

CBJ DOCKS AND HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, May 31st, 2018

I. Call to Order

Mr. Simpson called the Regular Board Meeting to order at 5:00 pm in the CBJ Assembly Chambers.

II. Roll Call

The following members were present: Don Etheridge, Bob Janes, Mark Ridgway, David Seng, and Budd Simpson.

Absent: Weston Eiler, David Lowell, Robert Mosher, and Tom Donek

Also present were the following: Carl Uchtyl – Port Director, Gary Gillette – Port Engineer, Dave Borg – Harbormaster, and Mila Cosgrove – Deputy City Manager.

III. Approval of Agenda

Mr. Uchtyl recommended moving the Strategic Retreat to the end of the agenda and the Taku Fisheries flag pole project can be removed because he didn't see a representative in attendance to answer Board questions or he could talk about the project.

Mr. Simpson recommended moving the CCTHITA Cultural Immersion Center – Soil Remediation under unfinished business to #1.

MOTION By MR. ETHERIDGE: TO APPROVE THE AGENDA AS AMENDED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Approval of April 26th, 2018 Regular Board Minutes.

Hearing no objection, the April 26th, 2018 Regular Board Minutes were approved as presented.

V. Public Participation on Non-Agenda Items – None

VI. Consent Agenda

- A. Public Requests for Consent Agenda Changes – None
- B. Board Members Requests for Consent Agenda Changes – None
- C. Items of Action

1. FY18 Supplemental Harbor Budget Increase

RECOMMENDATION: TO RECOMMEND HARBOR FUND SUPPLEMENTAL INCREASE OF \$250K FOR THE FY18 APPROVED BUDGET AND FORWARD TO THE ASSEMBLY FOR APPROVAL.

MOTION By MR. ETHERIDGE: TO APPROVE THE CONSENT AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

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Motion Passed with no objection.

VII. Unfinished Business –

2, Cathodic Protection Phase III project funds transfer

Mr. Uchytel said this came to the OPS/Planning with only asking for \$200,000 but I am now asking for \$250K. The Engineers estimate for this project is \$181,000. The extra funds will be put in the fund and be there if needed. It will alleviate another ask of the Assembly to transfer funds if they are needed.

Board Questions- None

Public Comment-None

Board Discussion/Action

MOTION By MR. ETHERIDGE: TO RECOMMEND \$250K TRANSFER FROM THE CRUISE SHIP BERTH PROJECT (H51-101) TO THE DOCK CATHODIC PROTECTION PROJECT (H51-104) AND FORWARD TO THE ASSEMBLY FOR APPROVAL AND ASK FOR UNANIMOUS CONSENT.

Motion passed with no objection

1. CCTHITA Cultural Immersion Center – Soil Remediation

Mr. Uchytel said in the packet is a letter to the Board with a recommendation to negotiate a payment plan to compensate CCTHITA for hiring NORTECH to remediate the soil at 4400 Thane Road. Also in the packet is a cost estimate from NORTECH. Emily Edenshaw with CCTHITA is here tonight to answer any questions.

Board Questions-

Mr. Ridgway asked if this release has been reported to the State?

Ms. Edenshaw said she is the Director of Business and Economic Development for Tlingit and Haida. She said they have been in contact with ADEC. She has been careful with how this is worded with it being a fuel release and not a spill. She has been in contact with NORTECH and they are drafting a letter with their recommendation to close the site as is so we will not have to go the excavation route. Tlingit and Haida is hopeful NORTECH's letter and recommendation is approved by ADEC.

Mr. Ridgway recommended for Docks & Harbors to be involved in terms of potential liability.

Mr. Simpson asked if Tlingit and Haida was not the tenant on this site, the release would still be there and as the owner Docks & Harbors would be responsible.

Mr. Uchytel said he is not sure but the owner usually pays. He wanted to make sure the Board was aware that the exposure to Docks & Harbors could be zero if ADEC closes the site.

Ms. Edenshaw said there will be some minimal costs with drafting the letter and administrative costs. The best case scenario is \$1,500 and the worst case scenario is \$10,763. If we have to go the excavation route they put forth suggestions to look internally to see if Tlingit and Haida

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or Docks & Harbors has an excavation crew. Ms. Edenshaw said Tlingit and Haida is deeply committed to this project and is the top priority for the tribe and would like to see this project move forward.

Mr. Seng asked what is meant by the term “to close the site”?

Ms. Edenshaw said her understanding is rather than excavating the soil, getting the go ahead that we have notified ADEC and followed the process and because the release is so minimal it would not require the excavation and we can move forward with the demolition of the Ore House. Our goal for this summer was to burn the building, with a burn plan submitted to Mr. Uchytal and Board for prior approval. Once that is approved to move forward, we have already met with the Juneau Fire Department and a internal crew at Tlingit and Haida to identify the best way to move forward with that.

Mr. Ridgway asked Mr. Uchytal if he read the Phase I Environmental Site Assessment (ESA)?

Mr. Uchytal said he reviewed it but did not read page by page.

Mr. Ridgway said he believes the plan was to remove the old foundation and there could be more contaminates found because of the floor drains. It will be important for Docks & Harbors to receive written confirmation from the State regulatory body. He understands there are two paths. One being making an assessment of the risk the impacted soil presents and accept that risk and leave it or go the excavation route because too much risk. It sound NORTEC has chosen to leave the soil in place.

Ms. Edenshaw said her understanding is due to the minimal amount of contamination NORTECH will put forth the recommendation to leave the soil. In terms of the foundation removal, that is in the plan. NORTECH will figure out if a phase III is needed. Phase I and II environmental assessment is something the tribe has decided to take upon to advance the project and all of the costs associated with that will be provided by the tribe.

Mr. Ridgway asked if the Septic System was going to be removed as well?

Ms. Edenshaw said the current septic system needs to be updated. It can be used as a place holder right now, but for the main project, we need a new septic tank.

Public Comment-None

Board Discussion/Action

MOTION By MR. ETHERIDGE: TO COMPENSATE CCTHITA FOR SOIL REMEDIATION AT 4400 THANE ROAD NOT TO EXCEED \$10,763 AND ASK UNANIMOUS CONSENT.

Motion passed no objection

2. Strategic Planning Efforts continued from May 30th – (Moved to the end of the meeting, started at 5:52 pm).

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Mila Cosgrove was the facilitator to help with categorization of the projects and had the Board members conduct a voting exercise for prioritization.

Mr. Uchytel said he used the project list from last year's strategic meeting and bolded new projects, struck out completed projects and red lined staff recommendations. From that he made a new list which was broke down into Harbor projects/Docks projects/Staff recommendations and Potential planning efforts.

Board Discussion/Action

The Board members discussed all the projects and broke down into short term and long term needs and short term and long term wants. The short term and long term needs were not prioritized but the short term and long term wants were voted on for prioritization.

Definitions for a project to fall under a need or a want.

Need – Critical to keeping existing facilities operational

Want – Good Project to move forward

Mr. Ridgway suggested staff look into the Douglas Harbor Landscaping and paving and do in phases or something that is less than \$750K.

The Board discussed the Wayside Float dredging to be dredged the same time as the Aurora and Harris Harbor Maintenance dredging.

Mr. Uchytel said the Wayside dredging would not be an add on to the above dredging but if we had the money and commitment we would make sure when the Corps came to dredge they would know this was another dredging opportunity and we could save on the mobilization cost.

Mr. Janes recommended putting a task force group together to look at opportunities for the Auke Bay Marine Station and see how the Hagmeier property might fit in and how it could be essential to future plans.

Discussion continued on the different projects.

7:17 Break

7:26 Return

Project prioritization for the short term and long term wants was determined from the voting exercise as follows;

Short Term Needs (2 years)

Downtown Harbor Zinc Anodes

Harbor-wide Pump-out Improvements

Cathodic Protection Phase III

New Visitors Center Kiosk

Aurora Harbor Phase III

Auke Bay Marine Station – UAS Cost Sharing Agreement

Statter Harbor Phase III

Statter Harbor Breakwater Deckover

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National Guard Float Improvements
Dock Security Booths
Guard Rail on old wharf section

Long Term Needs (2 + year)

Harbormaster Office
Waterfront & Underwater Inspections

Short Term Wants

#1 Downtown Marine Service Expansion (9 votes)
#2 Downtown Bus Staging & Deckover (7 votes)
#3 Auke Bay Marine Station/Hagmeier property Procurement (6 votes)
#4 Juneau Marine Fisheries Terminal (5 votes)
#5 Dredging Wayside Float (2 votes)
#6 Auke Bay Wave Attenuator (1 vote)
Beneficial use Aurora/Harris Harbor Maintenance Dredging (0 votes)
Amalga Harbor Fish Cleaning Station (0 votes)
North Douglas Lighting (0 votes)
Aurora A6/A8 Dredging (0 votes)

Long Term Wants

#1 Statter Harbor Phase IV (11 votes)
#2 Auke Bay Net Float (8 votes)
#3 Small Cruise Ship Berth Project (5 votes)
#4 Douglas Harbor landscaping (4 votes)
#5 Statter/Auke Bay Marine Station Elevated Bay Walk (2 votes)
Harris /Aurora Security Cameras (0 votes)
ABLF Breakwater (0 votes)
Safety Ladders (0 votes)

Mr. Gillette said the list should be looked at as a plan and plans change due to funding opportunities.

Mr. Ridgway said the Board trusts the staff to make good opportunistic decisions with resources.

Mr. Ridgway asked what staff will need from the Board to be able to move forward with the identified projects.

Mr. Uchytel said the Strategic Retreat efforts will continue June 8th at noon.

NO MOTION

VIII. New Business –

1. Auke Bay Marine Station CIP funds transfer

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Mr. Uchytel said earlier this winter \$200,000 was taken out of Harbors fund balance to put in a CIP to help with maintenance issues as well as build a float extension at the Auke Bay Marine Station. Docks & Harbors Engineer part time employee Harold Moeser put together the design and provided the engineers estimate for this project. He estimated \$158,000 and Trucano was the low bidder at \$202,000. Currently there is \$172,000 left in the CIP and we would like to move \$50,000 from the Harris Harbor Restrooms to the Auke Bay Marine Station CIP so the bid to Trucano can be awarded.

Board Questions -

Mr. Janes asked if the float extension is a practicle design for the growth at the Auke Bay Marine Station?

Mr. Uchytel said the float was designed to last for many years. Docks & Harbors has owned the poly tubs and they were stored at the Little Rock Dump for many years. Staff was waiting for the best opportunity to use these poly tubs and this project worked. Once a wave attenuator is built, this float can be moved and repurposed. The float was designed to use pilings but to get it installed this year we are anchoring it.

Public Comment-None

Board Discussion/Action

MOTION By MR. ETHERIDGE: TO RECOMMEND \$50,000 FROM HARRIS HARBOR RESTROOMS CAPITAL IMPROVEMENTS PROJECT (H51-115) TO THE ABMS MAINTENANCE AND IMPROVEMENTS CAPITAL PROJECT (H51-117) AND FORWARD TO THE ASSEMBLY FOR APPROVAL AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

2. Bid Award Auke Bay Marine Station Float Extension (DH18-068)

Mr. Gillette said yesterday the bids were opened for the Auke Bay Marine Station float extension. Trucano's bid was \$202,700 and Silver Bow's bid was \$292,000. This will go in front of the Assemly on Monday for approval and if approved allow the project to move forward quickly.

Board Questions – None

Public Comment – None

Board Discussion/Action

MOTION By MR. ETHERIDGE: TO AWARD THE AUKE BAY MARINE STATION FLOAT EXTENSION PROJECT O TRUCANO CONSTRUCTION FOR \$202,700 AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

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IX. Items for Information/Discussion

1. Taku Fisheries Flag Pole project

Mr. Uchytel said Taku Smokeries wants to install a 75' flag pole with a 18 x 12 flag on the dolphin closest to the Ice house at Taku Smokeries. He wanted the representatives to attend to talk about the project. Mr. Uchytel said he still needs to figure out specifics and if this will be a lease.

Board Discussion/Public Comment –

Mr. Ridgway asked if a 75' pole coming off a dolphin would work?

Mr. Gillette said they have hired an Engineer to look into those specifics.

Mr. Etheridge asked if there was concern for the moorage of the cruise ships?

Mr. Gillette said the dolphin they want to purpose is not used anymore.

Mr. Uchytel said Don Beard with Tetra Tech is Taku Smokeries Engineer working on the flag pole project. He said his understanding of the project is they are wanting to remove the dolphin and fill the center pile with sand and material and install the flag pole inside the pile.

Mr. Simpson asked if they will fly the flag 24/7?

Mr. Uchytel said from May to September only but this has only been requested verbally and he still needs a written proposal.

X. Committee and Member Reports

1. Operations/Planning Committee Meeting- Wednesday May 23rd, 2018 – No Report

2. Member Reports – No Report

3. Assembly Lands Committee Liaison Report- No Report

4. Auke Bay Steering Committee Liaison Report- No Report

XI. Port Engineer's Report –

Mr. Gillette said his report was a separate hand out. He said we are moving forward with our relationship with Morris Communication on the Archipelago project. Representatives will be here next week for meetings.

XII. Harbormaster's Report –

Mr. Borg reported;

- He is monitoring the Lumberman
- He had a gentleman come into the office today who owns a 34' sailboat and has had it in the harbor for 18 years without insurance so he has been paying the \$.25 per foot vessel disposal fee. This is more of a fine for not having insurance. The boat owner wanted to know how to set up the disposal of this vessel on this program? Mr. Borg explained the disposal fee and how it worked but the individual wanted the Harbormaster to bring it up

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to the Board to entertain Docks & Harbors disposing of his vessel because he has paid the disposal fee all these years. Mr. Borg said he did the math and the boat owner has paid \$8.50 per month/\$108.00 per year/Approx \$1,800.00 for the 18 years. Disposal of a 34' vessel using our term contractor pulling it out of the water and crushing it is \$3,500 and then there is the dump fee of \$.25 per pound. Total is \$4,500 to \$5,000 per vessel. Mr. Borg said the vessel disposal fee regulation needs to be changed.

Mr. Simpson recommended bringing the whole regulation/policy and name change for the vessel disposal fee to the next OPS/Planning Committee meeting.

Mr. Ridgway asked Mr. Borg to see if the individual would write a letter to the Board.

Mr. Etheridge said when this was originally set up, the plan was to add money to a fund to pay for vessel disposal of the vessels we get stuck with but not to reimburse someone getting rid of their vessel.

XIII. Port Director's Report

Mr. Uchytel said Morris Communication is coming to town next week. He wanted to facilitate a meeting and is proposing June 8th at Noon and he believes we will have a quorum.

Mr. Simpson said there is consensus.

Mr. Uchytel said staff will set this up.

Mr. Uchytel said Trucano Construction will mobilize to Taku Harbor on Monday and hopefully be finished in a week.

XIV. Assembly Liaison Report – None

XV. Board Administrative Matters

- a. Ops/Planning Committee Meeting – Wednesday June 20th, 2018 at 5:00pm
- b. Board Meeting – Thursday, June 28th, 2018 at 5:00pm
- c. Special Board Meeting – Friday June 8th at Noon

XVI. Adjournment – The regular Board Meeting adjourned at 7:51 pm.