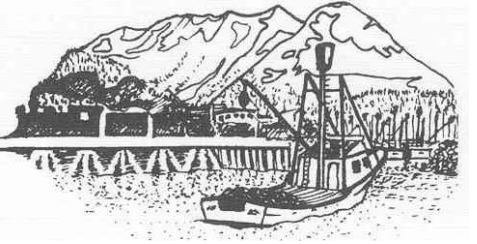


# CITY OF CORDOVA



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

**HARBOR COMMISSION REGULAR MEETING  
MAR 14, 2018 @ 7:00 PM  
CITY HALL ROOM CONFERENCE ROOM B**

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

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

- 1. APPROVAL OF REGULAR AGENDA..... Page 1**
- 2. APPROVAL OF MINUTES**
  - A. Jan 31, 2018 @ 7:00 PM Special meeting.....Page 2
- 3. COMMUNICATIONS BY VISITORS**
  - B. Audience comments regarding agenda items (3 minutes per speaker)
- 4. Harbormasters report.....Page 3**
- 5. NEW BUSINESS**
  - A. Discussion on Shipyard expansion .....Page 4-9
- 6. OLD BUSINESS**
  - A. Master Plan review of North Fill boat storage area .....Page 10-16
- 7. MISCELLANEOUS BUSINESS**
  - A. Finger float rebuild progress.....Discussion
- 8. AUDIENCE PARTICIPATION**
- 9. COMMISSION COMMENTS**
- 10. ADJOURNMENT**

**MINUTES  
HARBOR COMMISSION MEETING  
JANUARY 31, 2018 @ 7:00 PM  
CITY HALL CONFERENCE ROOM B**

**Call to order:** This meeting was called to order by Ken Jones @ 7:01 pm.

**Roll Call:** In Attendance: Ken Jones, Andy Craig, Max Wiese, Jake Betts, Mike Babic

**Approval of Agenda:** M/ Betts, 2nd/ Babic, V/ Unanimous to approve

**Approval of Minutes:** M/ Craig, 2<sup>nd</sup>/ Wiese, V/ Unanimous to approve

**Communications by Visitors:** Jerry Blackler – Regarding the shipyard, not going to rebuild. Also going to discontinue blocking boats. Will clean up the lot and then return the lease back to the shipyard. Will be selling stands.

**Harbormaster's Report:** The report was printed in the agenda packet. Additional: Samson will be charged the hourly rate while we do security. Eagle construction will begin working on the 5<sup>th</sup> approach. Five proposals were received for the used oil building rfp.

**Election of Chair and Vice Chair:** Craig nominated Betts for Chair. Unanimous to appoint Betts as chair. Craig nominated Wiese for vice chair. Betts nominated Craig for vice chair. Vote to appoint Craig as vice chair.

**New Business:**

- A. Letter of interest to P&Z from Robert Brown – At this point P&Z voted to make the lot available, and to direct negotiate with Rob Brown. It went before council and was sent back to staff so that the Harbor Commission could weigh in on it.
- B. Land Disposal maps- Included to show the commission which lots we are discussing.
- C. Resolution 01-18-01- A resolution of the Harbor Commission of the City of Cordova, Alaska to Cordova City Council requesting that Lot 3, Block 5, of the North Fill Development Park remain listed as unavailable for sale.  
Betts Motion, Craig Second, Vote unanimous to approve resolution.
- D. Resolution 01-18-02 A resolution of the Harbor Commission of the City of Cordova, Alaska to Cordova City Council requesting the City to enter into a lease with the Port of Cordova for lot 1 blk 4, lot 2 blk 6, lot 5 blk 8, lot 3a blk 8, and lot 3 blk 5 that are currently managed by the Port in the North Fill Development Park. Motion by Jones, Seconded by Craig.  
Vote unanimous to approve resolution.

**Old Business:**

- A. Finger float rebuild progress and ideas. Jones-would like to see reconstruction plan of South harbor; repair instead of replace. Believes a harbor expansion is a better use of money instead of replacement. Schinella – we are working on the smaller floats currently.

**Audience Participation:** Greg Loforte – The harbor's job just got harder with Blackler going out of business. Hope private industry takes over blocking. Happy to see how the harbor commission just voted on the resolutions. In future development plans the more land is beneficial. Repairs on the docks look good when the fisherman return.

**Commission Comments:** Wiese- Like the expansion idea and keep fixing repairing floats to get caught up. Plans sound good. Craig- Need to reinforce idea that harbor needs access to uplands, lease with City is interesting option. Will try to bring pictures of dock repairs. Jones- Thanks everyone for showing up. I came up with a plan with Clay, hoping we can push through an infrastructure plan for harbor. Babic- Expansion, good to stay on top of it. Betts- Good to see the maintenance being done and keeping jobs in Cordova. We shouldn't be sacrificing our future by selling lots. Encourage people to talk about the harbors future.

**Adjournment:** M/ Wiese, 2<sup>nd</sup>/Betts, V/ Unanimous to adjourn at 9:11 pm

## Harbormaster's Report

- Installed new hydraulic oil cooler in Bobcat
- Rebuilt four finger floats for J & K floats
- Cut old rusty diamond plate out of triangle float braces
- Welded brackets in triangle finger float braces
- Pre drilled replacement finger float walers
- Completed 11 vessel lifts for 2018
- Painted two pile hoops and two H float end caps
- Precut deck grating for triangle braces
- RFP's for the used oil processing build were reviewed
- Towed one vessel to temporary moorage while we rebuild finger float
- Reconnected two finger floats on H & I float
- Installed new hydraulic turning gear on City dock crane
- Received two rebuilt crane winches back from Cordova Hydraulics
- New remote control and receiver for Travelift has been installed
- Re secured four electrical pedestals
- Met with Alaska Wild Seafood's to discuss options for increased product offloading
- Harbor personnel have performed security duties twice during Samson offloads
- Delivered 2300 gallons of used oil to the City Shop
- Collected 350 gallons of used oil
- Installed new lights on Bobcat
- Cleaned oil sumps daily
- Cleaned restrooms daily
- Cleaned office
- Cleaned shop
- Snow removal
- Sent out monthly invoices
- Burned two loads of oil absorbents with the Smartash burner
- Dock rounds
- Don't forget to buy your Cordova Port & Harbor sweat shirts

## Request for Proposals (RFP) for a Portion of ATS 1004

The City of Cordova is seeking a partner to help us expand the city's boat haul out facility and develop industrial tideland property. ATS 1004 is a large area of undeveloped tidelands adjacent to the boat haul out area. Since its completion in 2010, the boat haul out continues to exceed projected numbers of lifts and revenue.

The proposer, as part of the partnership with the city, will fill five acres adjacent to the boat haul out for use by the City in an expansion. We are open to negotiating the terms of the land disposal, and will consider allowing the proposer to use city property to quarry. Our ultimate goal is to increase the area available for the boat haul out and provide economic development opportunities. We will consider any creative partnership proposals that

achieve this goal. Proposals are due August 1, 2016 at 4 PM.

### INFORMATION TO PROPOSERS

In accordance with the City Code, the fair market value for a portion of ATS 1004 is **\$37,332.00 per acre**. The fair market value will be the **minimum** price that will be accepted unless the applicant meets the requirements of CMC Section 5.22.070. If the successful proposal amount is greater than the minimum price, the proposal amount shall be the amount paid.

The proposer will be required to fill 5 acres of tideland not leased to the proposer, for use by the city as an expansion of the boat haul out area. The attached location map shows the area to be filled by the developer and

retained by the city. It also shows the remaining 43 acres of ATS 1004, which are available to be developed. The developer will ensure contractors abide by the state-required Alaska Little Davis Bacon Act wages for all work in connection with its improvement of the tidelands retained by the City for its own use.

The proposer may negotiate use or extraction of city-owned rock. Our estimate of the value of the rock is \$45,621.82 per filled tideland acre. Proposers are encouraged to find creative ways of incorporating the value of

the rock and city-owned sources into their proposal. Two potential quarry sites are shown on the attached map.

The burn pit area has been mined in the past, while the shipyard area is raw land.

All proposals **shall** include a deposit of 10% of the total proposed price, up to \$5,000.00, unless the proposer is

a governmental entity. In the event that a proposal is not awarded, the city will reimburse the deposit to the proposer. If awarded, the deposit will be credited to costs associated with the disposal process.

The applicant shall also be responsible for all fees and costs the city incurs in the transaction, including without

limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and

escrow fees as per CMC 5.22.100.

The attached lease, which may include an option to purchase, is a template for the agreement that will be negotiated with the proposer that is awarded the property. The total proposed price will be used to determine the

lease rate.

Prior to any development, the proposer will be required to obtain a performance bond in the amount of the project cost.

### 1 of 27

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The applicant shall be responsible for all permits required to develop the property including, but not limited to permitting required by the city, Alaska Department of Fish & Game, the Army Corps of Engineers, the Alaska Department of Environmental Conservation, Reclamation plan, FEMA, or any other entity.

A survey and re-plat of ATS 1004 from the developer will be required.

Proposers are strongly encouraged to review and be familiar with the provisions of the attached section of City

Code for the Waterfront Industrial District.

The city may issue addenda to this RFP. Addenda will be posted on the City Webpage with this RFP.

**It is the responsibility of the proposer to ensure receipt of all addenda.**

The city will consider all proposals for the property subject to any applicable laws and regulations, including Chapter 5.22 of the Cordova Municipal Code (CMC).

The Planning Commission will review all submitted proposals. The Planning Commission will then make a recommendation to the City Council. The City Council reserves the right to reject any proposal, part of any proposal, or all proposals. The City Council may accept and negotiate with any proposer deemed most advantageous to the City of Cordova.

For additional information or questions about the land disposal process, contact the City Planning Department at 424-6220, [planning2@cityofcordova.net](mailto:planning2@cityofcordova.net), or stop by in person.

**ADDITIONAL REQUIRED INFORMATION**

Please include with your proposal information that addresses the following items and any additional information

which you wish to provide.

1. Describe the proposed development in detail.
2. Building Elevations drawn to scale- All building elevations at the 4 sides of building(s)
3. What is the proposed square footage of the development?
4. Provide a sketch, to scale, of the proposed development in relationship to ATS 1004 including the cityretained 5 acres. (Attachment B)
5. Describe the benefit of the proposed development to the community.
6. What is the value of the proposed improvements (in dollars)?
7. What is the proposed timeline for development?

**ATTACHMENTS**

**Attachment A:** Criteria used when evaluating each submitted proposal.

**Attachment B:** A location map showing the subject property with a scale.

**Attachment C:** A location map showing two potential quarry locations.

**Attachment D:** Cordova Municipal Code – Waterfront Industrial

**Attachment E:** Sample Lease with Option to Purchase Agreement

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**SEALED PROPOSAL FORM**

Property: A portion of ATS 1004. See attached map.

Name of Proposer: \_\_\_\_\_

Name of Organization: \_\_\_\_\_

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

\_\_\_\_\_ Email: \_\_\_\_\_

**Proposed acreage (not including city-retained 5 acres):** \_\_\_\_\_

**Proposed price per acre: \$** \_\_\_\_\_

**Total Proposed Price (acres X price per acre): \$** \_\_\_\_\_

**SUBMITTAL OF PROPOSAL**

**Please mail proposals to: City of Cordova**

**Attn: City Manager**

**C/O Proposals**

**P.O. Box 1210**

**Cordova, Alaska 99574**

**Or email proposals to [citymanager@cityofcordova.net](mailto:citymanager@cityofcordova.net) and [planning2@cityofcordova.net](mailto:planning2@cityofcordova.net). The email subject line shall be "Proposal for ATS 1004," and the proposal shall be attached to the email as a PDF.**

**Or deliver your proposal to the front desk at City Hall.**

**Proposals received after August 1, 2016 at 4 PM will not be considered.**

Each proposal will be evaluated on the criteria in the table below. Each criteria will be scored from 1-10. The multiplier will then be applied to the scores to determine a final score.

**Criteria Multiplier Proposal Rank 1-10 Proposal Subtotal**

Value of Improvements	1.75
Number of Employees	1
Sales Tax Revenue	1
Importance to Community	1.75
5 Year Business Plan Enhanced	.75
Architectural Design	1.25
Proposal Price	1.5
Consistency with Comprehensive Plan	1
<b>Total</b>	

**2/9/2016** - At the Planning Commission Regular Meeting, the letter of interest was referred to the Harbor Commission for input.

**3/8/2016** - At the Planning Commission Regular Meeting, the Harbor Commission's input was reviewed. The Planning Commission voted down a recommendation to City Council to directly negotiate with the interested party.

**3/23/2016** - At the City Council Regular Meeting, the motion was passed for the property to go out for proposals. Council requested to review RFP prior to release.

Staff has developed some questions and concerns while working through the RFP. As council reads this information and the RFP, additional questions, concerns or thoughts may arise.

At the end of the document, two different approaches for the RFP requirements and criteria are suggested. The approach taken in the RFP will depend partly on if council would like to leave the RFP open-ended to the proposer or would like to have hard requirements.

## **1. Fair market value.**

### **Assessed**

At this time, the assessed value of ATS 1004 is not available. The information will be presented during the discussion. In general, tidelands are determined using 33% of the value of the nearest upland property. The assessed value is then spread across the entire parcel, which in the case of ATS 1004 is 50 acres. Typically there is a deduction in value applied to larger parcels of land as well.

### **Appraisal**

With an appraisal, the portion to be sold can be delineated. The tidelands closer to the road in shallower water has a higher value than the deeper areas. An appraiser can incorporate additional values such as location of the portion of the property within the larger parcel, other sales date and provide a purchase and lease rate.

This is an important land sale with many potential opinions and concerns. An appraisal provides documentation by a professional of the price and lease rate.

The cost of an appraisal will be \$8,000 to \$10,000 with up to a 60-day time frame. The cost of the appraisal will be passed on to the eventual lease/purchaser.

An appraisal will also slow down the RFP process. Allowing staff and council additional time to review and prepare the RFP in a manner that will be in the best interest of the City.

### **Staff Recommendation**

Staff recommend appraising the property. This will provide authoritative documentation of the property value, lease rate and will provide staff with additional time to prepare a RFP.

## **2. Delineation of property**

An area to be offered will need to be determined for the appraisal and the RFP. Consider both the area for the shipyard and the developer.

- Purchase/lease price will increase with a defined property area
- Property adjacent to boat haul out needs to be reserved- How much?
- Where should the developer fill?
- If city receives filled land adjacent to shipyard should the developer be allowed to fill adjacent to the new shipyard? Cost to developer of two separate pieces? Possible easement across developed land for travel lift if adjacent

- How far out does the developable property need to extend into ATS 1004? The area in front of the boat haul goes dry at negative tides; lifts are done around the tide.
- If the property available for purchase is to the boundary of ATS 1004 a public easement will need to be identified and recorded for boat traffic on the new plat.
- Many buyers do not want to purchase property that is unusable (not cost effective to fill) .

### **Staff Recommendation**

Staff recommend that the minimum property made available aligns with the existing west edge of the boat haul area. Discussion with the appraiser will be helpful to determine standard cut offs for development in tidelands. Whether the area to be developed is located adjacent to the shipyard may depend on other decisions.

## **City Resources**

### **3. Quarry Locations**

Staff have identified two potential sites, which contain enough rock to fill 11 acres. The shipyard area map shows the pit on top of the hill to reduce the visual impact as much as possible. Roads to access would still need to be created. The difference in area of two locations is due to the elevation of the rock source.

#### **Burn pile quarry**

This is the current City rock quarry located near the burn pile. This area contains usable material for the core fill and topping. The quantity of riprap available is unknown.

##### **Pros**

Flat property already exists in the quarry; the project would add to the existing property  
 Fill would be accessible with limited prep work to the site.  
 Area is already disturbed by previous mining activity  
 Area available at site for trucks & equipment staging  
 Over burden removal will be minimal but could change depending on area that is mined

##### **Cons**

1.5 miles from proposed fill area

#### **Rock cliff across from shipyard**

##### **Pro**

Distance to shipyard is minimal but will be dependent on access and quarry development.  
 Development may provide access to other city properties.

##### **Cons**

Area is currently not developed, scarring of undeveloped land may raise concerns  
 Large amount of overburden will need to be removed.  
 What if any requirements would be made on trees – public firewood? Possibly selling trees?  
 Steep & difficult terrain

### **4. Royalties**

Calculations:

Assumptions

1.4 swell factor (solid rock mined expands by this factor)

Average depth of fill - 11 feet – 9 filled and 2 feet for sinking

Total area used is 11 acres



Approximate amount of loose fill and solid rock needed:

11 acres \* 43,560 sq feet/acre = 479,160 square feet  
479,160 square feet \* 11 depth of fill = 5,270,760 cubic feet  
5.27 million cubic feet/27 = **195,213 cubic yards of loose fill for 11 acres**

195,213 cubic yards of loose fill divided by 1.4 swell factor = **139,400 cubic yards solid rock**

### **Value of rock**

#### Assumptions

Royalty Price is estimated at 2.00 a ton

1.8 tons per cubic yard solid rock

1.8 tons \* 139,400 cubic yards = 250,920 tons solid rock

250,920 \* \$2.00 = \$501,840

\$501,840 / 11 = \$45,621.82 per acre

### **Staff Recommendation**

Staff recommend using the burn pile mining area. The area has a history of this use, is close to the burn pile, and can be quickly developed for mining. Using City property for a quarrying provides a potential revenue source and additional buildable property.

### **5. Options for RFP**

The requirements placed in the RFP should be driven by the council's strategy of what the council wants receive from the disposal of the property. Are there hard requirements that the council cannot move forward without? For example, is the council willing to suggest that the proposer create city property along with their proposed development or is it a requirement. Making it a requirement may or may not limit the number of proposals received. There may need to be a mix of hard requirements and open-ended requirements in the RFP. Such as no development will occur adjacent to the shipyard unless it is for the City. Along with that, the suggestion that the royalties on the city owned quarry sites may be negotiable.

Prior to completion of the RFP the hard requirements, if any, need to be identified and flushed out.

#### Potential options for RFP

City will provide rock for fill at for (free, ½ price ??). If developer permits and fills additional acreage next to existing shipyard fill area. Additional acreage will equal XX% of total area filled for development. The developer will be responsible to mine and remove the rock from the current quarry source XXX) off New England Cannery road.

City will provide rock for fill at for (free, ½ price ??). Developer will be responsible to remove the rock from the current quarry source XXX off New England Cannery road. Developer must have reclamation plan approved by the City and the State.

No development will occur adjacent to the shipyard fill area for acres.

#### Open ended options-

The City has **one or two** rock sources along New England Cannery road near development property. City encourages proposers to create proposals with this potential source in mind. Royalties for gravel maybe negotiable.

City encourages proposers to consider developing land that will be retained by the city.

**NORTH FILL LAUNCH RAMP-** This facility was constructed in 1990 and has seen considerable damage to concrete planks due primarily to landing craft use. Although still usable, this facility needs improvement work. In 2011, funds were approved by the State of Alaska in the amount of \$350,000 for launch ramp improvements. In 2013 a 3<sup>rd</sup> of the concrete planks were replaced and a seasonal floating dock with steel pilings were installed. **Current condition: Good**

**Future Needs Within:**

- ❖ 5 Years- Replacement of the remaining old concrete planks.
- ❖ 10 Years- Continued monitoring of facility for repairs and maintenance. Secure funding and replace facility.
- ❖ 20 Years- Continued monitoring of facility. Make repairs/maintenance as Needed.

**NORTH CONTAINMENT BOAT STORAGE AREA-** Since the creation of this fill, these three lots just north of Bayside Storage has been used as a city boat storage area. It has been re-organized once and the Harbor Dept., along with the Harbor Commission, has recently developed plans and guidelines for use of this area to make it more user friendly by the addition of a maintenance area with water and power beginning in 2013.

**Current condition: Good**

**Future Needs Within: North Fill Ramp Plan**

A map of the area is attached and all areas described below have a corresponding letter on the map. Here are some definitions for terms in this plan.

**Accessible Winter Storage** means that the road that services the storage area will be plowed by the City. It does not mean that boats, paths to boats or boat tongues will be shoveled during the winter.

**Semi Accessible Winter Storage** means that the boat owner can access their boat but the city will not plow the area that the boat is stored in during the winter.

**North Ramp Plan -All Areas**

*Purpose: Provide services for both commercial and recreational users.*

Summer 2013

- Continue removal and cleanup of area
- Place existing properties into the newly identified areas.
- Develop most efficient layout for all areas

Future 1-5 years

- Evaluate area as a whole make changes if needed
- Evaluate fee schedules

Future 6-10 years

- 1) Explore option of year-round floating dock use
  - A) Potential Breakwater
  - B) Wake Protection
- 2) Explore tideland purchase
  - A) Additional Harbor Space
- 3) Explore Access
  - A) Improving access from Copper River Highway to Coast Guard Lane
  - B) Accessing areas through ROWs and Using ROW

## **Area A Maintenance Area**

*Purpose: To provide an maintenance area with water and electricity for commercial boats. A daily rate will be charged for use of this area.*

Summertime: Maintenance Area 4/2-10/30

Wintertime: Semi-Accessible winter storage 10/31-4/1

### **Summer 2013**

One Power pedestal to accommodate 4 power cords 1 spigot installed.  
Water would be shut off at valve box in winter (Oct 15)

### **Future 1-5 years**

Evaluate and make changes based on previous season's use  
Metered Power for every maintenance space (1 power pedestal for every 2 spaces)  
Update and determine fee schedule  
Water would be combined with the power pedestals and would be supplied to every maintenance space  
Research covering portions of the maintenance area (temporary vs. permanent) Research possibility/feasibility of Gantry crane

### **Future 6-10 years**

Update fee schedule as necessary  
Implement covered maintenance areas  
    Possible 220 power source  
Gantry crane- purchase and install

## **Area B Long-Term Storage Area**

*Purpose: Provide an area for long term storage. Rent will be on monthly bases. This area will also be used for Oil Spill Response equipment.*

Summertime: Storage 4/2-10/30

Wintertime: Accessible winter storage 10/31-4/1

### **Summer 2013**

Continue removal of non-operable derelict boats or other property Research how far we can push back toward CRH  
Research if EVOST barges/equipment is in best area  
Research fencing possibilities to prevent snow damage to stored property Research possible gabion (cut bank back) at Railroad Ave.  
Identify best layout for the area

### **Future 1-5 years**

Evaluate and make changes based on previous season's use  
Develop implementation plan and timeline  
Update Master Plan

### **Future 6-10 years**

Implement as research is completed and plans are developed

**Area C Trailer Parking Area**

*Purpose: To provide summer season trailer parking and winter boat/trailer storage.*

Summertime: Trailer Parking 4/2-10/30

Wintertime: Accessible Winter Storage 10/31-4/1  
Number of spaces determined by boat sizes

Summer 2013

Provide spaces for boat trailer parking  
Organize existing vessels

Future 1-5 years

Evaluate and make changes based on previous season’s use

Future 6-10 years

Implement as research is completed and plans are developed

**Area D Non Permit Required Vehicle Only Parking**

*Purpose: Provide 72 hour parking for stand-alone vehicles.*

Summertime: Vehicle Parking 4/2-10/30

Wintertime: Accessible Winter Storage 10/31-4/1  
Number of spaces determined by boat sizes

Summer 2013

Provide parking spaces for vehicles only..

Future 1-5 years

Evaluate and make changes based on previous season’s use

Future 6-10 years

Implement as research is completed and plans are developed

**Area E Permitted Trailer Storage Area**

*Purpose: Provide permitted trailer parking for summer season. Provide winter boat storage.*

Summertime: Trailer Parking 4/2-10/30

Wintertime: Non-Accessible Boat Storage 10/31-4/1  
Number of spaces determined by boat sizes

Summer 2013

Provide spaces for boat trailer parking

Future 1-5 years

Evaluate and make changes based on previous season’s use

Future 6-10 years

Implement as research is completed and plans are developed

**Area F 72 hour Boat and Trailer Parking Area**

*Purpose: Provide 72 hour Non-Permit required parking area for recreational boats and trailers **only**. Ramp Permit must be purchased and displayed.*

Summertime: Boat and Trailer Parking 4/2-11/30

Wintertime: Snow Dump 12/1-4/1

Summer 2013

Provide parking spaces for recreational boats and trailers.

Future 1-5 years

Evaluate and make changes based on previous season’s use

Future 6-10 years

Implement as research is completed and plans are developed

**Area G 24 hour Boat and Trailer Parking Area**

*Purpose: Provide 24 hour Non-Permit required staging area for commercial trailer and boats, like area provided across from South Ramp-Baja Taco area. Not to provide standalone vehicle parking. Ramp Permit must be purchased and displayed.*

Summertime: Trailer Parking 4/2-10/30

Wintertime: Snow Dump 10/31-4/1

Summer 2013

Provide 24 hour staging area for commercial trailers and boats.

Future 1-5 years

Evaluate and make changes based on previous season’s use.

Future 6-10 years

Implement as research is completed and plans are developed

**Area H Permitted Trailer Storage Area**

*Purpose: Provide permitted trailer parking for summer season.*

Summertime: Trailer Parking 4/2-10/30

Wintertime: Snow Dump 10/31-4/1

Summer 2013

Provide permitted spaces for boat trailer parking

Future 1-5 years

Evaluate and make changes based on previous season’s use

Future 6-10 years

Implement as research is completed and plans are developed

**Area I Outbuildings**

*Purpose: Provide restrooms, waste oil / antifreeze collection area and dumpsters.*

Summertime Only: 4/2-10/30

Wintertime: Winterized 10/31-4/1

**Summer 2013**

Provide Port-A-Potty.

**Future 1-5 years**

Research outbuilding design and feasibility, including steel bollards.

Implement as research is completed and plans are developed

Evaluate and make changes based on previous season's use

**Future 6-10 years**

Implement as research is completed and plans are developed

**Area J Future Use Area**

*Purpose: Continue development of North Fill Ramp Area*

Summertime: Summer Use 4/2-10/30

Wintertime: Snow Dump 10/31-4/1

**Summer 2013**

Determine the need of future storage or other uses.

**Future 1-5 years**

Develop storage areas or other uses as needed.

Evaluate and make changes based on previous season's use

**Future 6-10 years**

Implement as research is completed and plans are developed

## **Area K Future Access**

*Purpose: Continue development of North Fill Ramp Area*

Summertime: Summer Access 4/2-10/30

Wintertime: Winter Access 10/31-4/1

### Summer 2013

Determine the need of additional or new access.

### Future 1-5 years

Evaluate and make changes based on previous season's use Develop access as needed.

### Future 6-10 years

Implement as research is completed and plans are developed

- ❖ 5 Years- Completion of maintenance area including vessel spaces with water and electricity available at each space. Continue monitoring by harbor staff to ensure proper use.
- ❖ 10 years- Maintenance to utilities as needed. Continued monitoring by harbor staff to ensure proper use.
- ❖ 20 Years- Maintenance to utilities as needed. Continued monitoring by harbor staff to ensure proper use.



