

CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING MINUTES
For Wednesday, August 23rd, 2017

I. Call to Order The meeting was called to order at 5:00 p.m. in City Hall Conference Room 224.

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

Also Present: Carl Uchtyl – Port Director, David Borg – Harbormaster, Gary Gillette – 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. Public Participation on Non-Agenda Items – None

V. Approval of Wednesday, July 19th, 2017 Operations/Planning Meetings Minutes

MOTION By MR. ETHERIDGE: TO APPROVE THE JULY 19th, 2017 MEETING MINUTES AND ASK UNANIMOUS CONSENT.

Motion passed with no objections.

VI. Consent Agenda - None

VII. Unfinished Business -

1. FY17 Docks Enterprise Supplemental Appropriation

Mr. Uchtyl presented the FY17 financial summaries for Docks and Harbors, which are found on pages 14 and 15 of the agenda. We operated in the black for Docks, making \$330,932.85 and for Harbors, with \$734,281.

Committee Discussion

Mr. Janes asked what the miscellaneous revenues are.

Mr. Uchtyl answered those are the leases. The budget we presented to the Assembly in April is on page 16. We need to ask them for authorization to supplement \$176,440. The Assembly knew about the cost but it was never approved as a supplemental.

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Public Comment - None

Committee Discussion

Mr. Eiler asked to please clarify on this thinking they approved it but they hadn't.

Mr. Uchytel said the projected actuals for the remainder of FY17 were presented in April, but we did not receive a supplemental appropriation during the FY18 budget process.

MOTION By MR. ETHERIDGE: TO REQUEST THAT THE ASSEMBLY APPROVE A FY2017 DOCKS ENTERPRISE SUPPLEMENTAL APPROPRIATION FOR \$176,400 AND ASK UNANIMOUS CONSENT.

Motion passed with no objections.

VIII. New Business

1. ADOT & PF Land Disposal and Easement Requests

Mr. Uchytel said ADOT has a project to reconstruct Egan from 10th St. to Seward St. and along that highway they will need easements that we manage as well as some others from the City. They approached the Lands and Resources division to spearhead the efforts. He is fine with the easements, which we will receive compensation for. He is asking the Board to grant Lands and Resources the authority to act in our stead. An appraiser will determine market value.

Committee Questions

Mr. Etheridge asked what effect this will have on our parking areas along Egan like Harris Harbor.

Mr. Uchytel answered this is from 10th Street and will not affect those areas.

Mr. Janes asked about the fraction of a lot on page 19.

Mr. Eiler said this was brought up at the Lands Committee Meeting earlier this month. The City had also reached out to Juneau Hydro Power to see if they had interest in this space but it was ultimately decided to do this.

Mr. Simpson asked is there any parcel or fraction of a parcel that we are doing anything with or have any future intention to do anything with.

Mr. Uchytel answered no. It is a very narrow area.

Public Comment - None

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Committee Discussion/Action

MOTION By Mr. ETHERIDGE 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 AND SEWARD STREET RECONSTRUCTION PROJECT.

Motion passed with no objection.

Mr. Donek asked that it be put on the consent agenda.

Mr. Simpson said both this and the previous motion should be added to the consent agenda.

IX. Items for Information/Discussion

1. Douglas Harbor Pump-Out Replacement

Mr. Borg said one issue we have with moving forward with Clean Harbors in Douglas Harbor is the location of the current sewage pump-out at the end of the launch ramp. It receives too much ice and salt spray in the winter to be operational all year long. We have been looking at alternatives to improve the system and place it somewhere that it will not freeze in the winter. One option is a Keco pump at the end of the launch ramp, inside a heated facility, but that did not seem feasible. An idea was brought to us of a Keco pump on a barge that was submerged with a 750 gallon holding tank. This is more desirable as we could use a portable pump-out to take it right to our customers then dump it in the barge. Long term this would be much more appropriate but it is more expensive upfront at \$41,000 total. The portable pump itself is \$12,000. We will get more bids from different companies but right now we're probably looking at close to \$60,000 to get something set up and operational.

Committee Discussion-

Mr. Eiler asked how portable this is, could it be taken to Harris or Aurora as well.

Mr. Borg said it is 8'x25'. It would not be necessary to take this to the other harbors as they have their own pump-outs.

Mr. Janes asked if it is electric.

Mr. Borg answered it is gas powered. We have had success with this pump we have in Aurora, it works well and is easy to maintain.

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Mr. Simpson said we need to have this service available.

Mr. Borg said for comparison if we replaced the current pump out in Douglas it would be around \$30,000 - \$35,000, he can't guarantee it would still be working in a year, and it would be a maintenance nightmare.

Mr. Donek asked does Fish & Game have any pump-out money left.

Mr. Borg answered no.

Mr. Janes asked is there heated storage there to store the pump.

Mr. Borg answered yes at the base of B ramp.

Mr. Lowell said he agrees we should replace the pump. He asked where the barge would be moored and will it conflict with vessel traffic.

Mr. Borg answered on the inside of B ramp next to the storage building there. It will not impede vessels and we could actually tie boats up to it.

Mr. Lowell asked would this require a pumping service to come out and service it.

Mr. Borg answered yes, we already have a contract with Tyler and they could do it. At high tide we could move it over or run a line down the gangway.

2. Statter Harbor Breakwater Covers

Mr. Gillette said on page 44 of the agenda is the posting notice of bids for the Statter Harbor breakwater safety improvements, which are the covers over the holes in the breakwater. We are doing the two on the ends first, next to the head walk and next to the fish cleaning station. The plan is to eventually do them all but we wanted to test the waters first to see how much they would all cost. We did get a very low bid at \$73,500.00 when the Engineer's Estimate was \$123,000.00. We reached out to Silver Bow, who placed the lowest bid, and gave them the opportunity to review their bid. They responded and confirmed that amount for placing two covers and replacing the small ramp between the head walk and the breakwater.

Committee Discussion

Mr. Simpson asked how many more are there to do after these two are covered.

Mr. Gillette answered quite a few, maybe 18. One of the ideas was to make sure the system works and is what we want to go with by starting with just two covers.

Mr. Janes asked we came in \$50,000 less than our estimate, can we do a third cover as well.

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Mr. Gillette answered we would not be able to add a third one to the existing contract as it was not bid that way. There is no action needed at this time.

3. TIGER Grant Opportunity

Mr. Uchytel said he has the opportunity to meet with the Secretary of Transportation Elaine Chao and Senator Dan Sullivan in Anchorage tomorrow. He will have lunch and a gathering later as well to discuss what TIGER Grant opportunities there are in Juneau. He will do his best to argue for marine services. Our grand use master plan, expansion of Fisherman's Terminal, and the vision to build a seawalk from Statter Harbor to the Auke Bay Marine Station are the three TIGER Grant opportunities that we see.

Committee Discussion - None

4. Auke Bay Marine Station - Update

Mr. Gillette said CBJ and UAS have signed the agreement for the Auke Bay Marine Station; it has been forwarded to GSA and passed on to the two federal agents. We are not required to do anything at this point. The target date for transfer is November 1, 2017. Once that happens we need to go through a subdivision phase here locally. UAS will access their piece through the Anderson Building property. Our part will be accessed by the frontage road that is being built. Beyond that we need to figure out how we will manage this property now that we have it. The Coast Guard may wish to stay a little longer. NOAA is using the lower level of the fish house right now and they may wish to stay as well which is another opportunity. As we move along some more detailed planning will be needed to create the Statter breakwater connection. If we don't have those tenants there then we can look at the potential for new tenants.

Committee Discussion

Mr. Janes said he has noticed some deferred maintenance that we will need to begin sooner rather than later. Maybe we should do an assessment of immediate deferred maintenance to get a running list to begin getting it all done.

Mr. Gillette said we aren't starting from scratch as UAS has hired PND Engineers and others to look at every building for needed upgrades and that information was shared with us. Some of the buildings had very specific uses and may need to be improved before leasing out. The Fish House is probably the oldest part of the property. Right now the only obligation we have is to allow UAS to put two vessels there which they will pay moorage for.

Mr. Janes asked are we anticipating the need to increase staffing due to this new property.

Mr. Gillette said if we lease some of this out is it possible the tenant will need to caretake it. It would be up to Dave if they require another person.

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Mr. Simpson asked when it is expected that we take over.

Mr. Gillette answered November 1st, 2017.

5. Golden North Salmon Derby Weekend

Mr. Borg said this was an extremely successful derby weekend. My staff came out and did a wonderful job. We utilized the commercial parking lot and were able to fit 17 trucks and trailers in there. We had maximum participation and it all went very well.

Committee Discussion

Mr. Simpson asked was this the highest usage to date.

Mr. Borg said the weekend prior was actually bigger at Statter. He's gotten nothing but compliments on the new facility. We've had to block off the old launch ramp so that no one can use it any longer.

Mr. Janes gave his compliments to Dave and his staff as everyone did a great job. There were no issues from his point of view with the commercial vessels. It went really smooth from the water as well as on the land.

X. Staff & Member Reports

Mr. Uchytel said there will be a follow up liveaboard meeting at the Yacht Club tomorrow at 5 p.m. Reports from the last meeting were very favorable. The biggest concern from the community was safety and security. He spoke about the finances and there was a favorable bid for the breakwater. In Harbors we exceeded our revenues by \$734,000. It is not enough to do everything we want to do but it does show we are making revenue. He appreciates the compliments to staff during the derby weekend. This past weekend the Dock security staff had an incident with a breach by a man with mental issues who passed himself off as part of the Gustavus fire department.

Mr. Borg said to elaborate this man was an issue previously this summer with a security breach and he came back last weekend and just charged right by our Dock staff. My staff secured the dock and immediately called the ship security force who locked down the ship and cuffed him. JPD came down and escorted him off the dock and we had him trespass him from the area. About an hour later he attempted to gain access to the AS dock and JPD was able to arrest him for criminal trespassing. We learned a lot from the first attempt and had improved the way we handled the situation greatly the second time. We had some trespassing forms drawn up and three designated staff who can issue them.

Mr. Uchytel said we are still dealing with the Lumberman, the owner Lucas Drake has recently passed away but he had sold it to another man beforehand. Now we will deal with the new owner to remove it from our tidelands. Statter Harbor Phase III will be

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broken up into three phases. Statter Phase IIIA will be blasting and dredging and will need a 404B permit from Corps of Engineers and that has been applied for. In the meantime we are working with NOAA locally and nationally to get the permits for blasting, dredging, and pile driving.

Mr. Simpson said people should be aware that pile driving now uses vibration rather than a giant hammer.

Mr. Lowell said their science indicates that vibratory driving is more of an impact as it is a continuous nature.

Mr. Uchytel said we were lucky to get 16B done when we did.

Mr. Lowell said DOT paid to have a study done on the last Auke Bay project and based on those results we would have to monitor around 7 miles.

Mr. Janes said the biggest problem the Auke Bay Community had was about the 24 hour fuel dock that was briefly talked about. They have now been educated that the fuel dock is not in the plans.

Mr. Uchytel said he wanted to point out that the 16B project got a national award from the National Contracting Pile Driving Association. Also, Statter Phase II is receiving an award from the States Organization of Boating Access.

XI. Committee Administrative Matters

1. Urban Plan (Marine Park to Taku Dock) Workshop – **Tuesday, August 29th, 2017**

Mr. Uchytel asked if Mr. Donek wants a public workshop as well or just a Board workshop.

Mr. Donek said since there will be a public meeting next; we will just concentrate on the Board this time.

2. Next Operations/Planning Committee Meeting- **Wednesday, September 20th, 2017.**

XII. Adjournment – The meeting adjourned at 6:11 p.m.