

**SPECIAL ASSEMBLY MEETING
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Meeting Minutes - February 22, 2016

MEETING NO. 2016-11: The Special Meeting of the City and Borough of Juneau Assembly in joint session with the Docks and Harbors Board, held in the Assembly Chambers of the Municipal Building, was called to order at 6:00 p.m. by Mayor Mary Becker.

I. CALL TO ORDER / ROLL CALL

Assembly Present: Mary Becker, Jamie Bursell, Loren Jones, Jesse Kiehl, Jerry Nankervis, Barbara Sheinberg, Kate Troll and Debbie White.

Assembly Absent: Maria Gladziszewski.

Docks and Harbors Board members present: Tom Donek, Chair; John Busch, Weston Eiler, and Robert Mosher.

Staff Present: Kim Kiefer, City Manager; Amy Mead, Municipal Attorney; Laurie Sica, Municipal Clerk; Bob Bartholomew, Finance Director; Rob Steedle, Community Development Director; Greg Chaney, Lands and Resources Manager, Carl Uchytel, Port Director; Gary Gillette, Port Engineer; Dave Borg, Harbormaster.

II. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Kaja Brix asked the Assembly to prohibit industrial marijuana businesses in residential areas. Jesse Kiehl asked if she had reviewed the information discussed at the Marijuana Policy Committee meeting. She referred to her hand outs to the Assembly and she acknowledged the work of the Assembly. She feels that people may not have recognized some consequences of the actions taken to date.

Wayne Carnes addressed marijuana cultivation in RR and D1. He said it was an error to allow commercial cultivation in RR and D1 areas. This use is not compatible with residential zones and is more akin to commercial and industrial zones. He asked the Assembly to amend the table of permissible uses and to put a moratorium on any permits for those areas.

Merry Ellefson spoke about the need for a plan to guide the Assembly regarding neighborhood harmony and key values in the North Douglas area. She said she had urged this for many years with many different staff and Assembly members. She asked for a moratorium on any commercial marijuana cultivation in North Douglas until such a comprehensive plan could be conducted.

Todd Boris spoke about the state regulations on marijuana and said that the Assembly had made mistakes in the rush to pass ordinances and it had an opportunity to correct errors. In Ordinance 2016-02(b) on February 8, the limit of volatile chemicals, the intent was to prohibit the use of chemicals that explode. Use of alcohol was allowed in that ordinance, but alcohol is flammable and he read the label on a container of alcohol. Another mistake was to allow commercial marijuana cultivation in a D1 residential zone and he asked the Assembly to treat all residential zoning districts the same and not discriminate against D1 residents. This use was not allowed when they bought their property.

III. AGENDA TOPICS

A. Swearing-In of New Assembly Member

Municipal Attorney Amy Mead provided the oath of office to newly appointed Assemblymember Jamie Bursell, who would fill the vacancy in the District 2 seat previously occupied by Karen Crane until October, 2016.

B. Docks and Harbors Update on Projects and Visions of the Board

Mayor Becker welcomed the Board members present from the Docks and Harbors Board.

Port Director Carl Uchtyl gave a brief overview of the operations for which the Docks and Harbors enterprise has authority and responsibility. The Board is undertaking several projects, including the Statter Harbor Master Plan. They have re-located the boatyard to the Auke Bay Loading Facility. They are pursuing funding opportunities and have updated the Master Plan for the Auke Bay area. Mr. Uchtyl showed a slide of the Statter Harbor Master Plan and explained the elements.

Mr. Uchtyl said there was an ongoing effort to do land use and strategic planning for the Downtown Harbor area and showed a slide of the Harbor areas from Norway Point to Bridge Park. There were six responses to the Planning RFP and there would be ample opportunities for public engagement. Ms. Troll asked if this plan would compliment the existing long range waterfront plan. He said that this would be a closer look at this specific area. We need to know how to build out the area, augment fisheries and business development. We are looking towards private / public partnerships for this area. They are performing a comprehensive review of their fee structure.

The board has identified a need for additional uplands in the downtown area. He spoke about the Archipelago property and said the board believes that the property should be purchased by Docks and Harbors for staging and deckover. Ms. Becker asked if the property was currently for sale and Mr. Uchtyl said yes.

Mr. Uchtyl provided a list of several projects completed by the D&H Staff, including specific projects for cruise ship dock improvements, transportation through the downtown area, safety at the Taku dock facility, and Douglas, Aurora and Harris Harbors.

He displayed a photo of the concrete floating dock pontoons that are under construction. The project was awarded to Manson Construction for a total of \$54 million, with the south berth completion in May 2016 and north berth completion in May 2017.

The Statter Harbor Launch Ramp was awarded to Miller Construction, with completion in August 2016 at a cost of \$11 million.

Douglas Harbor was at the point of awarding the new float installation - Phase I included demolition, Phase II was the dredging and capping, and Phase III was replacement for \$6.7 million, to be completed in April 2017.

Aurora Harbor Rebuild - Phase I is complete and he spoke about future phases.

The Docks and Harbors Board was approached by Bob Janes and the Juneau Ocean Center and he showed a rendering of the project with a possibility that a small boat harbor moorage could be built near the Juneau Ocean Center.

Mr. Uchytel said it would cost \$12 million per berth to electrify the new cruise ship berths. Ms. Troll asked if the current design of the dock would be sufficient to include power in the future without significant retrofitting. Mr. Uchytel said there was nothing in the current project that would prohibit installation of power at a future date. He said a study was recently done by PND regarding this topic which would be provided to the D&H Board soon.

Mr. Uchytel said the board worked with the Alaska Marine Exchange and area pilots to provide real time information on currents in the harbor. Two more current sensors will be installed.

Mr. Nankervis appreciated all the work of the Board and urged them to continue to look for ways to improve the situation for the commercial fleet to be downtown. Mr. Uchytel said they consistently sought and applied for grants and thought the master plan would aid in that effort.

Mr. Jones asked about the increased use of launch ramps and the need for parking stalls. He asked about the permit fees, the license fees for trailers and the cost of parking. Mr. Uchytel said it was true that trucks are getting heavier and boats getting lighter and they are seeing more trailering of boats. The board discussed launch ramp fees and kept it at \$90 which has been steady since 2007. This includes three trailers for that fee. We heard very loudly from users not to raise that rate.

Mr. Kiehl asked about the percentage of local workers on the downtown dock projects. Mr. Uchytel said there were very few but most of the electrical and mechanical workers were local contractors.

Mr. Kiehl asked about ideas for the Coast Guard NOAA dock downtown and the federal facility in Auke Bay and if they presented opportunities for CBJ or for working in partnership with federal agencies. Mr. Uchytel said the Coast Guard waterfront is the least used, most valuable piece of waterfront in the State of Alaska and he would like to see the possibility of moving Coast Guard operations to West Douglas explored. No studies or discussion had taken place. The NOAA facility at Auke Bay is another topic. We are currently operating in the black and infrastructure must be sustainable.

Ms. Sheinberg commented on the breadth of activities in the Docks and Harbors purview. She said she had a proposal in the mix of those that would be submitted for the downtown harbor planning and though no decisions were being made at this meeting, she wanted to alert the Assembly to that.

Ms. Troll applauded the efforts of the Docks and Harbors Board and was encouraged that the fisheries marketing was included in the long range planning

Mr. Donek said that the board had excellent staff that helped the board and he gave much credit to staff for their accomplishments.

Mayor Becker thanked the staff and members of the Docks and Harbors Board for their continued efforts on behalf of Juneau's waterfront.

IV. ADJOURNMENT

There being no further business to come before the Assembly, the meeting adjourned at 7:17 p.m.

Signed: _____
Laurie Sica, Municipal Clerk

Signed: _____
Mary E, Becker, Mayor