CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING MINUTES
For Wednesday, November 9th, 2016

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 present were John Bush, Tom Donek, David Lowell, and Bob Janes. Also present were Carl Uchytil-Port Director; David Borg-Harbormaster; Gary Gillette-Port Engineer; Matt Creswell- Senior Harbor Officer.

III. Approval of Agenda
Mr. Uchytil asked to have item #1 Live Aboard Regulation Update under items for information/discussion moved to the first item after the Consent Agenda to accommodate the several members of the public who are here to give input.
MOTION: BY MR. BOB JANES TO APPROVE THE AGENDA AS AMENDED AND ASKED UNANIMOUS CONSENT.
Motion passed with no objections.

IV. Public Participation on Non-Agenda Items – None

V. Approval of Wednesday, October 19th, 2016 Operations/Planning Meetings Minutes
MOTION: BY MR. TOM DONEK TO APPROVE THE OCTOBER 19, 2016 MINUTES AS PRESENTED AND ASKED UNANIMOUS CONSENT.
Motion passed with no objections.

VI. Consent Agenda
A. Public Requests for Consent Agenda Changes - None
B. Board Members Requests for Consent Agenda Changes - None
C. Items for Action

1. Grid Usage Fees (05 CBJAC 20.100)

RECOMMENDATION: TO INCREASE THE GRID USEAGE FEES TO $1.00 PER FOOT PER DAY AND APPLY ANCHORAGE CPI TO ANNUAL INCREASES.

2. Pump Use Fees (05 CBJAC 20.120)

RECOMMENDATION: TO DELETE REGULATION 05 CBJAC 20.120 (PUMP USE FEES).

MOTION: BY MR. BOB JANES TO APPROVE THE CONSENT AGENDA AS PRESENTED AND ASKED UNANIMOUS CONSENT.
Motion passed with no objections.

Items for Information/Discussion (*Moved from Items for Information/Discussion)*
1. Live Aboard Regulations - Update
Presentation by the Port Director

Mr. Uchytil stated at the last board meeting there were some proposals from the Fee Review Committee to make some changes to the Live Aboard Regulations and fee structure. We did take some public input and after the meeting, he met with the Board Chair & Vice Chair and made the recommendation that we hold off on moving forward with any changes until we can do some more due diligence as far as having a shared vision of clean safe secure harbors. We need to determine our carrying capacity for live aboard in our harbors and the fees associated with it. We need to do more public outreach. We have this larger project to connect Harris and Aurora Harbor with a land use master plan so we have a lot of moving parts to consider for the regulations and the live aboard fees. We are not ready to move forward and that is the update at this time. The Harbormaster and I need to look at the carrying capacity and what makes sense for the harbors. Mr. Uchytil said he can answer any questions and the board can take public comment.

Mr. Janes asked if there is rough timeframe for the regulation changes.

Mr. Uchytil answered he is hoping this winter. We want to continue having that dialog regarding live aboard regulations. He thinks having the master plan for the area and having a lot of things we are doing in the Harbors right now make for more of a discussion. We are looking at reopening the Harris Bathrooms and we are investigating a cameras system in the Harbors. There are a lot of things going on that we need to flush out to have clean safe secure facilities. I'm hoping we can get there this winter.

Public Comment
Mr. Tom Willis – Harris Harbor, Juneau, AK
Mr. Willis stated he has been living in the Harbors for six years. He just saw the notice about the rate increase and he appreciates letting the patrons come to the committee. The rate increase does not look that bad and he is not opposed. He does have some concerns about limiting the amount of people living in the harbor. His major concern is how you discriminate against that. He thinks we need people living in the harbor. A month ago he pulled a guy out of the water who would have died otherwise. We all look at each other's boats to see if they are sinking. We are there to help and to help other people. He wants the committee to consider these things when they decide on limiting live aboards.

Mr. Donek stated he wants the public to know the fee increase is currently off the table with the regulation changes as well.

Mr. Jackson Buchanan – Aurora Harbor, Juneau, AK
Mr. Jackson stated he had two things. He does not really see a problem with the rate increase. He believes it is incredibly cheap to moor and live aboard in the harbors. He agrees with Mr. Willis about not limiting the amount of people who can live in the Harbors. We need people or there is going to be more crime and more break-ins. He said he believes Mr. Uchytil was quoted in the Juneau Empire that there is direct correlation with live aboard patrons and crime in the harbors. He doesn't know how that was reached but he does not believe that is true. There is a correlation with drug use. There has been an upswing the last few years with more overdoses. It is pretty much a daily event which is really unfortunate. He said he is celebrating a year and a

half of sobriety this month. He sees this going towards an exclusive list for live aboards and wants to know who is going to make that call. People who live on their boat are going to take care of their boats.

Mr. Frank Michalsky – Harris Harbor, Juneau, AK
Mr. Michalsky stated he has been living in the Harbor for about 6 months. He does not have much different to add to what has already been stated. He lived aboard in Auke Bay for a couple years in the 80s and he would rescue a lot of boats in the middle of the night. If the board reduces the amount of people that live in the Harbor there is going to be more crime and it will be easy pickings. The harbors need to have eyes and witnesses with the live aboard. You may have some live aboards that are giving you problems but we have a lot of those people that are all not live abaords.

Mr. Janes asked if there is a live aboard community that is working together.

Mr. Michalsky answered that he's been there about 6 months but yes there is a familiarity with people who live there and are on their boats a lot.

Mr. Janes asked if he has witnessed any major problems within the live aboard community.

Mr. Michalsky answered he has not witnessed any major concerns. Just some people playing music too loud or not picking up after their dog.

Ms. Loretto Jones – Harris Harbor, Juneau, AK
Ms. Jones stated she does not live in the Harbor but she has had boats in the Harbor for over 30 years and she is a licensed captain. What she would like to bring to the board's attention is the safe condition of a vessel and which is one of the requirements for the Port of Juneau. One of the things she has seen are boats disintegrating in Harris and Aurora Harbors. One of the things required to qualify for space is to be sea worthy. She can count at least 35 boats in Aurora Basin and 10 in Harris Harbor that have not moved. When she first moved to Harris Harbor she was concerned about drug traffic with a boat a few stalls down from her. She said she contacted the office and she contacted the police department after $4,000 worth of stuff was stolen off her boat. They were cooking crystal meth on the boat and over 5 people were living on the boat. That is a huge concern. She has a live aboard that contacts her if there is something wrong with her boat. Live aboards are the first responders. She has pulled people out of the water that were drowning and she is a commercial diver. The live aboards are going to be there to help and be the first responders.

Mr. Janes asked how do you suggest we discriminate if there is boat that has something really crazy going on or if they are a legitimate live aboard.

Ms. Jones answered that she is a concerned citizen and that is why she is here. The board has it in the books to get rid of vessels that are not sea worthy so it's right to question the safe condition of the vessel and use that law. We have a problem in the harbors but it is not the live aboards. She recommends walking the docks and start evicting.

Mr. Frank Mooney – Harris Harbor, Juneau, AK
Mr. Mooney stated he is a live aboard in Harris Harbor going on 5 years with his dog. We are the first responders in the Harbors. He has called the harbormaster when he witnessed a boat that had been untied from the dock. A few years ago he pulled a guy out of the water three times. We get a lot of drunk people wandering down. It's a life style and he enjoys it. He thinks it will be tough decision to qualify people to be able to live in the harbor. He knows quite a few people in the Harbor and we all know each other. It is easy to tell who doesn't belong in the harbor.

Mr. Mike Baldwin – Aurora Harbor, Juneau, AK
Mr. Baldwin stated he lives in Aurora Harbor and has been there since 2011. This idea of discrimination to clean out the harbors is really kind of easy. You have the moorage agreement, insurance, operable boats rules so if you just follow those guidelines you have, then you can weed out the individuals causing problems. He believes a person needs to be the legal owner of the vessel in order to be a live aboard because it gives them more responsibility to take care of things. If you go by the guidelines patrons signed up for then it wouldn't be hard to clean up the harbor. And if you do have over the amount 10-15% responsible owners that want to be live aboards then it would be great to have them to make the harbors safer. The fees going up to $75 that's ok to help with the water in the winter. Adding a second person for $25 is a problem. He thinks the $75 total is good for the boat.

Mr. Rick Gotner- Aurora Harbor, Juneau, AK
Mr. Gotner stated he maintains two boats in the Harbor and lives on one. He's been living there for 3 years and we do watch out for each other and the fishing community. He makes sure he goes around and get everyone's phone number and has called several times when there is someone poking around his neighbor's boat. We are the first line of defense in that regard. One thing he did notice that one of the justifications for raising the fees is for trash expense, one thing he has noticed is that cars will come in and dump mass quantities of trash in Harbor dumpsters and they are not patrons. He suspects that at least ¾ of the trash is not harbors. He thinks there are cameras so perhaps harbors can do enforcement to lower the trash costs. We have excellent people in the harbors. The only thing he witnessed was someone not from the Harbors on his boat trying to steal his motor. He was able to stop them because he lived there & the guy bolted up the ramp and out of the Harbor. The additional $25.00 for his son to live with him won't kill them but he doesn't think he should pay a pet fee for his 2 cats that never leave the boat.

Mr. Lowell asked Mr. Gotner if he sublets his other boat.

Mr. Gotner answered that he tried to let someone live on the vessel earlier in the year and they abused it so he ended it.

Mr. Al Holzman – Aurora Harbor, Juneau, AK
Mr. Holzman stated he has lived in the Harbor for over 10 years. It appears to him the harbors doesn't have a live aboard problem. It is a law enforcement problem. Another thing that was brought up that there is a level of hostility from the harbor people towards the harbor officers. He doesn't think it is the live aboard people. If you have hostility it is the same people you legal

problems with. So it's the police department's job to deal with them. Security is having the live aboards in the harbor. We have pulled people out of the water, tied up boats, and help with boat shelter. The 10% rule is not good for anybody. How much does it cost to have live aboards in the harbor. He understands it is hard to figure out. You probably get called out after hours for non-live aboards too. You need water on in the winter for fisherman too not just live aboards. He doesn't think the large trash bill is from live aboards. My friend on Douglas pays $30 a month for trash pick-up at his house. He thinks it is wise to not have a 10% rule and encourage people to use their boats. A live aboard uses their boat every day. He thinks we should do away with the live aboard fee completely since the harbor does not have a cost analysis and not discriminate against live aboards at all.

Mr. Markus Bressler – Juneau, AK
Mr. Bressler stated he would like to build a houseboat and become a live aboard. He is not sure how the harbor considers a live aboard. If there is time limit and what the boat has to have as far as bed and toilet to be considered a resident.

Mr. Borg answered the regulations state if you are staying more than 3 days in a calendar month then that is considered a live aboard.

Ms. Carrie Warren – Aurora Harbor, Juneau, AK
Ms. Warren stated she has been a live aboard for 3 ½ years on a houseboat in Aurora Harbor. She wants to say thank you for allowing us to come and talk about this issue that we care about and she is happy to see the turn out tonight. Her first question is for Carl Uchytil and she asked what kind of more information does he need and where is he going to get that information.

Mr. Uchytil answered the possible 10% number we are considering is a starting point because we have issues and we need to make our harbor a clean safe secure facility. How do we handle the amount of waste are some concerns. We need to figure out what we can handle.

Ms. Warren asked if that is just an obscure number he pulled out of the air.

Mr. Uchytil answered no and we have done research on how other Harbors handle live aboards. Some do not allow live aboards at all.

Ms. Warren asked if we can have that research.

Mr. Borg answered we obtained it from the different Harbor web-sites.

Ms. Warren asked about the timeframe about this winter. How can we keep our eye on this issue and do our due diligence.

Mr. Uchytil answered we do our best to communicate with harbor patrons. We do a monthly newsletter and we don't want to not deal with this regulation because it is too hard. It is our goal to work with the Harbormaster and staff to move forward.

Ms. Warren asked about when reducing the amount of live aboards are you going to do it by attrition or eviction. What is the strain on the infrastructure. We understand the change of having to deal with the waste issue. We struggle to know what the answer is to the strain on the infrastructure. We are waiting for the answer. What problem are you trying to solve because we do not think it is a live aboard issue. If it is a matter of enforcement then you have the means to deal with it. There are things that need to be enforced and they are not happening. She personally thinks boat owners should be able to do what they want with their property if they want to rent it out. It is up to the boat owners to deal with it if there are irresponsible renters. You should solicit answers from us. She knows you are saying you are doing your best to notify us. She trys to do her best and fails sometimes. She really appreciated putting notices on the ramps this time for the meeting tonight.

Mrs. Rozella Michalsky – Harris Harbor, Juneau. AK
Mrs. Michalsky asked if we are allowed to have boat sitters live on our boat when we are gone.

Mr. Janes answered we have not addressed or changed these regulations for a number of years. He wants to thank everyone for coming in to enlighten the board. We have troubles in our harbors with drug issues and we want to make our harbor clean safe and secure. That is what we are after. We will be very reasonable when it comes to live aboards. We are trying to make life better for everyone in the harbors and we will do a good job.

Mr. Donek stated he thanked everyone for coming out. We like having the input.

Mr. Gotner stated we all saw the notice on the ramps this time and that got us here.

Ms. Warren said we need the information out there.

Mr. Donek said we are on the web-site with our meetings and agendas.

Mr. Rick Metzger -Washington & Juneau, AK
Mr. Rick Metzger stated the 10% number in Washington State is in our state code.

Mr. Uchytil stated we have the monthly newsletter.

Ms. Warren asked where is it.

Ms. Raster answered we have it available in the harbor office, the link is posted on the monthly statements, we have an email list you can join, and it's on our web-site.

Ms. Warren said it needs to be put on every bulletin board.

Mr. Metzger stated the bulletin boards are not secure because stuff blows in the wind.

Mr. Olson – Douglas, AK

Mr. Olson stated he also wants to build a float house. There are a lot of moldy and unsafe vessels. He applauds the harbor for taking on the task to take this on and thank you to the board for volunteering to serve the harbor.

VII. Unfinished Business - None

VIII. New Business

1. Loading permit fees (05 CBJAC 15.080)
Presentation by the Port Director

Mr. Uchytil stated the proposal for the loading zone fees would be the company fee from $300 to $400 and the per seat fee from $7 to $9. I want to allow John McConnochie to talk be fore he has to leave.

Committee Questions - None

Public Comment
Mr. John McConnochie – Cycle Alaska, Juneau, AK
Mr. McConnochie said he is not opposed to the fees increasing. Why are you going over costs with these fee increases.

Mr. Uchytil answered we are trying the best we can to attribute our expenses to the costs but it does not include every expenses. There are other fees like landscape, water, trash removal, and hours. This past summer we did our best to account for patrol hours but there are other fees. There is a lot of overhead that goes on for running and managing a loading zone and parking lot.

Committee Discussion/Action
Mr. Janes stated he is a user of the loading zone and in our fee structure review we tried to manage our increases fairly. This is a big jump compared to other fee increases the board has done.

Mr. Uchytil answered that this is a delayed increase since they have not gone up in 12 years.

Mr. Donek said this was brutal one to go through. It was hard to figure out the accurate amount we are spending to operate the loading zones. We needed to make a decision and we chose to run it by the CPI like other fees.

Mr. Lowell asked if the new fee $400 is a CPI calculation.

Mr. Uchytil answered yes.

Mr. Donek said the $9.00 fee is per seat on a bus not per person using the seat. So one problem we have is these fees are diluted by volume and the smaller companies do have to pay more.

Mr. Janes said he needs to rescind himself since he is user and operator. The increase is 30% and we have not done that for other fees. This is an easy target. It's our issue that this has not been raised in such a long time but this is a hit of several thousand dollars for operators. We need to give them time to budget. Maybe we could split the increase over two years.

Mr. Donek asked are we too close to the seasons to change rates.

Mr. Janes said yes that operators have already set prices for 2017. We've already turned in our prices to the cruise lines. In an ideal year this would be better for 2018 or split it over 2 years. It would be great to know fee increases by August prior to the year they go up.

Mr. Uchytil said we do not typically know the CPI adjustment increases until February of the year we are increasing.

Mr. Donek stated we could do an increase in 2018 to $350 and $8 then 2019 to $400 and $9 then automatic CPI increases every 5 years starting in 2024 after that to break it up.

Mr. Bush stated he agrees that the prices are set so we should phase it in. He likes the every 5 year increase but let's start in 2025 for every five years.

Mr. Lowell asked about our operating expenses not including everything.

Mr. Uchytil answered that it's hard to allocate every little expense like trash, line painting, gravel removal, staff hours, and power washing. We do have other sources of income that goes in the pot to cover all expenses. The venders are getting brand new lots for their private use to move over 700,000 people for under $100,000. That's a really good deal for them.

MOTION: BY MR. JOHN BUSH TO KEEP THE CURRENT FEE STRUCTURE WITH A CPI INCREASE TO $350.00 PER COMPANY FEE AND $8.00 PER SEAT FEE IN 2018 THEN INCREASE TO $400.00 PER COMPANY FEE AND $9.00 PER SEAT FEE IN 2019 THEN IN 2025 START THE CPI ADJUSTMENT EVERY 5 YEARS AND ASKED UNANIMOUS CONSENT.
Motion passed with no objections.

2. Potable Water Fee (05 CBJAC 15.050)
Presentation by the Port Director

Mr. Uchytil stated he added to the packet information that shows the existing water rates and previous amounts. In 2012 we increased the fee to $4.67 from $3.35 per 1000 gallons. It is a commercial rate and we include a markup for expenses. In 2012 we did a similar 48% mark up like we did in 2005. We have metered commercial rates based on volume and we want to apply 150% mark up from a motion from the committee in a previous meeting. Based on previous four years where we did not markup we can catch and from $4.67 to go to $4.70 in 2017 and then in 2018 to $5.00.

Committee Questions

Mr. Donek stated the intent is that we want to do the 150% markup based on the current city rates. So if the rates go down for us then we will charge less as well. We want to make sure the rates we pay do not exceed what we charge.

Public Comment
Mr. Drew Green – Cruise Line Agencies, Juneau, AK
Mr. Green stated he does not have any issues with increases. The only issue he would say is we have already paid for the infrastructure from industry through other fees. Also he believes water usage will increase. It seems like a little double dipping with the mark up but the fees increases are realistic. The mark up for maintenance is also realistic.

Mr. Janes asked if the cruise lines will view it as a reasonable adjustment as well.

Mr. Green answered yes that it is fair and it won't go up until next year so they can plan for it.

Committee Discussion/Action
Mr. Uchytil asked what would the effective date be for these increases.

Mr. Donek stated there is a chance this won't make it through the Assembly quick enough for January letters.

Mr. Uchytil said we can just push it forward and see how the timing comes out.

MOTION: BY MR. BOB JANES TO CHANGE THE RATE STRUCTURE FOR WATER SERVICE TO 150% OF THE BULK RATE OF WHAT DOCKS AND HARBORS PAYS TO CBJ AND PUT IN TO EFFECT AS SOON AS REASONABLY POSSIBLE AND ASKED UNANIMOUS CONSENT.
Motion passed with no objections.

3. Archipelago Property Acquisition – White Paper
Presentation by the Port Director
Mr. Uchytil stated he is back with the Archipelago Property Acquisition to see if the board wants to acquire the property. There is a packet included in the agenda with different concepts for the area. The property is assessed at $9M. We have multiple options that we could do with options like retail, bus staging area, or a memorial. We want to create a plan that would have something for everyone and meet the community needs. If the board decides to move forward He and Gary would come up with land use master plan for the area.

Committee Questions
Mr. Donek asked what happened with this is 2012.

Mr. Uchytil answered He and Gary had gone to an Assembly meeting that went in to an executive session. This was a good opportunity to find an area to bring the whale sculpture downtown. The assembly wanted the area go to retail for property tax income as opposed to the Harbor department. The Harbor Department has the funds to afford the property.

Mr. Lowell asked what are the sources of the funds.

Mr. Uchytil answered we have dock funds and marine passenger fees.

Public Comment - None

Committee Discussion/Action
Mr. Janes stated he had a question about more traffic issues if we decide to create another staging or bus area. It is also a high traffic area for pedestrians so more buses would create even more of traffic back up. We need to have a land use plan and a traffic plan.

Mr. Uchytil stated he thinks this is an option for moving and staging the tourists that are going to come anyway. The assembly is already working on pedestrian transportation plan. We have been engaged with CBJ engineering to do a traffic study. Our goal is to get people off the ship efficiently and safely.

MOTION: BY MR. JOHN BUSH TO ADOPT A STRATEGY TO ACQUIRE THE ARCHIPELGO PROPERTY AND EXPEND RESOURCES TO DEVELOP A LAND USE PLAN FOR THE VICINITY AND ASKED FOR UNANIMOUS CONSENT.
Motion passed with no objections.

4. Potential Tideland Lease - Opportunity
Presentation by the Port Director
Mr. Uchytil stated Mr. Heumann came in last month because he is interested in obtaining a lease for a 2000 square foot area downtown to develop retail or restaurant. We are still working on our master plan for the whole area along the sea walk. My recommendation to hold off until we have that area designed before we parcel off areas for sale or lease. We could have a crazy zoning area if we do not tie everything together.

Mr. Gillette stated we have received a public notice that Mr. Heumann has applied for an encroachment permit on the south side of the people's wharf building. There is a 20 foot right of way area along the peoples wharf building but the rest of the area is Docks & Harbors managed land. Recently we re-did that whole area for the staging area parking lot. It is a right of way area not a parcel. He is asking for a permit to use 400 square foot area for a vendor area or restaurant. It makes sense for us as land managers to make use of the whole area rather than carve out pieces and not have it cohesive.

Committee Questions
Mr. Bush asked if we postpone any lease of a small area are we also going to protest his encroachment permit he has requested which is adjacent to our property.

Mr. Gillette answered he does not think we need to protest it. If he did get it the CBJ Engineering measured it and we feel there is still enough room for pedestrian traffic.

Mr. Janes asked if someone can bypass the Harbor Board and acquire our managed land.

Mr. Gillette answered someone researched this area and it is a right of way area so it is not managed by the harbor. Although we rebuilt the area when we did the new parking lot and we do maintain it anyone can go through the city manager since it is a right of way and request an encroachment permit. It just happens to be adjacent to our property.

Mr. Bush asked who owns right of way areas.

Mr. Gillette answered the people own it but if it is unused the owners of any adjacent property can request to acquire it.

Mr. Janes stated we want to make sure we do not have any issues once the second 16B project is done and that the planning commission does not approve anything that may cause issues.

Mr. Uchytil stated he thinks Mr. Huemann may be going this route for the 400 square foot encroachment permit rather than pursuing our area.

Public Comment - None

Committee Discussion/Action

MOTION: BY MR. JOHN BUSH TO POSTPONE ANY DISCUSSION TO LEASE SMALL PARCELS OF DOCKS & HARBORS PROPERTIES ALONG THE SEAWALK UNTIL AFTER A COMPREHENSIVE LAND USE PLAN IS DEVELEOPED AND ASKED UNANIMOUS CONSENT.
Motion passed with no objections.

5. Shore power for new Cruise Ship Berths - Report
Presentation by the Port Engineer

Mr. Gillette stated we have spent close to $1M for the infrastructure to install a conduit underneath the parking lot to allow for future shore power for the ships at the new Cruise Ship Berth areas. It is not available yet but AEL&P has indicated there is some power in the area but it would be interruptible and it would be significant to build the rest to get the power to the ships. AEL&P said it doesn't make sense for them investment wise. The investment estimate is $12.9M per ship. We do need to install some new infrastructure and add on to what we have in place. There are still a lot of questions such as the costs and where do we install the large transformers.

Committee Questions
Mr. Donek asked that he recalls one of the cruise ships asked for the power.

Mr. Gillette answered even if all the cruise ships asked for power the return on investment for AEL&P would not be worth it. The last one at Franklin Dock, the passenger fees paid for everything. The likely funding source for these might be passenger fees over a period of time.

It's hard to say how long this will take anywhere from two to ten years. So far there is not a great demand from the cruise line industry to provide shore power. Also the ships can only accommodate power on one side of the ship.

Mr. Uchytil stated there were assembly members in the past that said we would need to mandate that they must use shore power if they are going to tie up in Juneau. Next week we will have the CIP list for projects but staff recommends other priorities at this time rather than spending $13M per cruise ship in order to provide power.

Mr. Bush stated when cruise ships are running generators every day you can see and smell it. He sees where this is a priority to keep our air clean. We want to keep it on the priority list.

Public Comment
Mr. Drew Green – Cruise Line Agencies, Juneau, AK
Mr. Green stated since the time when the docks were originally designed things have changed. So to spend $100M for electrification is not a high priority right now for cruise industry. They have emission issues to deal with all over the sailing area. They are working on natural gas power for the ships to run on. They already have immense costs to handle the emissions. The industry is now going a different way so there may not be a need like there was in the past.

Mr. Janes asked if we want to keep this option of future power for the cruise ships alive.

Mr. Green answered it is too early to tell if this won't be necessary so you can keep it for now.

Committee Discussion/Action

MOTION: BY MR. BOB JANES TO ADOPT THE OCTOBER 2016 SHORE TIE POWER STUDY/FEASIBILITY STUDY REPORT FOR THE NEW CRUISE SHIP BERTHS PROJECT AND ADD IT TO THE CONSENT AGENDA FOR THE FULL BOARD AND ASKED FOR UNANIMOUS CONSENT.
Motion passed with no objections.

IX. Items for Information/Discussion

1. Live Aboard Regulations - Update
   Presentation by the Port Director

(Moved to beginning of meeting. See Above.)

2. Aurora Harbor Phase II - Update
   Presentation by the Port Engineer

Mr. Gillette stated the schedule for Aurora Harbor Phase II is after the Salmon Derby in 2017. We will move the vessels out of the E, F, & G floats in Aurora. Then we can move the boat shelters so the contractor can rebuild the floats. We will need to instruct the contractor on how to move the shelters.

Committee Discussion
Mr. Donek stated we will need to make sure the boat shelters are spaced out enough otherwise snow from the roof could sink them. We need to ensure the contractor spaces them safely.

Mr. Gillette said he got advice from Doug Trucano to keep them attached to the fingers to keep them spaced safely.

Mr. Janes asked if we have any public resistance at this time.

Mr. Gillette stated we do not have major resistance at this time but patrons do not want to have to move their own shelters and they want their boats to stay covered. We cannot avoid it and it needs to be done.

Mr. Donek said patrons can get their boat tarped or shrink wrapped if they want. He has a boat shelter so that's what he's going to look in to.

Mr. Uchytil said he sent a letter to all the boat shelter owners with the details with the plan and it is in the Tideline Newsletter and he has not gotten any complaints yet. He's still working with PND to hopefully get it done by Christmas.

Mr. Gillette stated we want to make sure we give the contractor time to get it done and not drive up the cost by rushing the timeframe.

Mr. Donek stated we need to make sure in the winter weather they will have time to install the power and water lines. We can't let the public in to a work zone.

Public Comment- None.

3. Bridge Park to Norway Pt Land Use Master Plan - Update
   Presentation by the Port Engineer

Mr. Gillette presented the land use master plan ideas for the upland area from Douglas Bridge to Norway Point to include the Harbormaster building. We have areas around the Yacht Club where we could put in retaining walls to increase the land in that area for future use. We have three different concepts for developing the area. Concept #1 we could build up a haul out area and grid at Norway Point and move the Yacht Club near the whale structure. Fisherman support and fish sales area could be near the harbormaster office. Concept #2 could include housing options near the yacht club and just build out the existing haul out area. Concept #3 moves the yacht club to haul out and the haul out to Norway Point. We could choose one of these three plans or mix and match the plans or create our own plan. The idea is to come up with one concept that we agree on then move forward to figure how to accommodate it.

Committee Discussion - None

Public Comment - None

X. Staff & Member Reports

Mr. Uchytil reported that Maritime Administration accepted our application to obtain the NOAA lab out at Auke Bay. We will work on getting what we need for harbor expansion.

Mr. Janes stated he wanted to thank staff and the harbormaster for always presenting us with logical information and making it easier for them to work as a board.

XI. Committee Administrative Matters

1. Next Operations/Planning Committee Meeting- **Wednesday, December 7th, 2016.**

XII. Adjournment

The meeting adjourned at 7:43pm.