, Robert Beedle, Max Wiese, Harbormaster Dale Muma, and recording secretary Brandy Griffith.
- C. Approval of Agenda. M/Davis, S/ Wiese, V/ Unanimous to approve the agenda.
- D. Approval of previous minutes. M/Davis, S/ Wiese, V/ Unanimous to approve the minutes of October 12, 2011.
- E. Communications by Visitors: None
- F. Harbormaster's Report. Harbormaster Muma reported meetings with the City Manager and the Mayor to discuss Breakwater Improvements and the north launch ramp project. The bid for removal of the Sound Developer was awarded and meetings to discuss the particulars of moving it have taken place. Discussion of where the Sound Developer was coming out of the water at and what will be happening after it is on land. Questions were asked pertaining to the PWSSC's proposal of purchasing new land; redirected to planning and zoning.
- G. Correspondence: None
- H. Old Business: Harbor Facilities/Uplands Master Plan. Recommendation to add a map to the packet identifying approaches and floats.
- I. New Business: Harbor Commission Meeting Schedule. Commission Members discussed the schedule and reached a consensus to not change schedule.
- J. Audience Participation. None
- K. Commission Comments: None
- L. Adjournment: M/Davis, S/Wiese, V/Unanimous to adjourn.

HARBORMASTER'S REPORT

DECEMBER 2011

1. Global Diving is planning on floating and moving the Sound Developer on Thursday December 8th to the pre-determined location near the boat haulout facility. Once it is placed on the mudflat, it will be dewatered as much as possible and then moved to the upland area for disposal. Eagle Construction is planning on removing the rip-rap on the edge of the fill in order to construct a dirt ramp which will enable them to pull the vessel up onto the fill. I will have more to report at the meeting regarding these planned events.
2. During the period of 11/15/11-11/17/11 the harbor suffered more float damage from severe north winds. Attached you will find an email to the city manager and mayor reporting a list of those damaged finger floats. As always, the harbor staff will do what it can to make sure this damage is repaired.
3. Here are some almost year end numbers for the harbor (as of 12/6/11).
 - Exclusive Slips Assigned – 623 out of 715(87%)
 - Transient Vessels Registered in 2011 – 230
 - Used oil collected – 22,530 gallons
 - Vessel Bilges Pumped – 14
 - Vessel lifts at boat haulout facility – 132(in 2010 we had a total of 84)
4. Although the boat haulout facility completed more lifts than last year, we hoped to have more activity this fall and early winter. Due to poor weather in September and October every day we had a lift scheduled and also to early heavy snows in November most of our scheduled lifts for winter work or storage were cancelled. We did haul two boats in late November and launch one but nothing is anticipated in the near future.

Mark, Jim,

Just keeping you up to date on damage from the latest bout of north wind(11/15-11/17/11). Below is a list of fingers damaged from the wind, all in the New Harbor. We will make repairs as soon as we can.

G Float:

G-27/28 Broke away from main float, lost pile hoop
G-25/26 Broke away from main float, ripped out electrical
G-23/24 Severely loosened from main float

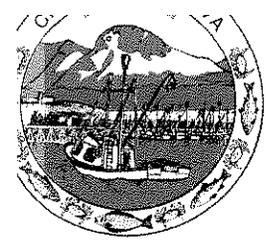
H Float:

H-69/71 Broke away from main float
H-53/55 Broke away from main float
H-42/44 Lost pile hoop
H-30/32 Severely loosened from main float

I Float:

I-82/84 Broke away from main float
I-74/76 Broke away from main float
I-66/68 Broke away from main float

Dale R. Muma
Harbormaster/Port Director
City of Cordova
PO Box 1210
Cordova, Alaska 99574
Phone: 907-424-6400
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Email: harbor@cityofcordova.net



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602 Railroad Ave.
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Web: www.cityofcordova.net

CITY OF CORDOVA

Office of City Manager

November 17, 2011

Memo

Re: Harbor Commission Input to Council

All,

I have reviewed CMC 11.08.020(H) as brought up by Councilman Beedle at the 11/16/11 City Council meeting. This section of code reads:

The harbor commission shall review all plans for construction and development within the confines of the port and harbor or anywhere within ATS 220, and shall report to the city council the expected impact of such construction or development on the port and harbor. The harbor commission shall make appropriate recommendations to the council concerning such construction or development.

As can be seen in this code section the Harbor Commission is allowed to "report to the city council the expected impact of such construction or development on the port and harbor." Since the plans for this project were just revealed by the Science Center, now is the appropriate time for the Harbor Commission to take up this matter and make their advisory report to Council. Council voted to have the City Manager do a negotiated sale of the property, and I suspect that will take at least 30-60 days. This should allow ample time for the Harbor Commission to meet, discuss the project, and submit their advisory report to Council before a final sales agreement is submitted to Council. I am sure the Science Center will be happy to provide the same information concerning the project to the Harbor Commission that was presented to Council at the 11/16/11 meeting.

Thank you

Mark Lynch
City Manager

MEMO

DATE: December 6, 2011

TO: Harbor Commission

FROM: Harbormaster Muma

RE: PWSSC Proposal

As per the Cordova Municipal Code, the Harbor Commission “shall review all plans for construction and development within the confines of the port and harbor...and report to the city council the expected impact of such construction or development on the port and harbor”.

Attached you will find an overview of the proposed project by the PWSSC to fill behind the city’s breakwater improvement, for the purpose of locating their new facility. What is presented here is not the complete proposal sent to the Corps of Engineers but a portion of that proposal which outlines the intended project. I will have a copy of the complete proposal at our meeting for your information.

Although it is a PWSSC project it was determined that the City of Cordova should make an amendment to their original application to enclose the area behind the proposed breakwater. Keep in mind that this amendment is an optional amendment only. If for any reason the City(PWSSC) is not able to complete the amended area, the City will move forward and complete the breakwater improvement has intended by the original Corps permit.

Please review the enclosed information and be prepared to discuss and make a recommendation to council regarding the proposed amended fill.

Prince William Sound Science Center

Photo: Aug. 2010

For Planning Only
Lot Lines are approximate

NORTH

ORCA Inlet

Block 8
Cordova Industrial Park

Remainder Portion
A/S 220

Ocean Spray Seafood

311, Block
Cordova Industrial Park

PROJECT AREA

Lat. 60 32.870N
Lon. 145 46.050W

Lot 1, Block 7A
Tidewater Development Park

Lot 2, Block 7A
Tidewater Development Park

Seafood Lane

Breakwater Avenue 22A

CORDOVA Harbor

City of Cordova

P.O. Box 1210 Cordova, Alaska

99574 www.cityofcordova.net

907 424 6200

CO1 5 S 003 W

OVERVIEW:

The US Army Corps of Engineers approved an application for a fill project in Cordova, Alaska described as North Breakwater Extension (POA 2008 192) in 2008, but had not started the work because of funding. (Tabs 9 & 10)

This past year the City of Cordova received a grant from the State of Alaska to build the breakwater extension using the Corp permit (Tab 9), which must be completed by June 2013. During the process it became obvious that the North Breakwater Extension would almost totally enclose the area between the new breakwater and the City Dock (Tab 3 Illustration 1), known as Blk 7A Lot 1 of the Tide Land Development Park, making the area inaccessible. This inaccessibility would compound the current problem with the trash that builds up in the area.

The Prince William Sound Science Center (PWSSC) has been negotiating with the City for over three years for a new location to accommodate the required new PWSSC and UofA facility, but none of the proposed sites would work. (Note Alternate Sites Tab 4)

After extended discussion it was determined that the City of Cordova should make an amended application to extend the North Breakwater Extension to enclose the inaccessible area, the location of which is, Lat. 60 32.879N, Lon 145 46.050W, and use the area for a new PWSSC facility. (Tab 3 Illustration 4)

The application, "City of Cordova Amended Breakwater" (Tab 1), is an optional amendment. If for any reason the City is not able to complete the amended area the City will complete the already approved POA 2008 192 (Tab 9) before the summer of 2013. The project is located in the Orca Inlet water way at the end of Breakwater Ave. in the City of Cordova adjacent to the City Harbor.

The foot print of the amended fill will cover 185ft X 210ft or 39,000sqft, and the top useable area will total 150' x 190' or 28,000sqft at an elevation of 21.5' with a total of 36,000cuft of fill.

It is the belief of the City of Cordova that no other applications are required since the area is owned by the City of Cordova and all adjacent property is owned by the City of Cordova. The original Corp Permit POA 2008 192 addressed all the other agencies concerns and all responded with no effect by the development. (Tab 9 Page 2) The U.S. Fish and Wildlife Service responded by e-mail on Jan 28, 2008, "Concurrence of no effect determination Endangered Species Act, and the National Marine Fisheries Service responded by e-mail on Jan 23, 2008, Concurrence of no effect Endangered Species Act and Essential Fish.

The State Historic Preservation Officer was notified on Jan. 31, 2008, File No. 3130-IR, and approved March 3, 2008, "Concurrence of no effect determination. See (Tab 12)

In the Corp RFP, (Tab 11), they address all the standards and material expectation for the North Breakwater Extension and the City of Cordova plans to follow these same standards and material expectations in the amended development. In the RFP page 42 the Corp confirms that ADEC issued a Certificate of Reasonable Assurance, DNR issued Final Consistency Determination, and

Page 2 Overview

the Corps of Engineers Regulation Permits 404(b)(1) have all been addressed. The one outstanding issue the Corp Permit POA 2008 192 did address in the RFP was a quarry permit, (**Tab 11**), and this is addressed in the Amended Application. The City already owns an approved quarry for the rock, and the City quarry on Orca Road will supply the entire fill material.

The already approved POA 2008 192 application is part of this "City of Cordova Amended Breakwater", since the cross sections and fill application will be the same, and if for any reason the Amended plan is not approved, or there is not sufficient funding for the amended application, the approved POA 2008 192 will be completed on schedule, and the amended plan will be abandoned. Since the Amended Breakwater Application is an extension of the already approved Corp Breakwater Permit POA 2008 192 it is assumed that all the Agencies that require notification have been notified.

All the area from Railroad Ave. to the current proposed project is on fill that was done in the past 50 years with the construction of the New City Harbor. The area under consideration with the Amended Plan was reviewed in the Corp application dated March 25, 2008 with the following determinations: (**Tab 9 Page 2**)

State Historic Preservation Offers: No effect File No. 3130-1R Dated Jan. 31, 2008

U.S. Fish and Wildlife Services: No effect e-mail dated Jan 28, 2008

National Marine Fisheries Service: No effect e-mail dated Jan 23, 2008

The Nature of the Activity is shown and discussed in Illustrations so there is a clear

NATURE OF ACTIVITY:

The City of Cordova has a permit to build the North Breakwater Extension in the area shown in the photo and is covered in this application. Under the **Tab 3** "Nature of Activity" there are several Illustrations of the proposed amendment to POA 2008 192 permit.

Illustration 1 shows the permitted North Breakwater Extension per POA 2008 192.

Illustration 2 shows the proposed amendment that is the subject of the amended application. It shows fill that has a footprint of 39,000 sqft., with a top of fill of 28,000 sqft, and 36,000 cuyd of fill.

Illustration 3 shows the method of construction and use of type A and B rock in the amended application. The Amended Application will require little or no additional Type A and B rock only additional Bedding and Core Rock. The existing breakwater west side will be moved to the west side of the proposed amended fill and the new North Breakwater Extension north side will be moved to the north side of the amended fill as shown in the illustration, and the center area will be filled per the enclosed Corp specification in their engineering drawings.

Illustration 4 shows the completed fill with the proposed new Prince William Sound Science Center located on the filled area.



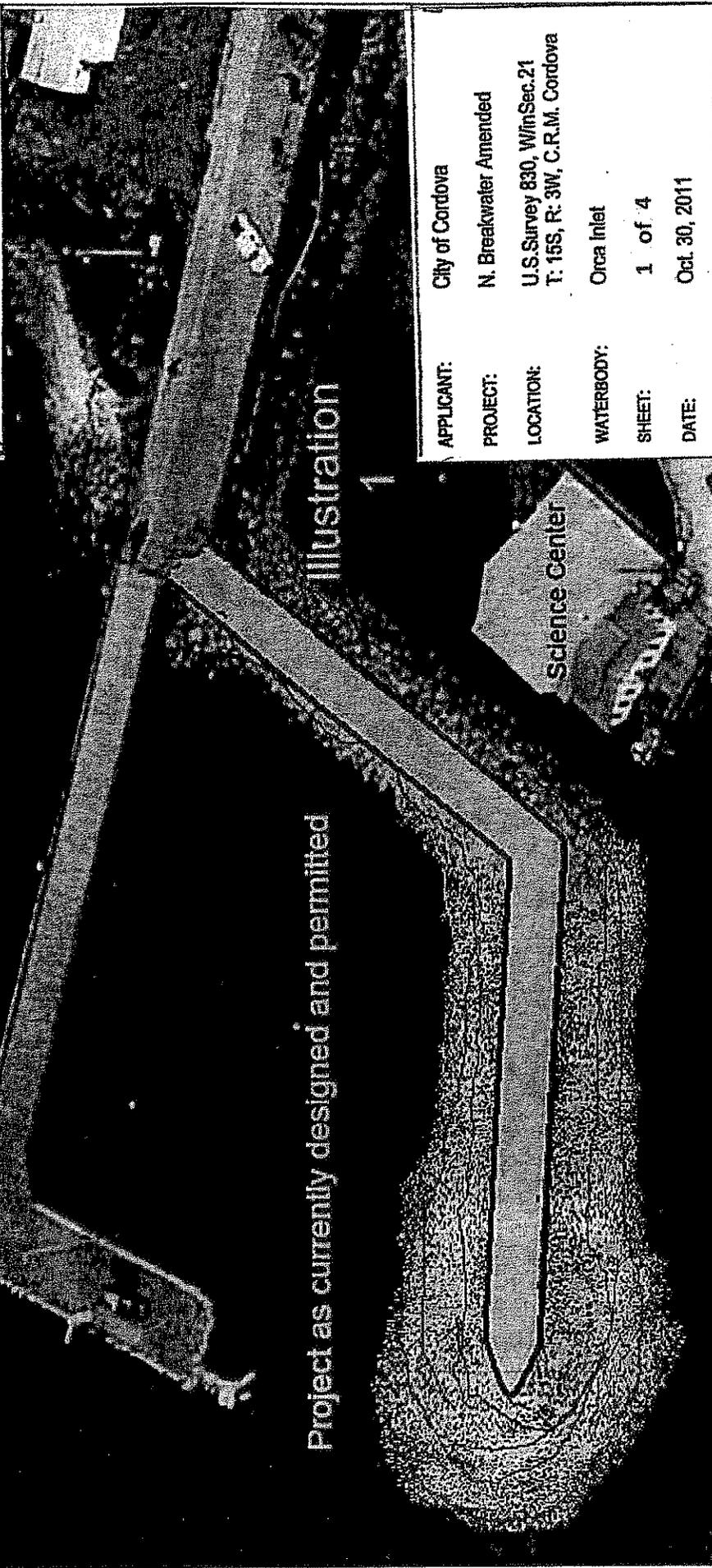
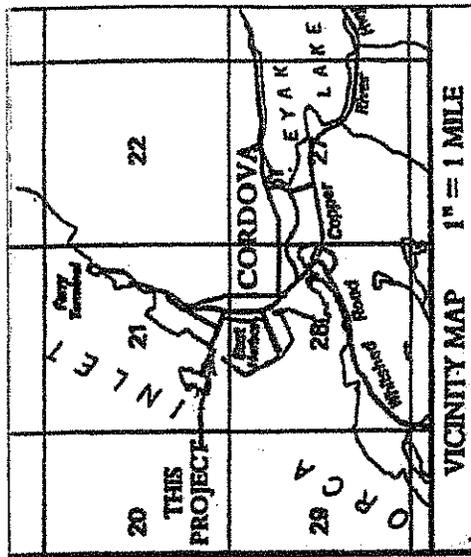
NORTH

City of Cordova

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CO1 5 S 003 W



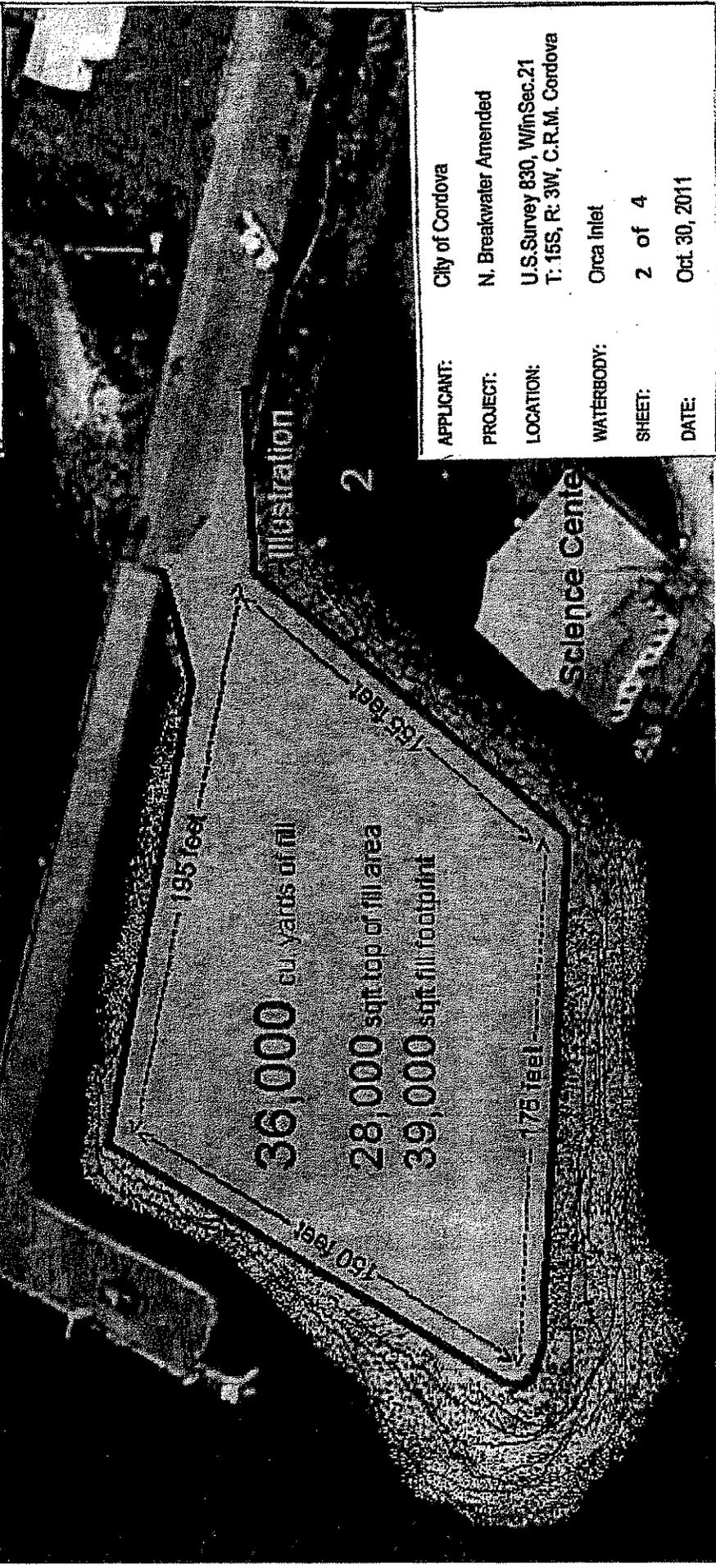
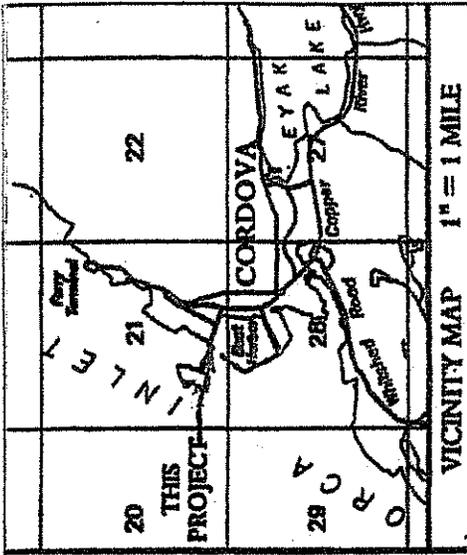
Project as currently designed and permitted

Illustration

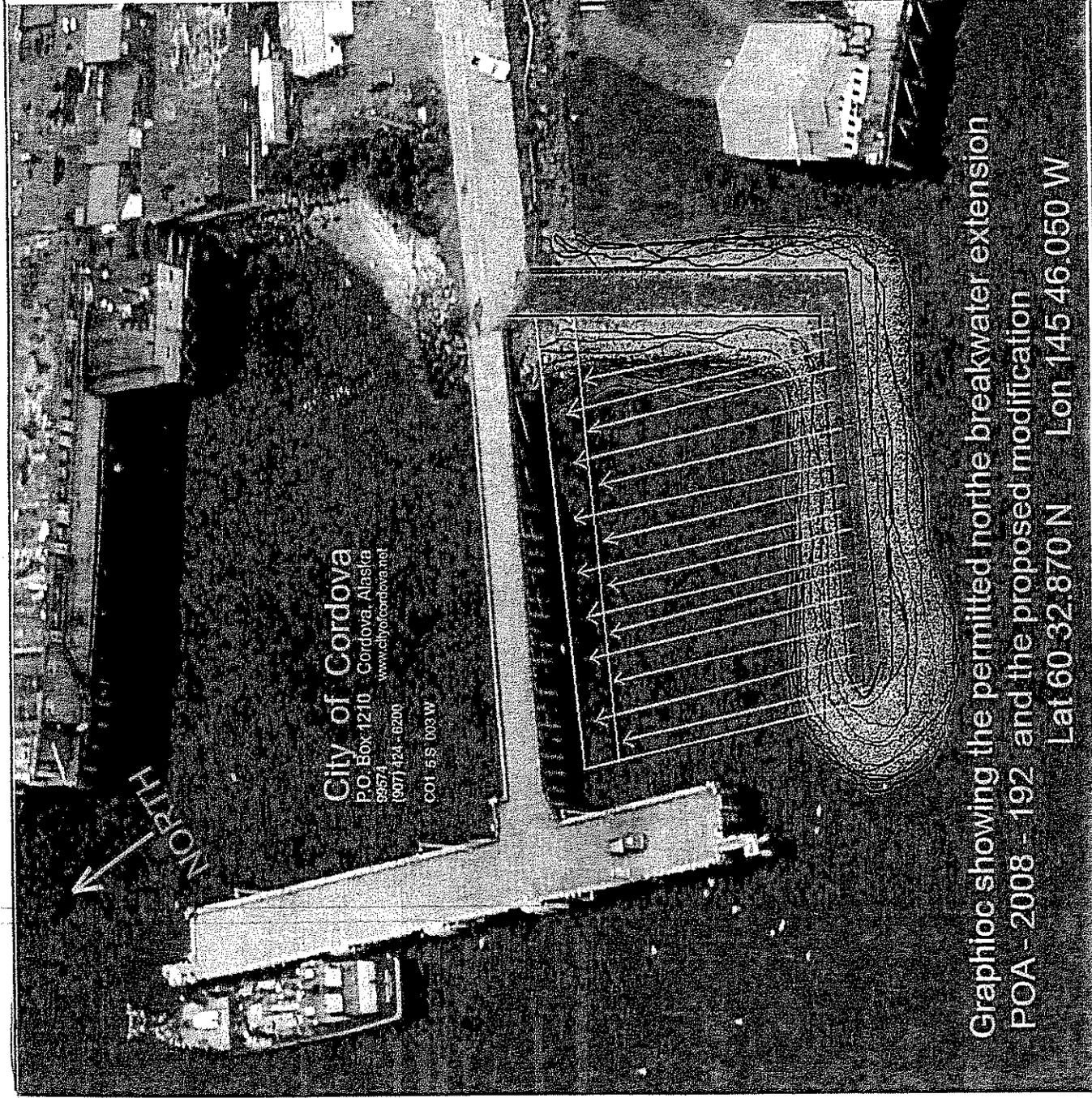
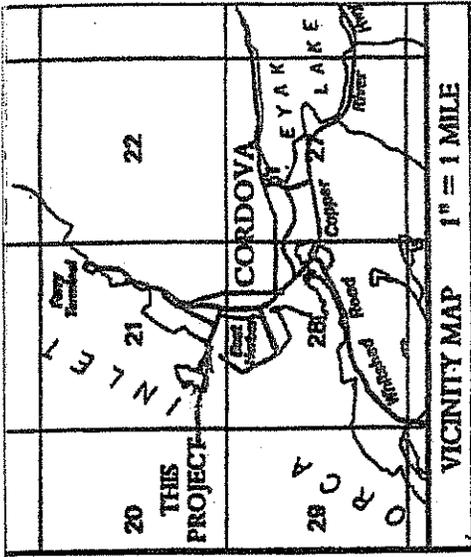
APPLICANT:	City of Cordova
PROJECT:	N. Breakwater Amended
LOCATION:	U.S. Survey 830, W/InSec. 21 T: 15S, R: 3W, C.R.M. Cordova
WATERBODY:	Orca Inlet
SHEET:	1 of 4
DATE:	Oct. 30, 2011

City of Cordova
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CO1 5 S 003 W



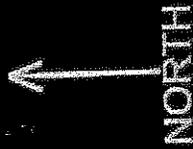
APPLICANT:	City of Cordova
PROJECT:	N. Breakwater Amended
LOCATION:	U.S. Survey 830, WinSec. 21 T: 15S, R: 3W, C.R.M. Cordova
WATERBODY:	Circa Inlet
SHEET:	2 of 4
DATE:	Oct. 30, 2011



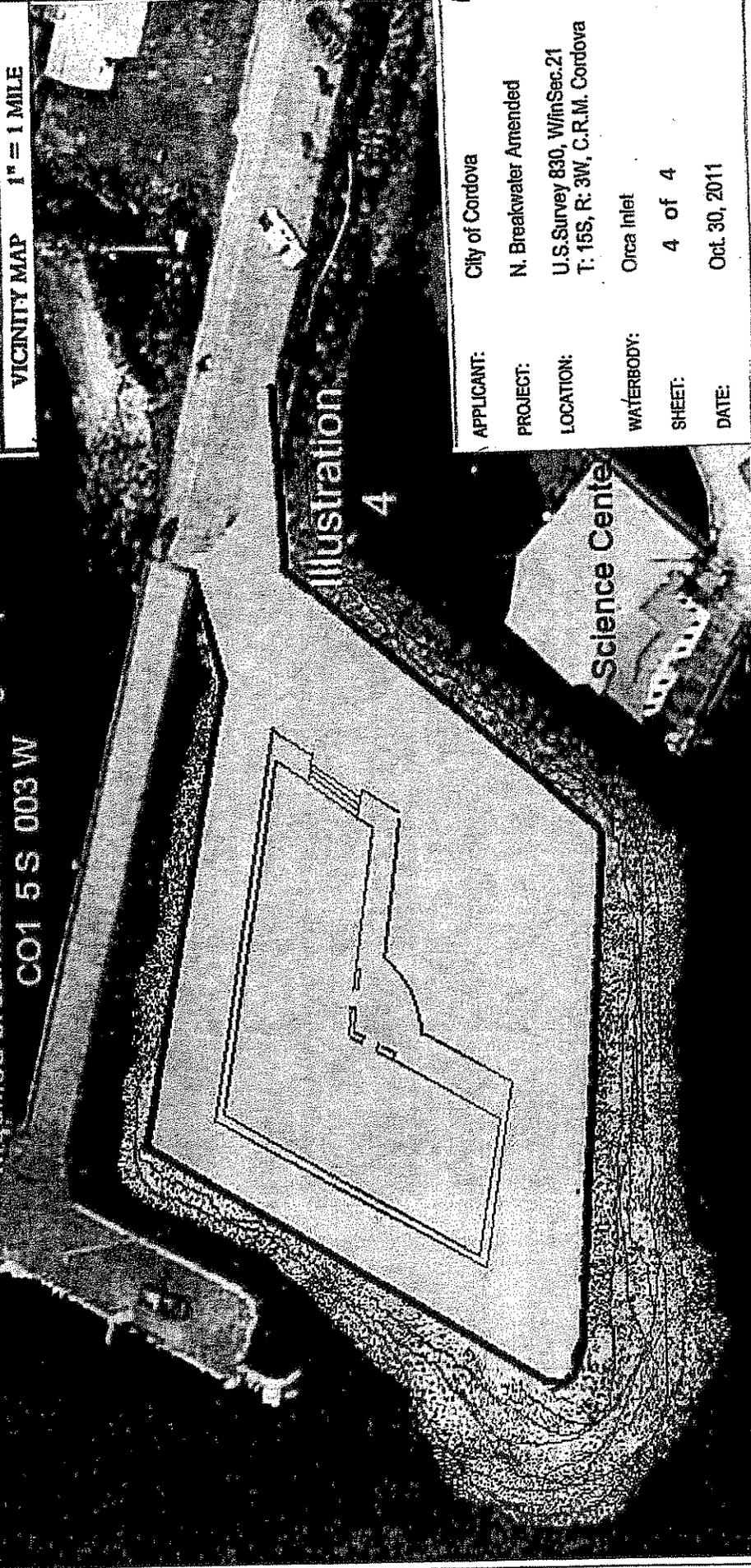
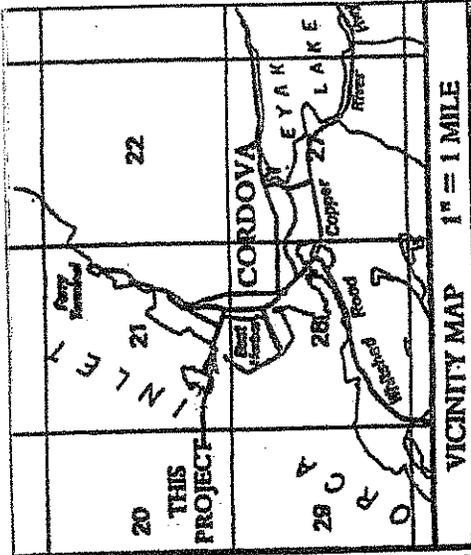
City of Cordova
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 99574
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 COI 5 S 003 W

Graphioc showing the permitted northe breakwater extension
 POA - 2008 - 192 and the proposed modification
 Lat 60 32.870 N Lon 145 46.050 W

APPLICANT:	City of Cordova
PROJECT:	N. Breakwater Amended
LOCATION:	U.S. Survey 830, W/4mSec.21 T: 15S, R: 3W, C.R.M. Cordova
WATERBODY:	Orca Inlet
SHEET:	3 of 4
DATE:	Oct. 30, 2011



City of Cordova
P.O. Box 1210 Cordova, Alaska
99574 www.cityofcordova.net
(907) 424 - 6200
Modified breakwater with building footprint.
CO1 5 S 003 W



APPLICANT:	City of Cordova
PROJECT:	N. Breakwater Amended
LOCATION:	U.S. Survey 830, W/InSec.21 T: 15S, R: 3W, C.R.M. Cordova
WATERBODY:	Orca Inlet
SHEET:	4 of 4
DATE:	Oct. 30, 2011

ALTERNATE SITES:

The Prince William Sound Science Center (PWSSC) has been looking for an alternate site from the current location, see Plan Map, for the past three years. The City has been working with the PWSSC to find a location, note City Map (Tab 4) with all available locations. After extensive review 5 sites were identified as possible locations, note possible location map.

Site A is the current location of the PWSSC and it is leased from the City of Cordova. The City plans to expand the harbor in this area in the future and the current structure on pilings will not allow for the scientific experiments to be performed with the UofA.

Site B is the parcel next to Ocean Beauty Cannery, and it is not large enough for the expanded facility to be shared between PWSSC and the UofA. In addition Ocean Beauty plans to expand their operation and has expressed an interest in the property, and the City prefers their expansion to the PWSSC uses.

Site C is owned by John Wilson and is currently leased as the City Court house. The building was built in the 70's and there is a question of the quality of and possible hazardous material used in the construction so remodeling cost is prohibitive. The site is not on the water and the scientific work requires water access if the PWSSC is going to work in affiliation with UofA. In addition Mr. Wilson has not given us the purchase price or a date that the facility would be available.

Site D is the current City Hall, fire and police station. The building was built in the 70's and there is a question of the quality of and possible hazardous material used in the construction so remodeling cost is prohibitive. The site is not on the water and the scientific work requires water access. In addition, the City has no current plans for a new location for the fire and police departments and has not given us a date the facility would be available.

Site E is a city owned parcel that is 100' X 110' and would not be large enough for the expanded facility, and lacks water access that is important for the scientific work.

Site F is a city owned parcel that is currently available for purchase. These parcels are currently undeveloped and access is difficult. At this time the city does not want to split up these tracts of lands. While there is enough space for a facility the access and development of these parcels make it cost prohibitive.

Proposed Site

PWSSC has spent the past three years trying to finalize land purchase arrangements with the City, and the proposed fill area is the only parcel of land that the City and PWSSC can agree would best serve the City's desire for waterfront development and opportunities for economic expansion of fisheries, while meeting the rigorous scientific requirements of PWSSC expansion. (Tab 7). Future scientific initiatives by our scientists will require extremely sensitive instruments such as microbalances and high-powered microscopes, both of which are very sensitive to vibration.

To put the proposed building partially or totally on pilings would prohibit the use of high-precision instruments which require solid ground, with minimal wind or wave vibration that the piling alternatives would not provide. Note **(Tab 7)** Note Table 1 of the Generic Vibration Criteria where a VC-B is preferred and a VC-A in the minimum acceptable level of vibration of this type equipment. In addition, the proposed amended site will allow easy and economical access to high-quality flow through seawater that are also critical to future U of A and PWSSC studies.

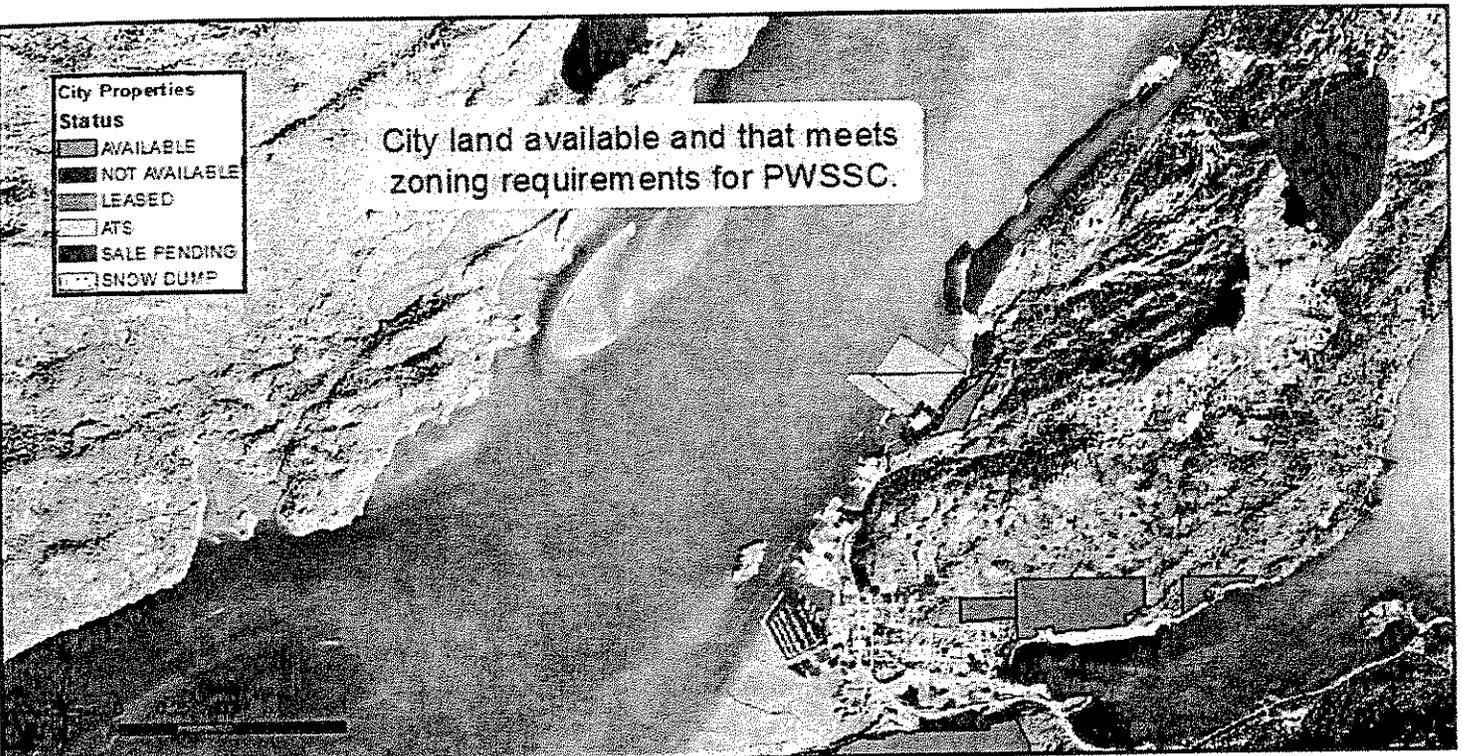
Finally, note that the piling alternative is prohibitively expensive. There would be approximately 100 piling at over one million dollars as opposed to 20,500 cubic yard of core fill at less than \$500,000. Note Eagle Contracting proposal **(Tab 7)**.

Prince William Sound Science Center alternative site evaluation

C
D
E

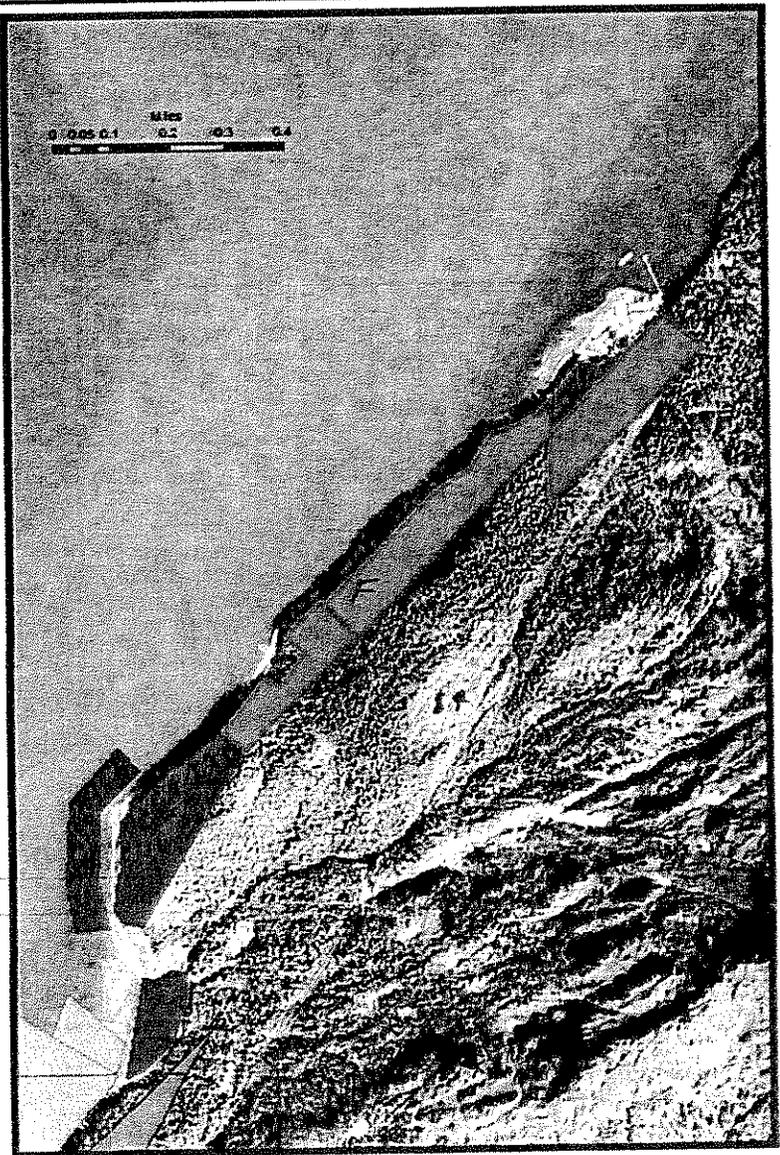
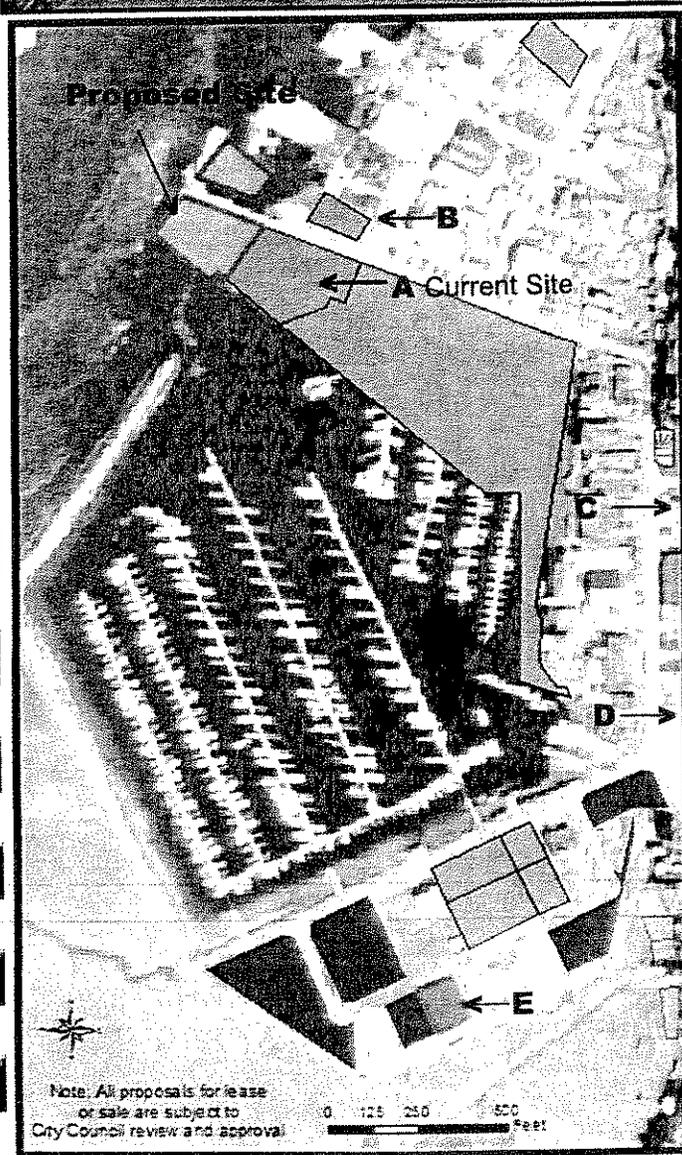
B
A

- A** Current location proposed for harbor expansion and not available, no visitor parking
- B** Too small to provide needed support services, no visitor parking
- C** No seawater access for lab, no equipment storage, poor dock access
- D** No seawater access for lab, limited storage, poor dock access
- E** South Containment too small, no seawater access for lab, poor dock access



City Properties Status	
[Light Gray Box]	AVAILABLE
[Dark Gray Box]	NOT AVAILABLE
[Medium Gray Box]	LEASED
[White Box]	ATS
[Black Box]	SALE PENDING
[Dotted Box]	SNOW DUMP

City land available and that meets zoning requirements for PWSSC.



Note: All proposals for lease or sale are subject to City Council review and approval.

0 125 250 500 Feet