

CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING MINUTES
For Wednesday, November 13th, 2019

I. Call to Order Mr. Ridgway called the meeting to order at 5:00 pm in the CBJ Assembly Chambers.

II. Roll Call

The following members were present: James Becker, Chris Dimond, Don Etheridge, Steven Guignon, Budd Simpson, Annette Smith, Bob Wostmann, and Mark Ridgway

Also present: Carl Uchytel – Port Director, Erich Schaal – Port Engineer, David Borg – Harbormaster, and Matthew Creswell – Deputy Harbormaster.

III. Approval of Agenda

Mr. Uchytel requested to move the Strategic Planning to the end of the meeting.

Hearing no objection, the Agenda is approved as amended.

IV. Public Participation on Non-Agenda Items – None

V. Approval of Wednesday, October 23rd 2019 Operations/Planning Meetings Minutes

Mr. Wostmann asked for a change in the minutes on page 7

Hearing no objection, the minutes were approved as amended.

VI. Unfinished Business –

1. Strategic Planning Retreat – Continuation from November 12th, 2019. **(moved to end of meeting)**

VII. New Business -None

1. Resolution in Support of Full Funding the ADOT Harbor Facilities Grant Program

Mr. Uchytel said this resolution is for support of the Harbor matching grant program. Juneau did not receive one this year and the Aurora Harbor phase III project ranked forth out of eight. This allows municipalities to show support for this resolution that is sent to the legislative body. This is done every year and the substance stays the same. The Law department will review this and change the logo to the CBJ logo.

Committee Discussion - None

Public Comment – None

Committee Discussion/Action –

MOTION By MR. WOSTMANN: TO SUPPORT A RESOLUTION FOR FULL FUNDING OF THE FY2021 ADOT HARBOR FACILITIES GRANT PROGRAM AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

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2. Resolution in Support of Commercial Fishermen to be Automatically Registered with DMV if already enrolled in the Commercial Entry Commission Database.

Mr. Uchytel said this resolution will help with the added burden from Governor Walker's SB92 bill for Commercial Fishermen to register their documented vessel at DMV. This resolution will keep them from having to go to DMV to register their vessel.

Committee Discussion –

Mr. Becker said the burden he had was the long wait at DMV.

Mr. Wostmann asked if there was an added fee for the registration?

Mr. Uchytel said all vessels over 24 feet have to be titled now and the fee is \$24 for two years. The intent of SB92 is to track documented vessels in the State. Senator Micciche who is a commercial fishermen helped write SB92 and supports this resolution.

Mr. Ridgway asked if the legislative intent documents for the bill was referenced in the resolution?

Mr. Uchytel said Senator Micciche looked at this resolution and said this is good to move forward.

Public Comment – None

Committee Discussion/Action –

Ms. Smith said she has not had any time to ask her commercial fishermen friends so she wanted the opinion of the commercial fishermen on the Board on this resolution?

Mr. Becker said if this achieves a purpose statewide he is in favor of it.

Mr. Wostmann said there is a lot of redundancy and if the information is already there, he is in favor of it. He said the resolution asks for the vessel registration number to be issued automatically and it leaves open the issue of a title.

Mr. Uchytel said even a documented vessel needs to be registered.

Mr. Borg said a vessel does not have to display the AK numbers anymore but the registration decal. The title portion is similar to a title for a vehicle. It is held for five years and if nobody contests the title after five years you get the title.

Mr. Wostmann asked if it would be helpful in dealing with derelict vessels if a vessel has a title as well as a AK registration.

Mr. Borg said in five years this will be great.

Mr. Wostmann said in that case he is not in favor of this resolution. Having a title as well as a registration helps with the derelict vessels and is a significant part of what SB92 is attempting to achieve. This resolution, having an automatic transferring of the registration numbers, will cause the title not being created and will defeat the purpose of the bill.

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Mr. Ridgway asked if there could be a middle ground for this resolution where it does not affect SB92 but still alleviate the commercial fishermen's complaints?

Mr. Uchytel said when you have a State law, it is for everyone. The goal of this resolution is to support the commercial fishermen that are already registered and also encouraging DMV to talk to the Department of Commerce.

Mr. Becker said he knows Senator Micciche and respects his judgement.

Ms. Smith asked if this resolution could be tabled so she had more time to talk to her commercial fishermen friends and get a sense of how they feel. She said she has an issue of the Government automatically registering people for things that might cost them money.

Mr. Ridgway said this won't change so there isn't really any reason to table it but the Committee could do a roll call vote.

MOTION By MR. SIMPSON: TO SUPPORT A RESOLUTION FOR COMMERCIAL FISHERMEN TO BE AUTOMATICALLY REGISTERED WITH DMV IF ALREADY ENROLLED IN THE COMMERCIAL FISHERIES ENTRY COMMISSION AND CALL FOR A VOTE.

Mr. Becker – Yes

Mr. Dimond – Yes

Mr. Etheridge – Yes

Mr. Guignon – Yes

Mr. Simpson – Yes

Ms. Smith – No

Mr. Wostmann – No

Mr. Ridgway - No

5 Yes, 3 no. Motion passed.

Mr. Uchytel said this will go to the Full Board meeting next week.

3. Annual Letter to the Assembly

Mr. Uchytel said every year this letter is required on the Operation of the previous fiscal year. The letter is on page 20 of the packet.

Committee Questions –

Mr. Wostmann recommended adding the Harbors and Docks higher level charts to this letter.

Public Comment – None

Committee Discussion/Action

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MOTION By MR. ETHERIDGE: TO SUBMIT THE FY2019 LETTER TO THE ASSEMBLY IN ACCORDANCE WITH 85.02.045 AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

VIII. Items for Information/Discussion

1. Statter Harbor Phase IIIB – 95% Design Update

Mr. Schaal said we are currently working on phase IIIA. Phase IIIB are the floats for this project and the access to the floats. He went over a power point presentation of phase IIIB which will begin next winter and the range for bids is \$3.75M.

Committee Discussion/Public Comment

Ms. Smith asked if there will be a fuel float in this project?

Mr. Schaal said no.

Mr. Wostmann asked where the funding for this project is coming from?

Mr. Schaal said the CIP account has \$4.75M and is a 25/75 split. Most of the 75% funding is coming from marine passenger fees and the 25% is the local match.

Mr. Uchytel said during the CLIAA lawsuit, CLIAA acknowledged they liked this project and gave \$450,000 toward the local match. We have enough money to get through phase IIIB, but he is still working on the funding for phase IIIC.

Ms. Smith said, given the growth in the tourism industry and related activities that go out of Auke Bay, will this handle the growth?

Mr. Schaal said right now, staff is trying to balance available funds and maximize as much of dock space as we can. A future phase IV has an additional float but that is outside of available funding.

Ms. Smith said given that this is being designed for the tour industry, is there any plans in the works to advertise to use that moorage for other boats throughout the winter.

Mr. Creswell said he is working on a plan for use and he anticipates it to be full in the winter months.

2. Regulation Changes Resulting from Statter Phase III/Archipelago Construction

Mr. Uchytel said this is getting the Board ready to look at fees with the new facilities. Docks & Harbors is building an area for exclusive use of the charter operators and will be upwards of \$12M. This is an opportunity to recapitalize other needed facilities.

Committee Discussion/Public Comment

Mr. Ridgway asked if this would be looking at the income stream for the bus loading zones?

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Mr. Uchytel said a company currently pays \$9 per seat and the operations are expanding. Even though it is funded with marine passenger fees, it does not mean there should not be a rate increase.

3. Potential Waterfront Attraction – Archipelago Lot

Mr. Uchytel said this is in the packet starting on page 22. When staff was putting together ideas on how to manage the Archipelago lot, there was always the idea of a waterfront attraction. Nothing was ever decided on what the waterfront attraction should be until now. Archipelago LLC architect provided a rendering with a future attraction which will move the Juneau Douglas museum to the Archipelago area for the waterfront attraction. Mr. Uchytel said he received the renderings from the City Manager. The friends of the Juneau Douglas Library have been briefed on this idea but right now there is no money.

Committee Discussion/Public Comment

Mr. Etheridge said there could be a public conflict for this because the public wanted more open space and not a museum.

Mr. Becker said he agrees and having a big open area could also be used by the community in the winter time. He watched the people get off the ships this last summer and it looks like they need all that space to get where they are going.

Mr. Ridgway said when doing some of the planning for the Archipelago, the big thing held in front was the open space. Does a museum qualify for the waterfront plan?

4. Commercial Use Policy on Docks & Harbors managed Properties

Mr. Uchytel said this could be an outcome from the strategic retreat. This really started when there was discussion on whether Tracy's Crab Shack should have a lease adjacent to the People's Wharf. Some Board members started the process on a public policy on the commercial use of our waterfront. He said there is a need to close out that discussion with a policy from the Board. What is an appropriate use of Docks & Harbors managed property?

Committee Discussion/Public Comment

Ms. Smith asked what the controversy was with Tracy's Crab Shack?

Mr. Uchytel said Mr. Heumann owns the building. Does the owner of a building have the right of first refusal to lease adjacent city owned properties or should it be open to anyone. We have limited waterfront property and high demand. The vendor booths are rented at \$30,000 per season. How is it best to manage limited resources along the waterfront and not disenfranchise other businesses.

Mr. Ridgway said he is one of the members on the Committee to work on a lease policy. He said he has been really busy and the Committee has not finished the policy. Annually leases bring in over \$900,000. Staff is left to determine what is and is not the appropriate use of Docks & Harbors managed lands. The policy should be finished so staff is not put in the middle of a seeming disenfranchise of multiple community members who want a

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piece of the same piece of property. This will probably be brought up at the strategic retreat.

IX. Staff & Member Reports

Member report - Ms. Smith reported she received a letter that she forwarded to Board members. The letter addressed an issue with North Douglas removal of the launch ramp dock and other issues. There were people unhappy when the dock was taken out without prior notice. People were left in a lurch with their truck and trailers still there.

Staff report - Mr. Creswell reported the Statter Harbor Breakwater was built in 1988 and is over 30 years old. It is the first defense against waves and it also doubles as a place for moorage. Over the last few years, the maintenance has been increasing. It consists of four each two hundred forty foot sections. There are three joints with big rubbers and bolts that go through them and we have replaced those a few time. In early September, one of the 20' long through bolts that hold the individual pieces of a section together had failed and was sticking out the side of the breakwater. Staff contracted with Trucano Construction to come out and replace the throughrod in the breakwater. With this work, it was discovered there is major deterioration and spalling of the concrete under water on the float and causing things not to line up properly. Staff had the materials to fix this but it took several days. There is a total of 24 rods on the breakwater at vital important joints. The contractor found some loose, some broken, and some needed to be replaced. Staff hopes this will get us through the winter and next summer. There is another issue happening with a chain but he is not sure at this time. He said he is concerned there is just going to be increased maintenance and issues. Just to get the throughbolt replaced and the others fixed was \$30,000.

Mr. Wostmann asked if there should be an engineering firm come in and go over the breakwater and have a comprehensive refit plan so we could possibly see another 10 to 15 years more life?

Mr. Creswell said staff tried that in the summer of 2018. Staff called Bellingham Marine who originally built the breakwater. They are not happy with putting their name on something to refit the whole breakwater but they would give some advice.

Mr. Schaal said part of the work Pacific Pile and Marine did back in 2012 was deferred maintenance so they went out and replaced some of the hardware that held the rubber energy dissipaters. There was an inspection and they found some of this damage that already existed. Staff has had discussions that the breakwater is reaching the end of its useful life. For this reasons, staff has been in communication with the Army Corps of Engineers because we want to come up with a plan and have them partner with us. However, this is a long term goal, maybe 10 years out. Money should be set aside now for a five year repair plan. Staff thought Bellingham Marine would help with some of the immediate effective points to address but they are only interested in building a new breakwater for us. We do not have a contract with a design consultant to give us an answer for a five year fix.

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Mr. Wostmann asked if it was practical to go out with an RFP for an Engineering Firm who could give us a more thorough inspection and give us a five year plan.

Mr. Schaal said yes, this is just a project that needs to be created.

Mr. Wostmann asked if Mr. Schaal thought this should be done.

Mr. Schaal said yes but we need to figure out how to pay for this.

Mr. Wostmann said finding the funding means getting a sense of what the funding requirement is. The first piece would be funding the engineering study, then we would know what more we need to fund. Mr. Wostmann asked Mr. Schaal for an estimate on an engineering study.

Mr. Schaal said with the size of the facility it would be between \$50,000 and \$100,000.

Ms. Smith asked if there is a point that we would not be able to allow boats to moor at the breakwater?

Mr. Creswell said that is a possibility. We kind of got lucky this year without the seine fleet tying up six deep, but at the same time we lost that revenue. The breakwater makes a huge part of the revenue generated at Statter Harbor.

Ms. Smith asked what is the point that we absolutely need to do something to keep the breakwater functional?

Mr. Creswell said there are two parts to the breakwater. First is keeping it functional to protect the Harbor but keeping it functional for moorage is the second part. He is able to track costs for the breakwater through our Lucity program. Once it becomes cost prohibitive to operate the breakwater is the point staff will need to look at if it makes sense to keep repairing it for protecting the harbor and moorage or just to protect the harbor.

Staff Report - Mr. Uchytel reported he will be out of town through December 3rd and Mr. Borg will be acting Port Director. Docks & Harbors Christmas party is December 6th.

Unfinished Business -

1. Strategic Planning Retreat – Continuation from November 12th, 2019.

Mr. Uchytel asked the Committee how they wanted to proceed.

Committee Discussion

Mr. Ridgway summarized yesterday's work session.

- Mr. Uchytel will forward issues the Board needs to think about ahead of a meeting.
- Staff wants to get better direction on what is wanted from the Board and the Board wants to get better input on what is needed from them.
- Better communication exchange.

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The last thing the facilitator left the Board to think about was to stay at a 30,000 foot level and develop a work plan.

Mr. Etheridge recommended to give a general overall view on what projects the Board wants to look at or should look at but not get too far in the weeds.

Mr. Ridgway suggested work plan ideas;

- Regulations

- Derelict Vessels

- Rate Fees

- Lease Facilities & Policy

Mr. Wostmann said he doesn't want to lose the good ideas that came up yesterday. He also suggested to work on community relations which is a high level goal. He would like to work from the top down and not the bottom up.

Ms. Smith said she would like the projects she received from the public added to the discussions.

Board recommendations

- Community Outreach

 - Public outreach

 - Harbor Rules & Regulations

- Potential Work Goals

 - Projects

 - Regulation Update

 - Community Engagement

 - Land Use Plan

 - Security/Crime

 - Fund Raising/Revenues

Mr. Uchytel suggested to choose four goals to work on and from those goals develop a work plan for six months or the next two years.

Mr. Ridgway suggested to have staff develop a framework for the potential goals in a timeframe of the next two years.

Mr. Dimond recommended to tackle one issue a month.

Ms. Smith recommended dividing the Board into groups of two or three to work on an assigned task.

Mr. Etheridge said dividing the Board can be done but we need to create sub-committees, and the meetings need to be advertised.

Mr. Wostmann suggested to put a work goal on the Operations/Planning agenda every month.

Mr. Ridgway recommended the Board continue to send work goals to Mr. Uchytel. He suggested to frame ideas around a two year work plan.

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Mr. Guignon asked how it will be determined what will be discussed first? He recommended to decide by importance and fund raising/revenues he sees as most important right now with our funding needs.

Mr. Ridgway suggested to send a priority list to Mr. Uchytel. When Mr. Uchytel returns on December 4th, he can send out a doodle poll for most important goals to be discussed first.

Mr. Uchytel asked for clarification that Mr. Ridgway wanted the Committee to recommend goals and at a later date come back and develop a work plan for those goals. Mr. Ridgway said he wanted the Committee members to provide a goal with details and he wanted staff input as well with details.

Public Comment - None

Committee Discussion/Action –

No Motion

X. Committee Administrative Matters

- 1. Next Operations/Planning Committee Meeting- Wednesday, December 11th 2019.**

XI. Adjournment: Meeting adjourned at 6:45pm.