

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, June 22nd, 2017

- I. Call to Order** (5:00 p.m. in the CBJ Conference Room 224)
- II. Roll** (John Bush, Weston Eiler, Bob Janes, David Lowell, Robert Mosher, David Seng, David Summers, Budd Simpson, and Tom Donek)

III. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

- IV. Approval of May 13th, 2017 Strategic Retreat Minutes, and May 25th, 2017 Board minutes.**
- V. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time).

VI. Consent Agenda

- A. Public Requests for Consent Agenda Changes
- B. Board Members Requests for Consent Agenda Changes
- C. Items for Action

- 1. Bid Award – Cruise Ship Berth Safety Improvement Project

RECOMMENDATION: THAT THE ASSEMBLY AWARD A CONSTRUCTION CONTRACT TO ALASKA COMMERCIAL CONTRACTORS IN THE AMOUNT OF \$364,900 FOR CRUISE SHIP BERTH SAFETY IMPROVEMENTS.

- 2. Affirmation of the 2004 Long Range Water Front Plan – Area B (Subport)

RECOMMENDATION: THAT THE DOCKS & HARBORS BOARD REAFFIRMS ITS SUPPORT OF A GOLD CREEK-LIKE MARINA CONSISTENT WITH THE 2004 LONG RANGE WATERFRONT PLAN.

MOTION: TO APPROVE THE CONSENT AGENDA AS PRESENTED.

VII. Unfinished Business - None

VIII. New Business - None

IX. Items for Information/Discussion

- 1. Transportation Network Companies (TNCs) Update

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Presentation by Port Director

Board Discussion/Public Comment

2. Statter Harbor Phase III – Fuel Float
Presentation by the Port Director

Board Discussion/Public Comment

X. Committee and Member Reports

1. Operations/Planning Committee Meeting- Wednesday, June 21st, 2017
2. ~~Finance Committee Meeting – Thursday, June 22nd, 2017~~ CANCELLED
3. Member Reports
4. Assembly Lands Committee Liaison Report
5. Auke Bay Steering Committee Liaison Report

XI. Port Engineer's Report

XII. Harbormaster's Report

XIII. Port Director's Report

XIV. Assembly Liaison Report

XV. Board Administrative Matters

- a. Ops/Planning Committee Meeting – Wednesday, July 19th, 2017 at 5:00pm
- b. Finance Committee Meeting – Thursday, July 20th, 2017 at 5:00pm
- c. Board Meeting – Thursday, July 27th, 2017 at 5:00pm

XVII. Adjournment

CBJ Docks and Harbors Board
Strategic Retreat Minutes
Saturday May 13th 2017

I. Call to Order – Mr. Donek called the meeting to order at 9:10am in the CBJ Assembly Chambers.

II. Roll Call -

The following members were present: John Bush, Weston Eiler, Bob Janes, David Lowell, David Seng, David Summers, Budd Simpson, and Tom Donek)

Absent – Robert Mosher

Also Present were the following: Carl Uchytel – Port Director, Gary Gillette – Port Engineer, David Borg – Harbormaster, Teena Larson – Administrative Officer, and Mila Cosgrove – Deputy City Manager.

III. Approval of Agenda

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

Motion passed with no objection.

IV. Public Participation on Non-Agenda Items (not to exceed five minutes per person, or twenty minutes total time) - None

V. Prioritization of Future Docks & Harbors Projects

Mr. Uchytel said the list in the packet is just a list and not prioritized.

Mr. Gillette talked about all the items on the list. Ms. Cosgrove helped the Board determine what projects are needed and what projects are wanted. The Board had much discussion on all the items on the list. The priority was decided as follows:

Projects currently in process

Archipelago/Waterfront/Design Planning
Statter Harbor Breakwater Feasibility
Statter Harbor Phase III
Miscellaneous 16B Improvements
Little Rock Dump Study

Marine Passenger Funds project priority list

1-Cathodic Protection Phase II
2-Archipelago Lot Procurement
3-Small Cruise Ship Berths
4-Seawalk Guard Rails

5-Electrification Cruise Ship Berths

Short Term Project Needs

- 1 – Statter Harbor Breakwater Deck Over (\$100K)
- 2 – Taku Harbor Pile Jacking (\$200K)
- 3 – Waterfront & Underwater Inspections (\$100K)
- 4 – Archipelago/waterfront planning (\$150K)

Future Projects priority Needs

- 1 – Downtown Harbors Zinc Anodes (10 votes)
 - 2 – Aurora Phase III (8 votes)
 - 3 – Harbor Office Replacement (6)
 - 3 – ABMS Design (6)
 - 5 – Taku Harbor Stockade Point & Walkway (2)
- The Dredging Wayside float received 0 votes
Beneficial Use Aurora/Harris Maintenance dredging received 1 vote

Short Term Project Wants

- 1 – Harris/Aurora/Douglas Security (\$100K)
- 1 – Dredge Aurora Slip A6/A8 (\$400K)
- 3 – Lighting N. Douglas (\$60K)
- 4 – Harris Harbor Bathrooms (\$175K)
- 5 – Auke Bay Net Float (\$200K)

Future Projects priority wants

- 1 – Douglas Harbor Paving/Landscaping (5 votes)
- 2 – Statter Harbor Phase IV (4 votes)
- 2 – Port Office Relocation (4 votes)
- 3 – Downtown Marine Services Expansion (3 votes)
- 3 – ABMS/Hagmeier Procurement (3 votes)
- 4 – Statter/ABMS Seawalk (2 votes)

Other Docks & Harbors Staff priority efforts

Seawalk MOA
Scheduling of ships @ City Docks
Maximize Funds - Tideland leases
Develop land use & marketing plan
Support/Mayflower Island
Title 85 Review & Clean up
Harbor Sanitation

The committee asked Mr. Gillette to bring a plan for N. Douglas to the next OPS meeting.

Mr. Eiler recommended to have a Committee of the Whole review title 85.

Mr. Simpson recommended splitting the Douglas paving/landscaping into two phases.

The Committee requested to bring the 1% sales tax recommendations to a future OPS/Planning meeting.

VI. Board Members recruitment/appointment procedures to meet Docks & Harbors specific/unique needs.

Mr. Uchytel said this is being brought forward from Assemblyman Loren Jones. This project will help the Assembly better identify the skills needed to meet each Boards specific/unique needs. The Board is asked to discuss this topic over the next few months and respond to Mr. Jones Enterprise Board appointment process document. The goal for this work would be to implement these new recruitment/appointment procedures sometime after the June/July 2017 enterprise board appointment process.

VII. Adjournment – The Strategic Retreat meeting adjourned at 2:45pm.

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I. Call to Order

Mr. Donek called the Regular Board Meeting to order at 5:06 pm in the CBJ Room 224.

II. Roll Call

The following members were present: John Bush(arrived at 5:10pm), Weston Eiler, Bob Janes(via phone 5:06pm), David Seng, David Summers, and Budd Simpson.

Absent: David Lowell, Robert Mosher, and Tom Donek.

Also present were the following: Carl Uchtyl – Port Director, Gary Gillete – Port Engineer, David Borg – Harbormaster, and Mary Becker – Assembly Liaison.

III. Approval of Agenda

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

Motion passed with no objection.

IV. Minutes from the March 30th, 2017 and April 27th, 2017 Regular Board Minutes and May 13th, 2017 Strategic Retreat Minutes.

Mr. Eiler found a misspelled name in the March 30th Board minutes page 5. The correct spelling for Kris Diamond, should be Dimond.

The Board requested more time to look over the Strategic Retreat Minutes and recommended to bring back to the next Board meeting for approval.

V. Public Participation on Non-Agenda Items – None

VI. Consent Agenda - None

VII. Unfinished Business- None

VIII. New Business -

1.Transportation Network Companies (TNC)

Mr. Uchtyl said yesterday he had a meeting with the City Manager, the City Lobbyist and the Chief of Police and the message from that meeting is that TNC's are going to be in Juneau on June 9th. It is not prudent to wait and see if things will work out. He would like authority from the Board to work with TNC's and come up with some kind of an agreement to make the additional vehicle challenge less chaotic as possible. Mr. Uchtyl said part of his concern is when they show up we only have one street in and one street out on South Franklin street and it is just going to add more congestion. He is recommending that he be allowed to work with the Operations Manager's of the two TNC know entities and try to come up with Tourism Best Management Practices or something that will eliminate a lot more traffic trolling south franklin street. He engaged Mr. Green as AJ Dock representative and Mr. Day as Princess Dock representative to suggest that we

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all work together to have a plan in place for the TNC's. Mr. Uchytel showed on a map an area in the Columbia lot that has a taxi drop off/pick up only lane. He said with talking with the Harbormaster they would like to suggest for the TNC's to use this lane, but he is unsure if this will be enough room for them. Other options would be the B-zone at the Red Dog Saloon or along the Brick Yard where the B-zone is along the street. He wanted to engage the TNC's early to protect the interest of the loading zone permit holders, the Taxi's and the TNC's. He suggests to have a reasonable fee for the TNC's to use Docks & Harbors managed lots, but not to allow them to have a B-zone permit because their operations are a quick pick up and drop off. We can regulate the TNC's by adding regulation, but realistically the regulation would probably not be in place until after the summer season is over.

Board Questions

Mr. Eiler said he wanted it put on record that he works for the State Legislature and he was involved in crafting and putting together the TNC legislation. He talked to Department of Law and he does not have a material or financial interest so he does not have a conflict of interest in this topic.

Mr. Summers said in reading the legislation, he asked if Docks & Harbors has the authority to do anything on public land?

Mr. Uchytel said Mr. Jardell assured him that Docks & Harbors can regulate the TNC's on our managed lots. The TNC's want to make this work and not upset the local community.

Mr. Simpson asked if there is a point of contact for the TNC's?

Mr. Uchytel said the City Manager has it. There is a regional manager for both the known TNC's that we can engage to work on an agreement.

Mr. Simpson asked if that person has the ability to lay out rules for all the drivers?

Mr. Uchytel said he believes that is correct.

Public Comment-

Kirby Day, Juneau, AK

He suggested to have it work like the airports have in place currently. We want them to be successful and also have it work for all involved downtown. He suggested to bring them into the TBMP process and explain to them what TBMP is about and how it works. A lot of the drivers are local so they should know how things work in Juneau.

Mr. Uchytel said some airports demand an entrance fee anytime a TNC comes to pickup or drop off a customer. This may be a way to try to regulate and make them pay something to protect the Taxi's financial interest as well.

Mr. Simpson asked if it is feasible to charge them each time they go in or out of our facilities? He thought it would be easier to have a one time fee.

Mr. Uchytel said with a TNC's App on their phone, and they agree to the surcharge, he doesn't see it difficult to do. He said another piece of information is that the Forest Service will not allow the TNC's to go to the glacier until 2020 at the earliest which is when they can apply for a permit.

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Board Discussion/Action

Mr. Summers asked what kind of push back is being anticipated?

Mr. Uchytel said he is hoping to get ahead of friction with engaging early.

Ms. Becker asked if the City Manager was going to be involved with the discussions with the TNC's?

Mr. Uchytel said the City Manager was involved in the meeting yesterday. Mr. Uchytel said he can only manage what he has authority over, but he suggested to allocate a staging area for the TNC's in the outside parking area called the "Shoppers Lot" by the new parking garage.

Mr. Janes said he wants to make sure the fee for the TNC's is comparable to the Taxi's fees to go into our lots for equality. He said TBMP has always been the best instrument to control operations on South Franklin street and would like Kirby Day involved in the meetings for the TNC operations.

Mr. Uchytel said his preference is to not use the B-zone fee structure for the TNC's.

Mr. Summers commented that one of the reasons the legislation for the TNC's passed is the problematic nature of the taxi's with being over priced and don't provide a good service. The idea to charge TNC's the same price or treat the same as the taxi's isn't a good approach overall. One of the reasons they are popular in other countries is because they don't operate as a taxi. He doesn't feel a need to defend the taxi operators position at all because the taxi operators have failed their customers and their customers have spoken loud and clear to the legislature is why this passed. He said the taxi fees charged by Docks & Harbors have been too low and for a long time. The idea of a ride sharing company is suppose to be less emissions and more people using less vehicles and a better experience for the consumer. He agrees the fees should be consistent with the area, he doesn't want them compared to a taxi and sees them better than a taxi.

Mr. Bush said the TNC's could be told that the area to pick up or drop off customers can be in the Columbia lot in the taxi pick up or drop off area instead of people hailing them down from Franklin street.

Mr. Uchytel said his understanding is that the TNC's can be told where their stand is at a certain location so all TNC drivers know that is where the drop off and pick up area is.

Mr. Janes left the meeting at 5:35pm.

MOTION By MR. EILER: FOR THE BOARD TO AUTHORIZE THE PORT DIRECTOR TO BEGIN NEGOTIATIONS WITH ANTICIPATED TNC'S TO MANAGE DOWNTOWN FACILITIES CONSISTENT WITH EFFORTS TO IMPROVE SAFETY/EFFICIENCY AND COLLECT REASONABLE FEES FOR DOCKS & HARBORS AND ASK UNANIMOUS CONSENT.

Mr. Bush asked if the motion should have downtown removed and just have managed facilities?

Mr. Uchytel said he doesn't see other areas managed by Docks & Harbors an issues.

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Motion passed with no objection.

2. Parking Agreement with Marine Exchange of Alaska

Mr. Borg said in the packet is a request from Marine Exchange of Alaska that was presented to the OPS/Planning Committee last week for leasing parking spaces from Docks & Harbors for their new building. Ed Page from the Marine Exchange is here to answer any questions.

Mr. Simpson said the Marine Exchange offered three options in their request. The OPS/Planning Committee members discussed all three options and didn't decide on a specific option. All three options have different advantages and the request was sent to the full Board to decide on which option would be best for Docks & Harbors.

Mr. Borg went over the three options -

1. Pay \$50 per space per month for four spaces and the parking spaces would be available to the general public when the Marine Exchange is closed.
2. The Marine Exchange will grade, prep, pave, and paint lines in the Harris Harbor parking lot for an estimated cost of \$15,000. The cost would be applied to the final negotiated parking fee per space/per month.
3. The Marine Exchange will forego dedicated parking and will pay Docks & Harbors for four parking permits at a negotiated term and rate which would be valid for any non-reserved space in the Harris Harbor parking area.

Mr. Borg recommends option two because that will greatly improve the Harris Harbor parking area.

Board Questions-

Mr. Simpson asked if the Harris Parking lot is gravel currently?

Mr. Borg said yes.

Public Comment- None

Board Discussion/Action-

Mr. Seng said option two says there is an estimated cost of \$15,000 to pave the lot at Marine Exchange expense with the cost to be applied to the negotiated fee per space/per month. Mr. Seng asked what the negotiated fee was?

Mr. Borg said the going rate for paid parking downtown is \$50.00 per space.

Mr. Seng asked if the \$50.00 is the negotiated rate?

Mr. Borg said that is an example and if this parking is considered a premium the Board could say it is worth more.

Mr. Simpson said the \$15,000 is an estimated amount?

Mr. Summers said he would like to have the monthly fee be open because he believes the monthly public parking fee to be closer to \$75.00 per space/per month and private parking closer to

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\$100.00 per month. The \$50.00 rate is low and with the consideration this will be over a six year time frame.

Mr. Borg said this isn't just their dedicated parking and Harbor Patrons would still be able to use the parking spaces on weekends and holidays. The Marine exchange will use these parking spaces 30% to 40% of the time.

Mr. Bush asked what it costs to park at the Harris Parking lot now?

Mr. Borg said the parking is free with a Harbor slip.

Mr. Summers asked if we are approving this as is or are we authorizing the Harbormaster to enter into an agreement with the Marine Exchange?

Mr. Simpson said we can approve this with certain parameters in which to negotiate, or authorize the Harbormaster to negotiate and bring it back to the Board for final approval.

Mr. Borg said this is an active construction. The longer this is delayed the longer it may take to finish their project.

MOTION By MR SUMMERS: MOVE TO MOVE FORWARD WITH OPTION TWO FROM THE LETTER FROM THE MARINE EXCHANGE DATED APRIL 18TH, 2017 AS WRITTEN AND ASK UNANIMOUS CONSENT.

Ed Page, Juneau Alaska.

He said the Marine Exchange is trying to make this a fair deal for Docks & Harbors and not take advantage of the situation. The paving will be professional and we only need the parking spaces during business hours.

Mr. Summers restated the motion adding a total of six years.

MOTION By MR SUMMERS: MOVE TO HAVE DOCKS & HARBORS BOARD ACCEPT AS STATED IN THE LETTER FROM THE MARINE EXCHANGE DATED APRIL 18TH, 2017 OPTION TWO AS WRITTEN FOR A TOTAL OF SIX YEARS AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IX. Items for Information/Discussion

1. Marine Park to Taku Dock Urban Design Plan

Mr. Gillette said we are in the design phase of the Marine Park to Taku Dock. Now that the ships have been moved off the dock there is a lot of open public space and a broad seawalk. In the past we have had numerous food vendor requests and rather than wait for more to come in, we wanted to take a look at how retail & restaurants would fit into this area. The other thing to look at is the Archipelago lot which we have looked into purchasing in the past. All the different things are going to be looked at for this area. Melani Shivers, who is part of the team working on this urban plan will provide the economic development information of the area and trends she sees that might help the Board think about different types of activities that would be appropriate for this area. Chris Mertl is also in attendance that is working on this urban plan. They will both cover the economics of this area and the schedule for this process.

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Chris Mertl, Corvus Design, Juneau, AK

He said Corvus Design is leading the design for this project. We are looking at and trying to understand what the opportunities are for the community. The Archipelago lot is the last undeveloped part of the waterfront, but at the same time the Seawalk has become a signature feature now that the ships have been moved away from the Seawalk and they are looking at how to tie the two together. Melani will discuss the economic analysis and look at trends and opportunities. This will help us ensure that our planning decisions are backed by good economic trend understandings and will make sense for the future. The project is led by the Docks & Harbors Board members and will be the decision makers in this process. In terms of the schedule, Melani has already started and is wrapping up her analysis. She will come back to you next month with her findings and ideas to think about. Dick Sommerville with PND and James Bib with Northwind Architect is also on the team. The team will discuss the great opportunities for the area and the issues that will need to be dealt with and resolved in the conceptual master planning. We will work on the Board priorities and community needs and we could come back with a plan to have a public meeting in July. July is a busy month for the community and they can have the meeting at a later date. When we are given the next direction, it will take about a month to come up with a couple of concepts for the master plan. After receiving input from the Board and community, the two concepts will be refined to one. Mr. Sommerville will then provide his construction estimate and Melani will refine her findings for economic opportunities and bring the plan back to you in September or October.

Melani Shovens said she started this process looking at Industry trends and initial feasibility analysis and went over the initial observations;

- Retail and Jewelry stores – This is the top return in terms of dollars per square foot of a structure. However, this has shown the least amount of growth in the visitor industry overall.
- Mixed Use- Definitely more housing units are needed in Juneau. The housing units above the retail stores are held for summer employees and does not provide the community benefits that other housing creates. In order for Juneau to have an economy capable of growth, we need at least a 5% housing vacancy rate which means we would need 650 housing units. This would need to be a substantial number of units to be responsive to Juneau's current housing needs.
- Hotel Rooms- This would provide the highest benefit to CBJ in terms of direct revenue and is currently the highest industry need. Juneau is going to need 100 hotel rooms in the downtown area in the next 10 years.
- Food & Drink – This is the hottest visitor trend in Juneau. This has had 30% growth over the past five years with a 6% annual growth and is the fastest growing segment of the Juneau visitor economy.
- Demographics – The average cruise ship passenger age is over 55. However, looking deeper into this, there is expected to be over 100,000 kids coming off the cruise ships this summer which says 10% of all cruise ship passengers are kids. Resources for visiting kids is one thing that the downtown corridor is not set up for.
- \$220M Tourism Industry – The highest and best use of the Archipelago lot could be to make the entire corridor more attractive to visitors and easier to move through. This year will be the highest number of cruise ship passengers ever which is 30,000 above the 2008 levels. It is difficult to put exact dollars on creating a green space with an improved

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visitor flow, but on the other hand any use of this area that congests the flow of visitors to make a specific location dollar which detracts from the overall downtown experience will have a lower net economic value to the community as a whole.

Board Discussion/Public Comment

Mr. Summers asked if any of their planning involved retail or food sales on the dock?

Mr. Mertl said it does.

Mr. Summers said he has a strong objection to that. Docks & Harbors has taken head tax dollars and created uplands and now the intent is to circumvent the existing land holders who have been paying property tax and sales tax for years. He will not support retail or food sales on the dock and there will be a big push back from the existing land holders. He said just the thought that you think it is okay to take head tax money and create uplands and then allow retail and food sales to compete with the existing land holders is not even good planning.

Mr. Mertl said that is a valid concern and he wants to hear that next month. At this time all options are on the table and the Board will give the direction when the conceptual plans are brought back next month.

Mr. Summers asked Melani about the visitor experience regarding retail. He sees the visitor experience with local retail is very high but the non-locally owned jewelry stores are very low, but you stated the visitor experience is very low. He asked if retail could be separated by locally owned retail stores that offer Alaska products and jewelry stores.

Melani said looking at the visitor industry retail growth not performing well is in the following order. This is all based on performance and not satisfaction;

1. Jewelry Stores
2. Clothing & Clothing accessories stores
3. Gift stores

Mr. Bush recommended to have a public meeting in the summer to maybe receive suggestions, ideas, or a different perspective from the retail owners that are not here all year.

Mr. Mertl said a September meeting is a good time because things are starting to slow down a little and store owners are still here that don't live here all year.

Mr. Eiler suggested to not only look at the Archipelago lot for green space but other areas along the water front.

2. Navy USS O'KANE Visit

Mr. Uchytel said this was a successful visit from the USS O'KANE that was at anchor from May 13 to May 18th. There was over 80 volunteers that wanted to adopt a sailor requesting over 200 sailors. The companies providing excursions were very generous in offering discounted rate tours for the sailors. There was a lot of money spent by the sailors downtown and he recommends encouraging the Navy to come back more often than in the past. Mr. Uchytel said he spoke with Murray Walsh to try to re-invigorate the Navy league. He will reach out to the community members involved in the Adopt a Sailor program to educate them about the Navy league in hopes that this will get the Navy league reengaged as an organization to support naval and Coast Guard

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visiting ships as well as encouraging the Coast Guard to bring two new fast response cutters to Juneau. A fast response cutter is a 154' which is replacing the Liberty class cutters. There will be a Coast Guard commissioning ceremony on June 14th at the AJ dock. There is a lot of value to the community in reaching out to the military and encouraging their visits.

Board Discussion/Public Comment

Mr. Simpson asked what the Navy looks for when they decide on a specific location for a Port visit? It's been eight years since the last Navy ship came to Juneau.

Mr. Uchytel said a Port visit is only planned when they have an exercise. In this case, the exercise called the Northern Edge was in the Gulf of Alaska. Another Naval vessel was in Homer before the exercise and Juneau after the exercise. This exercise is every two years. Moving forward, he recommends having the Navy League and business owners encourage the Navy to come to Juneau.

Mr. Eiler suggested contacting Ketchikan to find out what they do to attract naval ships. He said he remembers a small naval detachment that does sonar testing in the deep waters. It would be very interesting to have the vessels that are below the water come up for a visit as well.

X. Committee and Member Reports

1. Operations/Planning Committee Meeting- Thursday, May 18th, 2017

Mr. Simpons reported the members discussed, but nothing was decided on the following;

- Vendor Booth regulations
- Live –aboards at Statter Harbor
- Fees for Passenger For Hire bus loading zone
- CPI adjustment

2. Finance Committee Meeting –CANCELLED

3. Member Reports-

Mr. Eiler commented that he heard a lot of good feedback on the USS O'KANE visit and with the Seawalk. He recommended to invite the community outreach individuals for the TNC's to come in and give the Board a one on one what the TNC's are.

Mr. Simpson suggested having them come to the next OPS/Planning meeting.

4. Assembly Lands Committee Liaison Report- Mr. Eiler said the Lands Committee did not meet.

5. Auke Bay Steering Committee Liaison Report – No report

XI. Port Engineer's Report

Mr. Gillette reported -

- Ribbon cutting for Douglas Harbor is tomorrow.
- The ribbon cutting for Statter Harbor and the Cruise Ship Berth project were both successful. All three of these projects are winding down and in the final phases of punch lists and contract close out. This has been a lot of work for the last few years getting these projects moved through the process and completed.

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- The next two projects that staff is working on now is Aurora Harbor phase II and Statter Harbor phase III.
- The weather current monitoring system on the cruise ship docks developed by the Marine Exchange is installed and up and running.
- The Auke Bay Marine Station Acquisition. We now have a preliminary plat document that identifies how it will be divided between UAS and Docks & Harbors. GSA is happy with the split and staff is working on getting the final surveyor information to pass onto them.

Mr. Eiler asked what are the dock decking repair and the claims dispute resolution waiting MCC response in Mr. Gillette's report?

Mr. Gillette said the area south of the library on the Seawalk slopes down and doesn't meet ADA standards so there has been an aluminum ramp placed on the Seawalk to meet the ADA standards. The decking is going to be removed and the Seawalk will be sloped at a milder slope than ADA requirements. The other part of this project is replacing the damaged decking in front of the visitor center on the Seawalk where the forklifts were changing the gang ramps. There is also a small section of guard rail that needs to be install by the Port Field Office building.

Mr. Bush asked if the nail map of the United States on that damaged portion of the seawalk is going to be removed?

Mr. Gillette said yes. He contacted the artist who did the map and he has since moved to Oregon and not interested to put it back in. Staff is unsure what will replace the map.

Mr. Gillette said the issue on the claims dispute resolution with MCC for Statter Harbor is they have been provided an offer and staff has asked them to respond by the end of the month. MCC claims the drawings were not clear enough for the concrete work and they also put 1/4" more asphalt than contracted for and wants to be paid for it. Staff believes the concrete drawings were clear and we did not ask for the additional asphalt. The claim is for about \$110,000 but we offered to only give a portion of that claim.

Mr. Uchytel said the issue with the sub-contractor was heard by a hearing officer and the hearing officer which was upheld by the City Manager ruled in favor of Docks & Harbors and Millers will pay a fine of \$36,000.

Mr. Simpson asked if this was half of the maximum amount they could have had to pay?

Mr. Uchytel said yes. It was at 5% instead of 10%.

Mr. Simpson asked if they agreed to this or if they are going to appeal it? When was Millers given the decision?

Mr. Uchytel said they were told on May 13th and he is not sure if they will appeal the decision.

XII. Harbormaster's Report

Mr. Borg reported:

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- The Coast Guard Commissioning Ceremony will be at the AJ Dock June 12th to June 16th with the ceremony on June 14th. Mr. Creswell is working with the Coast Guard currently to get them to come to the IVF for tours during their stay in Juneau.
- Mr. Creswell was offered and accepted the Harbor Operations Managers position which used to be the Operations Maintenance Supervisor position that Bob Clauder held.
- The Administrative Assistant III hiring process will start in the next couple weeks.
- Working on seawalk signage to discourage or prohibit camping, alcoholic beverages, or sleeping. The same type signs were put in the Marine Park area and these will be placed all along the seawalk.
- He said he is receiving a lot of positive feedback on the new launch ramp at Statter Harbor which cut down on the congestion.
- The Stacy Ann sailboat that is sitting by the dumpster was the one sinking over Easter. The owner put a lot of work in it and put it back in the water today and it started sinking again so it was pulled back out and put back by the dumpster.
- Dennis Holloway has been working hard to get the boats to demonstrate they are seaworthy and has been very successful with getting them to move.

XIII. Port Director's Report

Mr. Uchytel showed how the boaters can see the Alaska Marine Exchange current sensor on the website and commented that it has received good feedback. He reported;

- We had a successful boat shelter expo on May 17th and had a good turn out and feedback. Staff produced an indemnification form that the boat shelter owners will have to sign if they want to be moved. They can elect not to participate.
- JPD are excellent partners to work with dealing with the homeless people downtown.
- The Cruise ship scheduling- there was a Seaborjn ship that came to Juneau for the first time this season and they were suppose to go to the AS dock but was moved to the CT dock and the Zaandam was moved to the AS dock. Part of the decision for the move is the availabilitly to get provisions on the vessel. This was an operational decision made by CLAA and we are informed as a curtesy and asked for issues. Operational needs like this is why it is good for CLAA to coordinate all the vessels.
- We still need to decide how the Board wants to role the Fisheries Development Committee into Docks & Harbors Committees.
- He read a thank you note from JEDC for the Port crew who helped make the Maitime Festival Event successful.

Mr. Simpson asked about the Squire's Rest complaint.

Mr. Uchytel said he sent the letter telling the owner we do not intend to remove any trees. This was decided years ago and part of the conditional use permit was the vegetative cover. We went through the process and there was no issues with the trees until it was constructed. There were some trees that were specific and the other vegistative cover was the vision of the landscape architect. Unless the Board tells him to go cut the trees down, he does not plan to do anything about the trees.

CBJ DOCKS AND HARBORS BOARD

REGULAR MEETING MINUTES

For Thursday, May 25th, 2017

Mr. Summers said sometimes a business owner misses the comment period on a project or there is a new business owner, but it doesn't mean there is nothing that can be done. He is sympathetic, but is in support and agrees with the approach and response to the business owner the Port Director provided.

Mr. Gillette said when this issue first came up, they wanted the trees moved along the road and six trees were replaced with Sitka Roses. Later is when they came back and wanted more trees removed.

Mr. Simpson said when this project was first put out to public comment, the Condo owners wanted the trees and green space.

Mr. Gillette said we have heard from the Condo owners and they are very pleased with the lot.

XIV. Assembly Liaison Report –

Ms. Becker said don't think everyone has quit about the trees because she hasn't and she has heard a lot about the trees because she likes to eat across the street from the new Statter Harbor launch ramp at the Thai restaurant. She said she is confused because she thought the trees were discussed a while ago and Docks & Harbors was going to remove them.

Mr. Uchytel said six or seven were removed.

Ms. Becker said she thought all were going to be removed and doesn't know what trees were taken down.

Mr. Uchytel said the trees that were along Glacier Hwy.

Mr. Gillette said the trees by the flag pole and the entrance to the property were removed.

Ms. Becker said the trees are small right now but they are going to grow. Why can't low, not tall growing trees be put in?

Mr. Gillette said the landscape plan was a compliment of shrubbery, bushes, and trees.

Ms. Becker said the trees that are there are going to block the view. We should never plant trees that are going to block a view. She said there has to be some kind of dangerous reason why you would keep trees that block your view.

Ms. Becker said she is hearing good things about the Blessing of the Fleet and they were wrong and it is working out good. She is still hearing the Fisherman's Memorial is going to be moved.

Ms. Becker asked if there still needs to be a gate up for the cruise ships even after the ships moved off the dock?

Mr. Uchytel said the issue is that we are also using the inside of the CT dock for the boats waiting to get into Taku Fisheries and the Coast Guard said the cruise ship passengers need to be separated from the commercial fisherman. This is a new requirement in the Facility Security Plan. Docks & Harbors personnel are at the top of the ramp checking ID's.

Mr. Simpson asked what the Coast Guard is requiring to allow the commercial fisherman to tie up on the inside of the CT?

CBJ DOCKS AND HARBORS BOARD

REGULAR MEETING MINUTES

For Thursday, May 25th, 2017

Mr. Borg said this is a great area for these vessels to tie up but the Coast Guard didn't like a non-regulated vessel next to a regulated vessel. The solution to the Coast Guard issue was to have the fishing vessel skippers get a TWIC card. This gives them the opportunity to go into a secure area. This has worked out well.

Ms. Becker said other things going on in CBJ;

- Tlingit and Haida trust issue
- Mining Ordinance
- The pre-school project- asking for the 1% sales tax
- Alcohol at Eagle Crest
- Homeless issue in Marine Park

Mr. Uchytel added that the projects that Docks & Harbors is submitting to be considered for the 1% sales tax is;

- Aurora Harbor Project – up to \$7M
- Douglas Harbor paving - \$1M

Ms. Becker said there are a number of Assembly members that want infrastructure to be the emphasis for the 1% sales tax.

Dennis Watson, Juneau, AK

He said initially the entire Statter Harbor Launch ramp plan was turned down. The biggest verbal complaint received by the Planning Commission was no vegetation which included trees and not shrubbery. The owner of the restaurant was at the meeting where the plan for this project was presented. The lot previously was full of alders and had less view than when this project was started. You couldn't see through the alders or see the Harbor and there was never a complaint. Alders grow like grass and much faster than any other tree in Alaska and can reach 50' to 60' in height. The only thing that got this project passed was the vegetation and there was no negative feedback on the plan for the vegetation.

XV. Board Administrative Matters

- a. Ops/Planning Committee Meeting – Wednesday, June 21st, 2017 at 5:00 pm
- b. Finance Committee Meeting – June meeting Cancelled
- c. Board Meeting – Thursday, June 29th, 2017 at 5:00pm

XVI. Adjournment – The regular Board Meeting adjourned at 6:59 pm.

MEMORANDUM

DOCKS AND HARBORS
CITY/BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET, JUNEAU, ALASKA 99801

FAXED MEMORANDUM

TO: Bidders Date: June 12, 2017

FROM: 
Carl Uchytel
Port Director

SUBJ: POSTING NOTICE OF BIDS
Port of Juneau Cruise Ship Berths Safety Improvements
Contract No. DH17-045

This memo is to post a notice of the results of the bid opening on June 8, 2017, for the subject project. The bidders and their total bids are as follows:

BIDDERS	TOTAL BID
Alaska Commercial Contractor's	\$364,900.00
Island Contractors	\$370,800.00
North Pacific Erectors	\$387,514.00
Global Diving & Salvage	\$410,347.00
Coogan Const. Co.	\$412,000.00
Dawson Construction	\$430,000.00
Silver Bow Construction	\$451,200.00
Architect Estimate	\$396,000.00

The apparent low bidder is Alaska Commercial Contractor's. The CBJ intends to award the Total Bid in the amount of \$364,900. Award will be forwarded to the June 22, 2017 Docks and Harbors Board meeting for approval. Recommendation to award the Total Bid in the amount of \$364,900 has been forwarded to the CBJ Assembly for approval at the Regular Assembly Meeting on June 26, 2017.

This notice begins the protest period per Purchasing Code 53.50.062. Protests will be executed in accordance with CBJ Ordinance 53.50.062 "Protests", and 53.50.080 "Administration of Protest." The CBJ Purchasing Code is available online at: <http://www.juneau.org/law> or from the CBJ Purchasing Division at (907) 586-5258.

The apparent low bidder has until **4:30 p.m. on June 19 2017**, to submit the Subcontractor Report, Section 00360 to the Engineering Department Contracts Office. The Subcontractor Report must be submitted even if there are no subcontractors planned for the job.

cc: Erich Schaal, Port Engineer

3.3 AREA B: SUBPORT

Land Use

Redevelopment of the Subport and properties surrounding this area represent the largest and most ambitious effort in the Plan, but also one that will provide significant dividends to Juneau residents and visitors. The Subport component of the Plan follows many of the elements proposed within the *2003 Subport Revitalization Plan*—an effort that was formulated with community input and through collaboration with primary land owners. The Subport provides a unique opportunity to take a large, underutilized property and create a truly new component of Downtown. Creation of a lively, mixed-use neighborhood is the focus of Subport redevelopment (see Figure 33, Feature B3). Reuse of area buildings along with introduction of new structures creates an urban atmosphere supportive of office, hotel, entertainment, fish and whole foods market(s), and retail uses. Area attractors—the Gold Creek Park, nearby cultural facilities, and seasonal marine activities—combined with residential and office users foster economic activity in this district year-round. Streets and plazas encourage pedestrian and other modes of travel to move both through the site and along the waterfront.

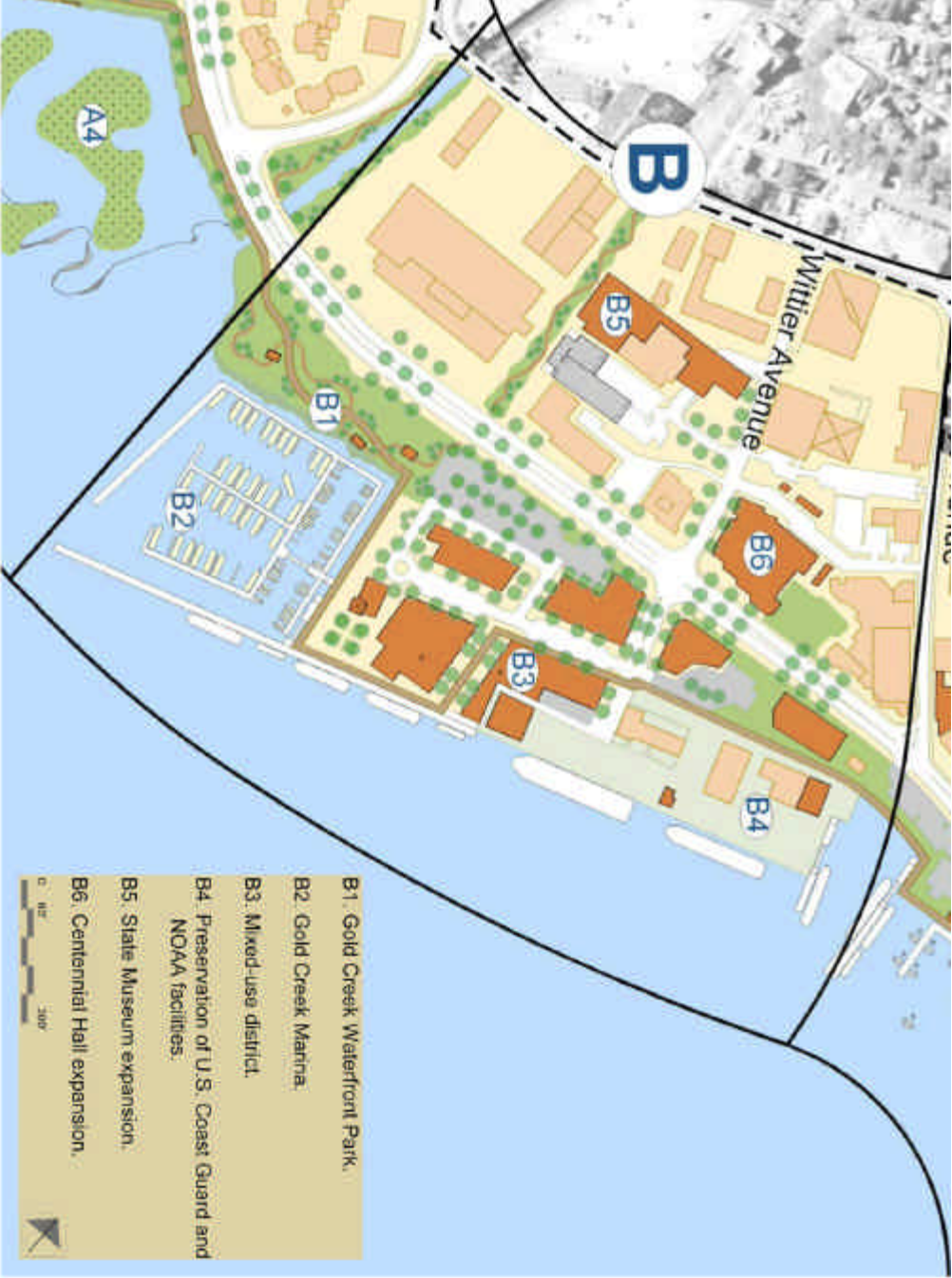
This Subport plan also retains its maritime roots, offering facilities for local and transient vessels and small cruise vessels at the Gold Creek Marina facility (see Figure 33, Feature B2). The Plan calls for the creation of a floating marina facility capable of accommodating forty five, 50 to 60 foot vessels and upwards of 60, 20 to 30 foot vessels. Also provided is a +/- 1,000 foot floating exterior dock designed to support operations by small cruise ships, large transit yachts, visiting military vessels, and other vessels contributing to an active and diverse working waterfront. Located to the north of this facility is the proposed Gold Creek Waterfront Park, a new, two acre recreational area oriented to families and children (see Figure 33, Feature B1). Gold Creek Park provides an important area attraction and asset as well as a visual and functional transition point into Downtown.

View of Similar Waterfront Park Areas



The 2003 Long Range Waterfront Master Plan for the City and Borough of Juneau (FINAL, November 22, 2004)

Figure 33: Area B (Overall) 2025 Concept Plan

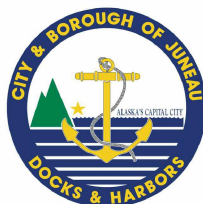


U.S. Coast Guard and NOAA facilities are retained under the Plan (See Figure 33, Feature B4). Improved edge conditions are encouraged to keep vehicles and pedestrians away from these properties. More appropriate decorative fencing of a height of 10 feet should be installed and other hardscape and landscape treatments to buffer this edge and prevent cars from parking proximate to these should be installed.

Intended to further strengthen this area of Juneau's and SE Alaska's cultural center, a 65,000 SF expansion of the State Museum to house State Library and Archives is depicted in the Concept Plan. Supporting this expansion is an additional 50 parking spaces contained on one level of additional parking (See Figure 33, Feature B5). Expansion of Centennial Hall allows Juneau to capture a greater share of the regional convention and executive conference market. Properly designed, expansion of Centennial Hall could also provide an improved venue for concerts, theatre and other performing arts (See Figure 33, Feature B6).



PRELIMINARY



REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.



DESIGN: BMI
DRAWN: PJD
CHECKED: CRS
APPROVED: CRS

9360 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

SCALE: 0 60 120 FT.
SCALE IN FEET

DATE: MARCH 2017

CITY & BOROUGH OF JUNEAU, ALASKA
STATTER HARBOR IMPROVEMENTS PH III
CBJ PROJECT - DH16-XXX

SHEET TITLE:
SITE PLAN CONCEPT NO.7
ALL IMPROVEMENTS

PND PROJECT NO.: 152069

12
SHEET
12 OF 12

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Project	Status	Schedule	Contractor	Notes
Boat Yard at ABLF				
Construction	In Progress		ACC	
Construction Admin & Inspection	In Progress		MRV	
Auke Bay Loading Facility - Phase II				
TIGER Grant Close-Out	On-Going			Annual equipment reporting
Douglas Harbor Reconstruction				
Phase III - Construction	Complete		Trucano	Contract Close-Out
Statter Harbor Launch Ramp				
Construction	In Progress		Miller	Punch List and Contract Close-out
Statter Tidelands Survey	In Progress		PDC	Awaiting Final Plat Mylar
CDD CSP and Subdivision Process	In Progress	27 Jun 17	Staff	
Port of Juneau Cruise Berths				
1% for Art - Install Mounting Plates	Hold		Maag	Week of July 14
1% for Art - Install Sculptures	Hold		Garten	On or about Sept 21
1% for Art - Ribbon Cutting	Hold	Sept-Oct	Staff	
North Berth - Construction Administration	In Progress		PND	Project Close-Out
Vibration Monitoring Services	Complete		AS&E	Awaiting Final Report
DNR Tidelands Survey	In Progress		DOWL	Awaiting preliminary plat
Aurora Harbor Re-Build - Phase II				
Fabrication Inspection	In Progress		PND	
On Site Construction	Hold	8/22/17 - 4/2/18		
Substantial Completion	Hold	4/2/18		
Final Completion	Hold	5/2/18		
Statter Master Plan Phase III				
Planning	In Progress		PND	
Conditional Use Permit	In Progress	27 Jun 17	Staff	Planning Commission
Flood Elevation Exception	In Progress	27 Jun 17	Staff	Planning Commission
Army Corps of Engineers Permit	In Progress		PND	Awaiting Pre-App Date
Weather/Current Monitoring System	In Progress		MXAK	Final testing and uploading
Archipelago Property Improvements	Hold		Staff	Awaiting Board Direction
Archipelago Property Procurement	Hold		Staff	Awaiting funding
Amalga Harbor Fish Cleaning Station	Hold		Staff	Re-visit in Jan 2018
Aurora Harbor - Dredging on A Float	Hold			Awaiting funding

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Aurora Harbor - Annodes on Piling	Hold			Awaiting funding
Taku Harbor Pile Jacking	Hold			Awaiting Direction from Board
Auke Bay Marine Station Acquisition				
Acquisition	In Progress		Staff	Awaiting UA signature of MOA
Survey & Platting	In Progress		Staff	Coordinating with GSA
Port Security Camera Grant - Phase II	Complete		Monroe	Grant Close-out in progress
Norway Point to Bridge Master Plan	Complete		Corvus	Presentation to Planning Commission-no date
Marine Park-Taku Dock Urban Design Plan	In Progress		Corvus	Working on Schedule
Harris Harbor Restrooms and Showers	Hold		JYL	Awaiting Board Direction
Cruise Dock Decking Repair	In Progress		PND	Awaiting Board Approval
Marine Park Cathodic Protection	Hold		Tinnea	Defining Scope