

CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING MINUTES
For Wednesday, June 19th, 2019

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

II. Roll Call

The following members were present: Don Etheridge, Bob Janes, Budd Simpson, James Becker, Bob Wostmann, Christopher Dimond, Mark Ridgway, and Weston Eiler.

Absent: David McCasland.

Also present: Carl Uchytel – Port Director, Gary Gillette – Port Engineer, and David Borg – Harbormaster.

III. Approval of Agenda

Mr. Uchytel request Items for Information # 4 FY20 Grant Opportunities move to #3 and #3 Army Corps of Engineers Dredging Plan move to #4.

MOTION BY MR. RIDGWAY: TO APPROVE THE AGENDA AS AMENDED AND ASK UNANIMOUS CONSENT

Motion passed with no objection

IV. Public Participation on Non-Agenda Items – None

V. Approval of Wednesday, May 22nd, 2019 Operations/Planning Meetings Minutes

Mr. Wostmann said on page 2, his comment should read “under 200 gross tons”

Hearing no objection, the minutes from May 22nd, 2019 were approved as amended.

VI. Consent Agenda - None

VII. Unfinished Business –

1. Amalga Harbor Float Extension – Next Steps

Mr. Uchytel said at the last Board meeting PND provided a presentation and at the conclusion of the discussion, the Board was not ready to make a final decision. He said he is looking for direction from the Committee as to how to move forward.

Committee Discussion

Mr. Etheridge asked if there was any request for information from Board members to pass on?

Mr. Uchytel said he did not receive any questions or direction on moving forward.

Public Comment - None

Committee Discussion/Action –

Mr. Becker said after the last meeting, he talked with people in the audience and followed up with conversations with Fish & Game, DIPAC, and an active member of the Territorial Sportsman Association. He said it was his understanding for the creel census the fish had to be in the round but he found out from Fish & Game that is not true and they actually want the head left on for true measurements. He talked to DIPAC and they said they would work with Docks & Harbors to keep the area cleaned up at Amalga. There was a suggestion awhile back that Docks & Harbors would pay DIPAC to have someone keep the area clean, however, DIPAC would prefer someone from Docks & Harbors to keep the area clean and DIPAC would pay for that person. Mr. Becker suggested Mr. Uchytel and DIPAC discuss opportunities to keep Amalga clean.

Mr. Ridgway said primarily due to the eco system, the bears come down because of the weir. He said he walked around Amalga yesterday with a Fish & Game Biologist and looked at the situation. The problem of the water not moving on the inside where it bottle necks is visible. This is an important issue and he suggested to defer this to the full Board for further discussion. He recommended staff provide a motion to help move this topic forward.

Mr. Wostmann said Mr. Uchytel sent out example questions for Amalga Harbor users. Are the questions something that will be discussed tonight or should he send his suggestions to Mr. Uchytel?

Mr. Uchytel said he is looking for direction from the Board and the questions were put together with the assumption the Board was still looking for information. Is the Board at a position to make a decision or is more information needed to make a decision? He is trying to help the process. Does the Board want staff to evaluate throughout the season with observation or questionnaires for people using the facility?

Mr. Eiler said deploying a questionnaire would be helpful. Another idea is to get real estimates on the other PND options.

Mr. Wostmann said he recommends working with staff to further develop a questionnaire for Amalga Harbor users to get the additional feedback to make a final decision.

Mr. Janes said he suggests building the float extension and putting in a temporary fish cleaning station that would be there until the Board receives answers to questions and if the fish cleaning station does not work it can be removed at that time. This will at least provide the additional dock space the Board knows is needed.

Mr. Eiler said he believes what the Amalga neighborhood would like is beyond the scope of what Docks & Harbors has available in terms of financial resources. Making an interim decision now to alleviate some of the problems and looking directional toward a broader view would be a way to move forward.

Mr. Ridgway said he agreed with Mr. Janes and commented he would consider leveraging the questionnaire to work with the people concerned that this project is not going to work and determine the criteria to say this didn't work.

Mr. Eiler said the sense of the Committee members is to defer this to the full Board next week. He said the direction for staff is to deploy a questionnaire and obtain PND estimates on the other options or alternatives. Can this project be completed in phases?

Mr. Uchytel said Fish & Game would not allow the grant money be used to remove the rock. The funding from Fish & Game needs to be used to build something.

Mr. Janes said the Board has heard a lot of public testimony. He would like to propose moving forward with the dock extension, research and test the operability for the fish cleaning station, and include the survey in that effort over the next few months.

Mr. Uchytel asked if the Committee is directing staff to come back with a survey for the next Board meeting and start collecting data starting tomorrow.

Mr. Eiler said that is correct. He would also like to see PND cost estimates for the rock removal.

Mr. Ridgway asked at what point is the impact so much that we need to address the issue or is there a metric for it? He recommended working with Fish & Game to develop one.

Mr. Uchytel said right now there are two fish cleaning stations. One is on the float and one is unpermitted. The question is do the fish cleaning stations cause an undo impact to the basin now? He is not sure how to quantify those observations.

Mr. Eiler recommended to look at the unpermitted fish cleaning float at the next Board meeting.

Mr. Simpson said he would like to make a motion to have a proposal at the Board meeting. He has heard from most of the public testimony that there is a fish waste problem but most people didn't mind the idea of the dock extension

MOTION BY MR. SIMPSON: TO MOVE FORWARD WITH THE CONSTRUCTION OF THE DOCK EXTENSION FOR THE PURPOSE OF ALLEVIATING THE CROWDING AND CONTINUE WITH ONLY THE SINGLE CLEANING STATION THERE CURRENTLY AND RECOMMEND FOR FULL BOARD ACTION.

Mr. Becker recommended to get with someone from DIPAC to confirm the agreement about the fish clean up responsibility from the beach.

Motion passed with no objection

VIII. New Business

1. Gitkov Dock Partial Lease Assignment to Delta Western

Mr. Uchytel said Jane Hawkins and John Gitkov have two leases with the City between the Allen Marine dock and the Ferry Terminal. They are at the point they want to sell part of their operations to Delta Western. On page 51 in the packet shows the area that will be assigned to Delta Western and the area that will remain with Jane Hawkins and

John Gitkov. They will have a partial area in both leases. Staff has worked with CBJ Law to approve this type of a transaction. Partial assignments are not done that often but are legally acceptable.

Committee Questions

Mr. Wostmann asked where the fuel tanks will be placed?

Mr. Uchytel showed the area on the map.

Public Comment - None

Committee Discussion/Action

Mr. Simpson commented looking at the lease it should be assignable unless the Board has a good reason not to.

MOTION By MR. RIDGWAY: TO APPROVE THE PARTIAL ASSIGNMENT OF GITKOV DOCK LEASES (ATS 1170 & ATS 1525) TO DELTA WESTERN, LLC AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

2. Proposed Improvement to ATS 1170 by Delta Western

Mr. Uchytel said on page 17 in the packet is the proposed plans for the partial assignments. Delta Western is planning to install tanks and fuel lines.

Committee Questions

Mr. Wostmann asked if Delta Western would be required to obtain additional permits for the fuel tanks?

Mr. Uchytel said he was unsure and asked Mr. Gitkov.

Public Comment -

Mr. Gitkov, Juneau, AK

Mr. Gitkov said this area is already approved for fuel but would need a City building permit.

Mr. Simpson asked if the proposed improvements is just for self contained commercial customers or is this going to be a public recreational fuel dock?

Mr. Gitkov said the dispensing plan is that they are more geared toward the larger vessels and can provide fuel for the remote areas. They plan to bring the fuel in by trucks in the middle of the night.

Mr. Dimond asked if the proposed plan is for concrete pads and a fenced off area?

Mr. Gitkov said the area where the fuel tanks are will be fenced off and on concrete. The fuel tanks will be double wall.

Committee Discussion/Action

MOTION By MR RIDGWAY: TO APPROVE CONSTRUCTION PLANS CONTEMPLATED AT ATS 1170 BY DELTA WESTERN, LLC AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IX. Items for Information/Discussion

1. City & Borough Plan for Subport Lot C1

Mr. Uchytel said this is an initiative by the City Manager which is an opportunity to purchase this property for lease or development. The process is bidders have to come up with \$100,000 between August 16th and September 16th and put a number out by sealed bid. If the two highest bidders are within 5% of each other they will take the bids and have an outcry auction for all who put the \$100,000 down. The Assembly is trying to figure out what a fair and reasonable value to offer is.

5:46pm Mr. Janes left the meeting

Committee Discussion/Public Comment

Mr. Eiler said the City Lands Committee is contemplating this as well.

Mr. Simpson asked if City code requires the City to purchase land at appraised land and if this is the case, how is the City able to go to an auction with a preapproval to pay more than appraised value?

Mr. Uchytel said the Assembly can do whatever they want. There have been times when the City has paid more than appraised value based on negotiations. On page 54 in the packet shows the area.

2. Regulation prohibiting Unattended vessels at Launch Ramps

Mr. Uchytel said this language is being put together because of the seine skiffs at Amalga Harbor. On page 55 in the packet is Mr. Uchytel's language and 56 is CBJ Law's proposed new ordinance language. There is a reference to an unimproved Tee Harbor beach access but Mr. Uchytel recommends striking that because it is not managed.

Committee Discussion/Public Comment

Mr. Ridgway asked why time is not discussed.

Mr. Borg said staff does not spend a lot of time at Amalga and that would make enforcement even more challenging.

Mr. Wostmann said temporary duration can be subject to interpretation. He suggested to add language that the trailer needs to be parked at that location.

Mr. Ridgway said the latitude is appropriate to apply this when there is really an issue this needs to be applied to.

Mr. Borg said a seine skiff trailer is not going to be in the parking lot. The wording as is works better.

Mr. Wostmann asked if the Tee Harbor beach is City property?

Mr. Uchytel said yes.

4. Army Corps of Engineers Dredging Plan – Aurora & Harris Harbors

Mr. Uchytel said staff is working with the Army Corps of Engineers on the maintenance dredging at the Aurora and Harris Harbor and the breakwaters. They are getting ready to bid the project with the pre-bid conference on July 10th. They intend to award as early as late summer or early fall. Harris dredging could start October 2020 and as monies are available award Aurora Harbor dredging. The issue staff has is what do we do if we don't get the Municipal Harbor grant money? Do we still demolish the North end and leave it empty until we have enough money.

Mr. Eiler left the meeting at 6:10 pm

Committee Discussion/Public Comment

3. FY20 Grant Opportunities

Mr. Uchytel said he will be going to D.C. to talk with federal delegations, US Department of Transportation, MARAD, and US Army Corps of Engineers grant opportunities.

Committee Discussion/Public Comment

5. Enterprise Board Appointee Process

Mr. Uchytel said applications for the new Board members are due on Monday June 24th. Page 16 in the packet are the duties and responsibilities for Board members. This provides Human Resources the skillsets we are looking for in a Board member and help define their decision making process. He asked the Committee to review and let him know of any changes.

Mr. Wostmann said he spoke to the City Clerk today and the Board member appointment has been moved to the July 17th meeting and any application submitted before the end of the month will be accepted.

X. Staff & Member Reports

Mr. Borg reported:

- Trucano Construction will move his boom into the North end of Aurora to pull the broken pile. He will then remove the gangway at the float plane dock for safety reasons. In the coming weeks staff will come up with a plan to remove the float plane dock.
- Ocean Rader that was on North Douglas beach received two trespass notices from the State. The vessel departed the area and sank Thursday evening outside Gustavus. No loss of life.
- Staff has impounded three vessels.
- The sailboat Ol Blew was sold at auction and was fixed up and now a functioning beautiful sailboat.

Mr. Wostmann asked about an update on the traffic downtown with the road construction.

Mr. Borg said it is going really good and no bad reports.

Mr. Borg said he spoke with Tom Mattice about camera's and he has an application in for a \$94,000 grant for a City wide camera study. The money won't go to actual equipment but it will help address the issue how to move forward to make sure all City Departments are standard and meet their needs.

Mr. Etheridge said he did hear that there may be an arrest soon on the vandals at Amalga Harbor. He also heard complaints about the dungeness crab pots stored at Taku Harbor and caused the docks to be underwater.

Mr. Wostmann confirmed that this is a problem during the crabbing season and happens quite a bit.

Mr. Uchytel reported:

- Staff is advertising for the Achipelago project and due to the Assembly postponing a Committee of the Whole meeting a week, we added an extra week for bid process. Instead of having the Board approve the bid opening at the next Board meeting we will set up a special Board meeting on July 3rd. The last driveway permit was signed today and the closing of the property.
- The other project being advertised is Statter Harbor Phase III (A). This will be opened on July 16th or 17th and is moving forward with good results and a lot of interest.

XI. Committee Administrative Matters

1. Next Operations/Planning Committee Meeting- **Wednesday, July 17th, 2019.**

XII. Adjournment: Meeting adjourned at 6:20pm.