

CBJ DOCKS AND HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, August 31st 2017

I. Call to Order

Mr. Donek called the Regular Board Meeting to order at 5:01 pm in the Assembly Chambers.

II. Roll Call

The following members were present: Weston Eiler, Don Etheridge, Bob Janes, David Lowell, Robert Mosher, Mark Ridgway, David Seng, and Tom Donek.

Absent: Budd Simpson

Also present were the following: Carl Uchtyl – Port Director, Matthew Creswell – Harbor Operations Manager, Erich Schaal – Deputy Port Engineer, and Mary Becker – Assembly Liaison.

III. Approval of Agenda

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

Motion passed with no objection.

IV. Minutes from the July 27th, 2017 Regular Board Minutes.

Hearing no objection, the July 27th, 2017 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 for Action

1. FY17 Docks Enterprise Supplemental Appropriation

RECOMMENDATION: THAT THE ASSEMBLY APPROVE A FY2017 DOCKS ENTERPRISE SUPPLEMENTAL APPROPRIATION FOR \$176,400.

2. ADOT & PF Land Disposal and Easement Requests

RECOMMENDATION: THAT THE BOARD DEFER TO THE EFFORTS BY CBJ LANDS & RESOURCES DIVISION IN THE DISPOSAL OF DOCKS & HARBORS MANAGED LANDS WHICH ARE CONTAINED IN THE FRACTION OF LOT 3, USS 3566 AND FOR GRANTING 8 PERMANENT EASEMENTS AND 10 TEMPORARY CONSTRUCTION EASEMENTS TO THE DOT&PF NECESSARY FOR THE 10TH STREET TO SEWARD STREET RECONSTRUCTION PROJECT

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

Motion passed with no objection

VII. Unfinished Business-

1. Public Hearing for Regulation Changes amending the Docks & Harbors Shorepower Access Fee (05 CBJAC 30.010)

Mr. Uchytel said this was brought forward from the comprehensive fee review. The change updates daily electrical fees throughout the Harbor. The current fees have not been updated since 2010. The new fees are based on 80% of the maximum draw for a 24 hour period. The Committee elected not to make any changes to the monthly fees. Staff received one email from Mr. Clayton Dale who recommended to not make any changes to the daily rate.

Board Questions- None

Public Comment- None

Board Discussion/Action

Mr. Seng asked to clarify the 80% max draw use to determine the rate? He said in looking at the rate increase for all the daily rates the percentages of rate increases are all different.

Mr. Uchytel said the 2010 rates were probably more arbitrary than mathematically calculated. He is not totally sure why they are so varied. The current proposed rates staff tried to use a more deliberate approach.

MOTION By MR. SENG: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGES AMENDING THE SHOREPOWER ACCESS FEES AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

VIII. Items for Information/Discussion

1. Lucy – Asset Management Program

Presentation by Erich Schaal

Mr. Uchytel said Erich Schaal is the Deputy Port Engineer. He will give a presentation on Docks & Harbors Lucy program. This program is still new and what we are trying to do is be more intentional on how we maintain our facilities. A few years ago there was not a planned maintenance schedule. He said we are recapitalizing all of our Harbors and we need to have a preventative maintenance schedule. We need to capture what systems fail as well as the costs to maintain a certain system/Harbor in material as well as personnel. Mr. Schaal will show that we are trying to manage our facilities in a much more coherent manner than we have in previous years.

Mr. Schaal said this maintenance management program is a portion of an overall enterprise asset management program. It is basically so the leaders can manage with data to plan years into the future and understand what state their assets are in and make long term decisions that will optimize their facilities. If you don't know what your daily maintenance needs or costs are you

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can't make long term decisions. Mr. Schaal provided a presentation of the Lucity program and how it works for Docks & Harbors.

Board Discussion/Public Comment –

Mr. Ridgway asked if Docks & Harbors assets have been valued to know replacement value for each asset?

Mr. Schaal said that has not been completed yet, but intends to do that.

Mr. Ridgway asked if this program allows you to prioritize one asset or maintenance of one asset over another?

Mr. Schaal said yes, when setting up the preventative maintenance you can choose your priority.

Mr. Ridgway asked if the Board would have access to this program?

Mr. Schaal said Board member access has not been discussed and not really sure what access would be useful. Staff can provide reports with requested information.

Mr. Janes asked if the program accounts for the time that staff is putting into the data entry? Is there a graph that shows that?

Mr. Schaal said it logs data that shows entry and when changes were made. He will look into that reporting.

Mr. Seng asked as the supervisors are entering time and cost, is this program causing a double entry where someone enters this in Lucity and also in the CBJ time entry system? Is there any opportunities for integration between time keeping and Lucity with data coming in or out?

Mr. Schaal said the current program used by CBJ would not couple with Lucity in that way. The entry of an employees time is really a small portion of the data we collect. We don't want staff to spend time keeping track of their time but be very specific and keep the data clean on the work that has been completed for protecting future failures.

Mr. Seng said he questioned this for data accuracy. What if the time put into Lucity and CBJ time entry don't match? He also asked if there was a plan to have the public have capabilities to report a problem online or have a mobile app?

Mr. Schaal said yes Lucity has a public portal, but we have not moved toward that option yet.

Mr. Uchytel said this program is still very new to Docks & Harbors. There is lots of capacity for this program and staff is still being trained.

Mr. Etheridge asked how the preventative maintenance is set up through this program to tell you when to look at a maintenance item?

Mr. Schaal said staff populates the maintenance schedule and the program will send out a reminder from that schedule.

Mr. Eiler asked how widely management wants to deploy this? How does this differ from what is currently tracked?

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Mr. Uchytel said one of the things that determined this was needed was the comprehensive fee review process which the Board asked the questions of operation costs for specific areas under Docks & Harbors management and he had no specific data just estimated costs. Previously there was nothing tracked and things ran to failure. This program is a systematic approach to maintaining our facilities and also uploads O & M manuals that will now be all in one location.

Mr. Janes asked the cost for the Lucity program annually?

Mr. Schaal said the initial purchase was \$30,000 which included licenses and 4 modules to get started. There is a \$4,000 annual subscription cost.

Mr. Seng asked where the data is being held? Is it City server or the cloud?

Mr. Schaal said City servers.

Mr. Ridgway asked if the long range goal for this program is for recapitalization and would the Board be involved with that?

Mr. Schaal said yes.

IX. Committee and Member Reports

1. Operations/Planning Committee Meeting- August 23rd, 2017

Mr. Donek reported that everything the Committee discussed was heard here tonight as well as a lot of information items.

2. Finance Committee Meeting –CANCELLED

3. Member Reports- Mr. Eiler reported Mr. Bonnet passed away this last month. His memorial service is tomorrow evening at the Yacht Club.

4. Assembly Lands Committee Liaison Report- Mr. Eiler said the Lands Committee met briefly and discussed the North Douglas pioneer road. There was left over funds and they discussed extending it a little further than originally anticipated.

5. Auke Bay Steering Committee Liaison Report – Mr. Janes said nothing formal to report. He was asked what the status of the speed buoy is in Auke Bay?

Mr. Uchytel said the buoy is actually on State tidelands. Staff has tried to deal with wakes and impose speed restrictions through TBMP.

Mr. Janes said the members of TBMP have been focused on the buoy, routing and TBMP self monitoring. He does not see moving the buoy out will make a difference on the wakes in Auke Bay. He said most operators are following the speed and route suggested by TBMP.

Mr. Uchytel said Mr. Erickson with Alaska Glacier Seafood (AGS) has expressed interest in getting involved with helping to control the wakes at Auke Bay because it is causing issues at AGS.

Mr. Janes asked if Mr. Erickson has looked into a floating breakwater in front of his facility and can that be combined with a net float?

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Mr. Uchytel said there is a bridge project that has surplus floating pontoons. If the Board identifies this as a priority staff could move forward on this.

Mr. Janes said he believes this is a priority especially with the possibility of getting discounted docks.

Mr. Donek suggested to put it on the OPS/Planning Committee agenda.

X. Port Engineer's Report

Mr. Schaal said Mr. Gillette's written report is in the packet. He reported;

- The artwork for the cruise ship dock is almost completely fabricated and they are preparing it for shipment. It is expected to arrive in Juneau in September and installation should only take a few days.
- Aurora Harbor Phase II fabrication has started and the contractor is preparing their barge in Ketchikan. The barge will arrive in the middle of October. Staff has been working with the Boat Shelter owners to get ready for the move. They need to vacate their shelters by Monday September 19th.
- Staff is working with our term contractor on a repair at the breakwater in Statter Harbor that is 1,000' long and made up of four sections. At each connection, there are rubber energy bushings that are bolted to both sides and staff found last weekend that one side of the second and third module joint bolts have sheared off.

Mr. Janes asked if staff has received a disposal plan from CCHITA for razing the old thane ore house building?

Mr. Uchytel said no. He did receive a call from Myrna Gardner about squatters on the property and she was told that is an issue CCHITA needs to deal with.

Mr. Janes asked if they were given a time line to submit the disposal plan?

Mr. Uchytel said no.

XI. Harbormaster's Report

Mr. Creswell reported;

- Last official day for seasonal staff is October 1st.
- Staff is getting the word out about the new sewage regulation.
- Working on a Harris Harbor water leak.
- Fishing traffic has slowed down significantly.
- Moving boats out of Aurora Harbor for the phase II work. Dennis Holloway has done an outstanding job to get the boats moved. On target and tracking to get the boats moved in time for the construction.
- Staff held the second live-aboard meeting facilitated by Robert Barr at the Yacht Club. Officer Colon with JPD approached him and wanted to give a presentation which was originally thought as a great thing. The presentation ran a little long and took us off the topic's on our agenda but he passed along a lot of good information. Some took it well and

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others not so well. Staff will keep pushing forward on the topics of concern from the live-boards. Next meeting will be sometime in October.

Mr. Eiler said one of the improvements for the seasonal staff was more customer service training and Docks & Harbors did have a customer service training session early on in the year and wanted to know how management sees the improvement in customer service?

Mr. Creswell said the results from the last cultural survey customer service continues to improve.

Mr. Uchytel said the cultural survey is a survey that CBJ does every year in April which is when the seasonal staff return. Because of the timing of the survey, Docks & Harbors requested to do another survey in the fall after a full season. Since Mr. Creswell started the survey numbers have increased and he said he would be happy to share the results with the Board.

XII. Port Director's Report

Mr. Uchytel reported;

- The urban plan meeting on Tuesday went well and the next meeting is Wednesday.
- At the Mayor's request he has been engaging Fish & Game, NOAA, and Coast Guard trying to do some waterfront coordination with the idea that Docks & Harbors has areas of interest at the Auke Bay Marine station for them and they have areas of interest for Docks & Harbors downtown.
- Staff should have the Auke Bay Marine Stations Quit Claim Deed sometime in November.
- He will be meeting with Connie McKenzie from Senator Sullivan's staff to be put on the FY18 Federal budget designation of a new start for the Auke Bay floating attenuator.
- At the invitation of Senator Sullivan, he attended a luncheon in Anchorage where he was able to speak about the TIGER Grant funding for three projects.
- Mr. Schaal has been working on the Tier II Harbor grant application for the zinc anodes for Harris and Douglas and will deliver it tomorrow to DOT.
- Mr. Uchytel said he just recently found out that when Harris Harbor needs to be rebuilt there is still available a \$5M Tier 1 grant opportunity.
- He will be out of office several different times in September and will not be attending the September 20th OPS/Planning meeting.

XIII. Assembly Liaison Report –

Ms. Becker reported

- The extension for the North Douglas road was approved through the Assembly. Construction could start spring of 2018.
- The Assembly voted no to the hotel tax.
- DOT is making street changes from 10th to Main. They will decrease the street size from 12' to 11' and add a bike path.
- The Merchants Wharf retaining wall will be repaired.
- The dedication of the Whale at Overstreet Park happened last Saturday.

XIV. Board Administrative Matters

- a. Ops/Planning Committee Meeting – Wednesday, September 20th, 2017.

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- b. Finance Committee Meeting – Cancelled
- c. Board Meeting – Thursday, September 28th.

XV. Executive Session

- 1. Discussion of Personnel Matters relating to the Port Director's Evaluation

MOTION By MR. ETHERIDGE: MOVE TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSION ON THE PORT DIRECTORS EVALUATION AT 6:14PM AND ASK UNANIMOUS CONSENT.

MOTION By MR. EHTERIDGE: RETURN FROM EXECUTIVE SESSION AT 6:28PM.

XVI. Adjournment – The regular Board Meeting adjourned at 6:28 pm.