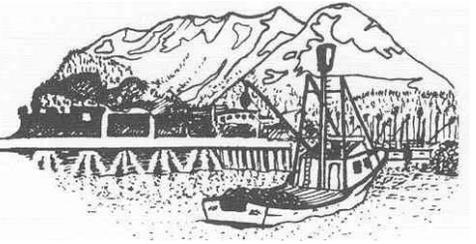


CITY OF CORDOVA



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

**HARBOR COMMISSION SPECIAL MEETING
MARCH 5, 2020 @ 6:00 PM
COUNCIL ROOM B**

AGENDA

CALL TO ORDER

ROLL CALL

Jacob Betts, Andy Craig, Max Wiese, Ken Jones, Mike Babic

- 1. APPROVAL OF SPECIAL AGENDA**..... (voice vote) Page 1
- 2. APPROVAL OF MINUTES**
 - A. Dec 11, 2019 Regular meeting..... (voice vote) Page 2
- 3. COMMUNICATIONS BY VISITORS**
 - A. Audience comments regarding agenda items (3 minutes per speaker)
- 4. HARBORMASTER REPORT**..... Page 3
- 5. NEW BUSINESS**
 - A. Shipyard Land Disposal recommendation.....(voice vote) Page 4-5
 - B. U.S. Forest Service Lease.....Page 6-7
 - B-1. Resolution 03-20-01.....(vote vote) Page 8
- 6. OLD BUSINESS**
 - A. None
- 7. MISCELLANEOUS BUSINESS**
 - A. 11 March 2020 Joint City Council/Harbor Commission discussion
- 8. AUDIENCE PARTICIPATION**
- 9. COMMISSION COMMENTS & NEXT MEETING AGENDA ITEMS**
- 10. ADJOURNMENT**.....(voice vote)

**MINUTES
HARBOR COMMISSION MEETING
DECEMBER 11, 2019 @ 6:00 PM
MAYORS MEETING ROOM**

Call to order: This meeting was called to order by Andy Craig @ 6:05 pm.

Roll Call: In Attendance: Max Wiese, Andy Craig, Ken Jones, Mike Babic via phone

Approval of Agenda: Wiese/ Motion to approve agenda, Jones/ Motion to amend the agenda to include a discussion on the harbor reserve fund, under New Business 5B. Wiese/ 2nd motion to amend agenda. V/ Unanimous.

Approval of Minutes: M/ Jones, 2nd/Wiese, V/ Unanimous to approve

Communications by Visitors: None

Harbormaster's Report: Included with packet. Additional: Currently Alaska budget is showing 5.5 million for the harbor matching fund.

New Business:

A: Harbor Revenue and expenditure report: Printed in packet.

B: Harbor Reserve Fund: Jones would like a current accounting number for amount in the reserve fund. How do we assure the funds are immediately available, and can the harbor earn interest on the savings account? Can we get a clear understanding from the finance department how the funds are handled? How we are able to control harbor land assets goes along with this and should be revisited.

Old Business: Semi Annual Rates: A look at Seward's rate chart and general discussion on how it works.

Miscellaneous Business: Election of Chair and Vice Chair

Jones nominated Babic for Chairman. Babic declined. Jones nominated Betts for Chairman. Craig seconded. V/ Unanimous. Jones nominated Craig for Vice Chair. Wiese seconded. V/ Unanimous.

Audience Participation: None

Next meeting Agenda Item Suggestions: Cranes, Restrooms at Shipyard, Landing Craft area, Reserve Fund, Land Classifications, Budget, Meeting time, Water availability in the Spring, Oil Sumps in Shipyard, Camera systems.

Commission Comments: Babic: I like the idea for cranes and toilets at the haul out. Look into keeping our interest from the bank. Wiese: Harbor Reserve fund; would like to have more information as well as on the harbor budget. Jones: Thanks for coming out. Meeting time at seven works better for me. We have solid things on the next meeting agenda. Pending agenda items will be a great tool. Craig: Thanks everybody for coming. We have lots of long term planning issues coming up.

Adjournment: M/Wiese, 2nd/Jones, U to adjourn at 7:36 pm.

Harbormaster's Report

- Snow removal throughout the facility
- Collected 1025 gals of used oil
- Delivered 3525 gals of used oil to High school
- Delivered 0 gals of used oil to City shop
- Ordered set of tires for Travelift
- Sent out monthly invoices
- Three Samson offloads security duties
- Towed three vessels
- Four call outs due to 911 phone issues
- Received our new Elastec Mini Skimmer
- Assisted dewatering Eyak 1
- Chipped ice on Cordova Center front steps
- Crystal DeVille and Myself on scene for Ice Worm Survival Suit Race
- We had a customer report their 2000 Honda generator was stolen from vessel
- Made repairs to two snowblowers
- Attended council meetings
- Attended two USCG oil spill drill meetings
- Conducted 6 vessel lifts for 2020
- Took down Christmas lights at the Harbormaster office
- Lumber for the Loading dock repairs has arrived

2020 Land Disposal Maps

Adopted by City Council: ???

Map Designations

Available – Available to purchase, lease, or lease with an option to purchase. Any of these lots may have conditions or special criteria that must be met.

Available - Requires Subdivision – These parcels are considered ‘Available.’ These are large parcels of land which would most likely be developed as a subdivision. The disposal process for these parcels is complex and could take a significant amount of time. Many require some or all of the following: city acquiring title to the land from the state, an extensive amount of surveying, or subdivision development agreements. Many of these parcels include city improvements that would not be disposed, such as access roads, water infrastructure, trails, cemeteries, etc.

Not Available – These parcels include substandard lots, snow dumps, property with improvements/buildings on them, or other lots used or occupied by the city. The city manager will accept letters of interest from an interested party who requests the property designation be changed to ‘Available,’ however the existing city use of the property will be examined and carefully weighed against the letter of interest.

Tidelands – All requests to purchase tidelands will be reviewed by the Planning Commission as they are received. The Planning Commission will make a recommendation on disposing of the tidelands to City Council.

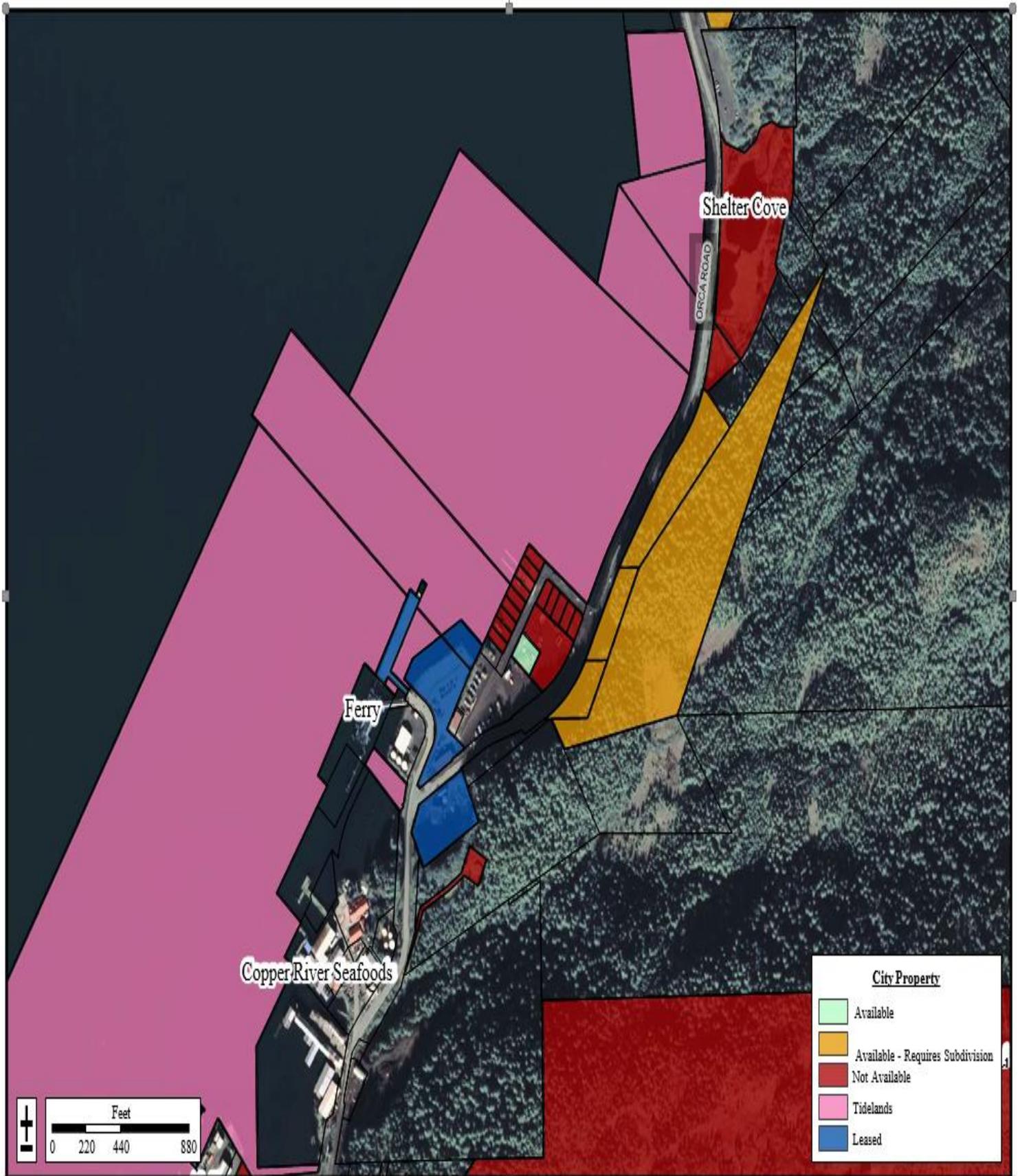
Leased – These are parcels currently leased to a business or government entity by the city and are not available during the lease term. There are leases that are short term and renew every two years and others are long term leases with substantial improvements on the property. Some leased property has an option to purchase. When a lease term ends, the property immediately becomes ‘Available.’

Update Policy

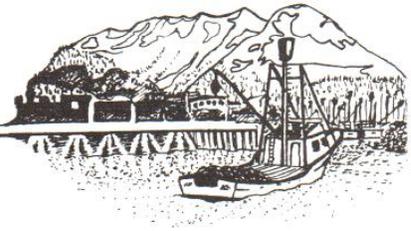
Maps will be updated on an annual basis by the Planning Department staff, reviewed by the Planning Commission and adopted by City Council. This update process begins each year with updated maps being presented to the Planning Commission in January, but the maps may be modified throughout the year on a case-by-case basis.

For more information on the land disposal process, refer to Chapter 5.22 of the Cordova Municipal Code, or direct your questions to the Planning Department staff.

Ocean Dock Subdivision



CITY OF CORDOVA



Harbor and Port

(907) 424-6400
CORDOVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 12-15-01

A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA TO CORDOVA CITY COUNCIL, RECOMMENDING TO RENEGOTIATE THE USFS LEASE WITHIN THE NORTH HARBOR AT FAIR MARKET VALUE FOR A MAXIMUM TERM OF 5 YEARS.

WHEREAS, the current lease between the City of Cordova and the USFS was established in 1965 for 1 dollar, and expires on May 31, 2020,

WHEREAS, the current location of the USFS dock is blocking potential harbor expansion,

WHEREAS, the current Harbor Facilities Master Plan calls for expansion towards the USFS dock and the PWSSC,

WHEREAS, the USFS vessels could potentially share secure moorage with the Alaska State Trooper vessels at the Alaska State dock in the South side of the Cordova Harbor,

NOW THEREFORE BE IT RESOLVED, that the Harbor Commission of Cordova, Alaska, recommends to Cordova City Council that the USFS lease within the North Harbor be renegotiated for term of not more that 5 years at fair market value.

PASSED AND APPROVED ON THE 9TH DAY OF DECEMBER, 2015.

Chairman Robert Beedle

Tony Schihella, Cordova Harbormaster



File Code: 7310
Date: January 31, 2019

Alan Lanning
Cordova City Manager
PO Box 1210
601 1st St
Cordova, Alaska 99574

Dear Cordova City Manager Lanning,

I would like to request a renewal of lease between the City of Cordova and USDA Forest Service for loading dock space and adjoining intertidal space currently occupied by the Cordova Ranger District in the Cordova Small Boat Harbor as described in the attached lease agreement. The Forest Service would like to exercise the option to renew for a period of 55 years under the terms and conditions identified in section #5 of the lease. This would include the continued operation and maintenance of the Forest Service owned marine warehouse and adjoining float and ramp facility.

Additionally, I would like to express appreciation for the ongoing mutual support between the Forest Service and the City of Cordova. This support includes: an MOU allowing the City use of the Cordova Ranger District office located on 2nd Street as an alternate Emergency Operations Center (EOC) during natural disasters such as an earthquake-generated tsunami; providing the Cordova community use of the historic federal courtroom as a public space for special events and meetings; and providing public safety through cooperation between Forest Service Law Enforcement officers and the City. We have also been proud to provide equipment and personnel to assist with a variety of annual community activities including Cordova Clean-up Day, Cordova Shorebird Festival, Cordova Community 4th of July celebration, and other public events.

Since the creation of the Chugach National Forest and Cordova Ranger District in 1907, the Forest Service and City have enjoyed a close partnership and collaborative relationship. We look forward to continuing our relationship and supporting Cordova along with managing surrounding public lands.

Sincerely,

DAVID ZASTROW
District Ranger (Acting)



**CORDOVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 03-20-01**

A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA TO CORDOVA CITY COUNCIL, RECOMMENDING TO RENEGOTIATE THE USFS LEASE WITHIN THE NORTH HARBOR AT FAIR MARKET VALUE FOR A MAXIMUM TERM OF 5 YEARS.

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WHEREAS, the current location of the USFS dock is blocking potential harbor expansion,

WHEREAS, the current Harbor Facilities Master Plan calls for expansion towards the USFS dock and the PWSSC,

WHEREAS, the USFS vessels could potentially share secure moorage with the Alaska State Trooper vessels at the Alaska State dock in the South side of the Cordova Harbor,

WHEREAS, the Cordova Harbor Commission previously passed a resolution December 9th, 2015 with the same wording, giving the USFS notice of the Harbor's intentions,

NOW THEREFORE BE IT RESOLVED, that the Harbor Commission of Cordova, Alaska, recommends to Cordova City Council that the USFS lease within the North Harbor be renegotiated for term of not more than 5 years at fair market value.

PASSED AND APPROVED ON THE 9TH DAY OF MARCH, 2020.

Chairman Jacob Betts

Tony Schinella, Cordova Harbormaster