

CBJ DOCKS & HARBORS BOARD
CIP/PLANNING COMMITTEE MEETING MINUTES
For Thursday, July 22, 2010

I. Call to Order.

Committee member Mr. Williams called the meeting to order at 5:00 p.m.

II. Roll.

The following members were present: Mr. Williams, Mr. Kueffner, Mr. Donek and Mr. Preston.

The following member was absent: Mr. Wostmann.

Also in attendance were: Mr. Stone – Port Director and Mr. Gillette – Port Engineer.

III. Approval of Agenda.

Mr. Stone added one more item for action, which is #3 Taku Smokeries dock expansion.

Then under items for information/discussion #2, Side Walk Vendor at Wayside Park and Mr. Gillette added Statter Harbor Grant update.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS AMENDED. The motion passed without objection.

IV. Public Participation.

There was none at this time.

V. Approval of Previous Meeting Minutes.

MOTION by Mr. Donek: ASK UNANIMOUS CONSENT TO APPROVE THE PREVIOUS MINUTES OF May 20, 2010. The motion passed without objection.

VI. Items for Action.

1. Contract Approval for Tinnea and Associates to Perform Cathodic Protection and Timber Pile Inspection of Steamship Wharf in the Amount of \$133,490.

Mr. Gillette stated that there is a memo of information in the committee member's packet. Mr. Gillette explained to the committee that basically what we are doing is joining the Engineering Department and doing a inspection of protection for the Marine Park parking garage and our dock facilities. He stated that we are not doing the steel piles at the main docks since we are going to be building a new facility there, but we want to look at the steel bulkhead that is at the Marine Park area and the pilings that are under the deck-over area. He stated that they will also be looking at the wood piles at the Alaska Steamship Wharf. This will give us some base information to see where we are at on that and what kind maintenance might be required.

Mr. Gillette stated that looking through the information packet there is quite a bit of scope presented so this will result in inspection, design and bid dock estimates.

He went over the portion that is related to docks and harbors and the estimated costs for this. This was reviewed with the attorney and since it is actually an engineering contract not a docks and harbors contract it does not have to go in front of the Assembly. He stated that it is up to the Board and the recommendation here is that the CIP committee passes this on to the Board for the recommendation to approve this.

Further discussion among the committee members and Mr. Gillette took place at this time.

Mr. White suggested that staff run this by Mr. Swope before passing it along to the Board.

MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO RECOMMEND THAT THE BOARD APPROVE A CONTRACT IN THE AMOUNT OF \$133,490.00 TO PERFORM CATHODIC PROTECTION AND TIMBER INSPECTION OF THE STEAMSHIP WHARF AREA THEN PRESENT THIS TO THE ASSEMBLY FOR APPROVAL. The motion passed without objection.

2. Contract Amendment for JYL, Inc for Construction Administration and Inspection Services for the Port Customs and Visitors Center.

Mr. Gillette handed out a memo to the committee members and went over it with them at this time. It included the scope of work that will be done by JYL and the fees which will include their sub-consultants.

He stated that the amount would be \$408,950.00 and it would be a time and expenses based contract.

This is scheduled for the August 9 meeting to the Assembly.

Further discussion took place at this time among the committee members and Mr. Gillette.

MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO RECOMMEND THAT THE BOARD MAKE A RECOMMENDATION TO THE ASSEMBLY TO APPROVE A CONTRACT AMENDMENT IN THE AMOUNT OF \$408,950.00 TO JYL, INC. FOR CONSTRUCTION ADMINISTRATION AND INSPECTION FOR THE PORT CUSTOMS AND VISITOR CENTER PROJECT. The motion passed without objection.

3. Taku Smokeries Dock Expansion.

Mr. Stone reported to the committee members that if they recall at the past few meeting Mr. Gillette talked about moving forward with conceptual designs for this. They have done some designs and shared them with Taku Smokeries and they have taken a look at them and have come back to us and stated what they preferred to do was actually build the dock improvements

themselves. The reasoning for doing this is they believe they can do it for less money and obviously would be less cost to them. They also think they can get the project done quicker because they won't have all of our requirements. They submitted a proposal to that with that in mind and that is attached to the committee member's memo (See attaché).

Mr. Stone stated in order to facilitate this they would like the Board to consider an amendment to the dock use agreement to allow them to do this work. The City originally did a dock use agreement starting in 1984 and then it was renewed last year. Mr. Stone explained to the committee that what he has done is take their proposal and the dock use agreement and sent it over to our new deputy attorney. She looked through it and had a couple concerns of which Mr. Stone went over with the committee members at this time.

Mr. Stone stated that the committee needs to decide if they would allow Taku Smokerries to build something that they will own and have it attached to the public facility and then if it were allowed he stated that there are some issues with regards to the use agreement.

One other issue would be that we would probably want to review the rent at the time of the renewal of the use agreement.

Further discussion took place among Mr. Stone and the committee members at this time.

They went over the design concepts with cost estimates at this time.

MOTION by Mr. Preston: ASK UNANIMOUS CONCENT TO RECOMMEND TO THE FULL BOARD TO ENTER INTO AN AGREEMENT TO ALLOW AN AMENMENT TO TAKU SMOKERIES LEASE AGREEMENT FOR THEM TO DO DOCK IMPROVEMENTS. The motion passed without objection.

More discussion took place among the committee members and Mr. Stone regarding the wording of the new proposed amendments.

VII. Items for Information/Discussion.

1. Douglas Harbor Re-Build.

Mr. Stone reported that they just want to bring the committee up to date on this. He said at this point they are trying to develop a permit amendment that would potentially allow us to go forward with the permit process, which would basically be to dredge the harbor, put all the material in the middle of the channel and then cover it with a combination of sandy material that we could get from the airport at a reduced price. Also we would obtain a certain amount of shot rock. In addition to this we would over dredge it about 6" and place a cap of c-1 material down.

Mr. Stone stated that PND is developing a permit application amendment that would do both of these and then we will submit it to the regulatory agencies and see what they say. There was some indication from EPA that maybe enough to move forward with the permit.

Mr. Stone said he has finished scoping out a study with the Corps of Engineers laboratory in Mississippi, but have put them on hold pending seeing what the regulatory agencies say about the cap approach. We are hoping to have the cap information from PND by next week to put in with the application. He said it looks like we may be a little bit short to bid. We were at six million and the cost is about six point four million. It may be one of those deals where we can get approved for it but won't have enough money to bid it.

Mr. Stone stated he isn't sure what the regulatory agencies will accept.

He said the latest environmental issue is bioturbation. He explained that what this means is this has to do with organisms that live in marine sediments that actually convey sediments from deep down up to the surface and of course that is the concern with the cap. There is not a lot of information regarding this.

Further discussion among the committee members and Mr. Stone took place at this time.

2. Cruise Terminal Staging Area Reconfiguration.

Mr. Gillette reported to the committee that this is the area in front of the tram between Taku Smokeries and the Peoples Wharf. There is an RFP out for the final design bid documents and cost estimates. He would like to invite one committee member to be on the selection committee of which Mr. Kueffner has volunteered to do.

3. Statter Harbor.

Mr. Gillette stated that we will be receiving \$500,000.00 dollars of grant funds from the Federal Sport Fisheries money to continue our work with the environmental assessment. The Alaska Fish and Game does not have the 25% match left in their funds so we are covering it out of the funds that we have.

It will be introduced at the August 9th Assembly meeting.

4. Sidewalk Wayside Vendor Booth.

Mr. Stone stated that this should have been brought in front of the Operations Committee, but the meeting was canceled. He stated there is a lady Ms. Haywood that has a mobile vending machine truck and would like to set up by the Wayside fishing float for the next several weeks while it is busy.

Mr. Stone stated that what they have done in the past is we have issued these waterfront sidewalk vendor permits. He used as an example the one that was given to a fish taco vendor. If the committee doesn't object to it then he will go ahead and issue one to this lady. There is an application fee of \$50.00 and then a permit fee of \$300.00 per month. They will have to have public liability insurance. They will also need to give a plan where they will be operating.

Mr. Stone also checked with the Parks and Recreation Department and they don't have a problem with it.

Further discussion took place at this time.

VIII. Member & Staff Reports.

No reports at this time.

IX. Committee Administrative Matters.

The next meeting is scheduled for August 19, 2010 at 5:00 pm in the City Chambers.

X. Adjournment.

MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO ADJOURN THE MEETING. The motion passed without objection.

The meeting was adjourned at 6:00 p.m.