

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, February 22nd, 2018

- I. Call to Order** (5:00 p.m. in the CBJ Assembly Chambers)
- II. Roll** (Weston Eiler, Don Etheridge, Bob Janes, David Lowell, Robert Mosher, Mark Ridgway, David Seng, Budd Simpson, and Tom Donek)

III. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

- IV. Approval of January 25th, 2018 Regular Board and February 8th, 2018 Special Board Meeting Minutes.**
- V. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time).
- VI. Special Order of Business**
 - 1. Alaska Clean Harbor Recognition
 - 2. Staff Recognition

VII. Consent Agenda

- 1. ~~Tidelands Lease Rent Adjustment: Yankee Cove Development –ATS 1677~~
~~———Presentation by the Port Director~~

~~RECOMMENDATION: TO ADJUST THE ANNUAL MARKET RENT TO 12¢/SF FOR 36,786 SF AT YANKEE COVE TIDELANDS, RESULTING IN \$4,414.32/ YEAR LEASE.~~

- 2. Alaska State Trooper Vessel ENFORCER – Auke Bay Marine Station Moorage
Presentation by the Port Director

RECOMMENDATION: TO PROVIDE MOORAGE TO THE ALASKA STATE TROOPER VESSEL ENFORCER AT A RATE CONSISTENT WITH THE DOUGLAS, HARRIS AND AURORA HARBORS.

MOTION: TO APPROVE THE CONSENT AGENDA AS PRESENTED.

VIII. Unfinished Business

- 1. FY19 & FY 20 Budget
Presentation by the Port Director

Board Questions

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA (CONTINUED)
For Thursday, February 22nd, 2018

Public Comment

Board Discussion/Action

MOTION: TO APPROVE THE DOCKS & HARBORS FY19 & FY20 BUDGET.

IX. New Business - None

X. Items for Information/Discussion

1. Don D. Statter Harbor – Breakwater Covering Project
Presentation by the Port Engineer

Committee Discussion/Public Comment

2. FY2019 Moorage Rates – No Anchorage CPI Adjustment
Presentation by the Port Director

Committee Discussion/Public Comment

XI. Committee and Member Reports

1. Operations/Planning Committee Meeting- Wednesday, January 18th, 2018
2. Member Reports
3. Assembly Lands Committee Liaison Report
4. Auke Bay Steering Committee Liaison Report

XII. Port Engineer's Report

XIII. Harbormaster's Report

XIV. Port Director's Report

XV. Assembly Liaison Report

XVI. Board Administrative Matters

- a. Ops/Planning Committee Meeting – Wednesday, March 21st, 2018 at 5:00pm
- b. Board Meeting – Thursday, March 29th, 2018 at 5:00pm

XVII. Adjournment

CBJ DOCKS AND HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, January 25th, 2018

I. Call to Order

Mr. Donek called the Regular Board Meeting to order at 5:01 pm in CBJ Room 224.

II. Roll Call

The following members were present: Weston Eiler, Don Etheridge, David Lowell, Mark Ridgway, David Seng (via telephone), Budd Simpson, and Tom Donek.

Absent: Bob Janes, and Robert Mosher

Also present were the following: Carl Uchtyl – Port Director, Dave Borg – Harbormaster, Gary Gillette – Port Engineer, and Robert Edwardson – Assembly Liaison

III. Approval of Agenda

MOTION By MR. ETHERIDGE: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Minutes from the November 30th, 2017 Regular Board Minutes.

Mr. Simpson requested a change on page 9. He said in the meeting he requested the roll call vote and the reason for that request was so his abstention could be shown specifically. He would like his name listed with the members that voted but shown he abstained from voting.

Hearing no objection, the November 30th, 2017 Regular Board minutes were approved as amended.

V. Public Participation on Non-Agenda Items – None

VI. Consent Agenda – None

VII. Unfinished Business-

1. Public Hearing – Regulation Change 05 CBJAC 40.065 Anchoring Out Requirements. Mr. Uchtyl said this has been publically noticed in the newspaper as required. At the last meeting, a Board member requested to be provided a map of the potential anchoring locations managed by Docks & Harbors. Mr. Uchtyl showed a map of the anchoring locations. This regulation is modeled after the DNR rules for their tidelands and is needed to protect our interests. Mr. Uchtyl pointed out in the regulation that one day without a permit is allowed, but anything over that up to two weeks is required to have a permit. There is no fee or proof of insurance required for the two week timeline. He said on Page 14 of the packet, between 14 and 90 days which falls under long term permit, requires a \$100 application fee as well as the vessel owner must show they have sufficient insurance coverage for recovery of the vessel if it should sink. If this is approved tonight it will move forward to the Assembly on February 12th.

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Board Questions –

Mr. Ridgway said he didn't see anything that talked about commercial applications?

Mr. Uchytel said this regulation applies to all vessels.

Mr. Etheridge asked if this regulation includes the fish packers that sometimes are there for more than 24 hours?

Mr. Uchytel said this applies if they are there for more than one day. They will be able to anchor for up to 24 hours.

Mr. Etheridge asked if they would need to come in for a permit every week if they anchored on the Douglas side for more than 24 hours?

Mr. Uchytel said yes as written if it is on our tidelands.

Public Comment –

Dennis Watson, Juneau, AK 99801

He said this regulation is long overdue and liked the amount of work on this regulation. He said he has a concern as a boat owner and a citizen of Juneau that the short term permit is far too permissive. Someone will be allowed with any size vessel for two weeks to be on CBJ tidelands without having to provide anything including insurance. He believes that is a bad precedence to set. He said you won't see a 24' bay liner out there unless it is a live-aboard. He said Docks & Harbors is putting themselves at risk financially and it does not make sense to him. That would be the same as saying you don't have to have insurance for two week on a car when you own it.

Board Discussion/Action

Mr. Ridgway said in the paragraph "The Port Director may attach other reasonable terms and conditions as necessary to protect public health, safety, and welfare". He asked if it is anticipated what the reasonable terms might include?

Mr. Uchytel said a vessel from out of town who is transient is not currently required to have insurance. The regulation is acknowledging "long term" is a greater risk.

Mr. Ridgway said if a vessel shows up not in good condition and wants a "short term" permit, you could apply the reasonable term as "no".

Mr. Borg said paragraph (3) on page 15 covers all vessel concerns.

Mr. Etheridge asked where the yachts will be able to anchor out if they can't anchor near the bridge?

Mr. Uchytel said where they currently anchor is not a problem.

Mr. Borg said they aren't typically anchored long, it is just until room on the IVF is available.

Mr. Etheridge said there are times there is no space for the large yachts and he doesn't want to tell them they can't anchor out and run them out. They do spend money in our town.

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Mr. Donek asked what does the work “near” mean?

Mr. Borg said not in navigable waters.

Mr. Donek suggested to have staff create a map that shows the anchoring out locations.

MOTION By MR. SIMPSON: TO APPROVE NEW REGULATIONS PERTAINING TO ANCHORING ON DOCKS & HARBORS SUBMERGED LANDS AND RECOMMEND THE ASSEMBLY ADOPT SAID LEGISLATIONS & ASK UNANIMOUS CONSENT.

Motion passed with no objection

2. Modification to Urban Design Paln adopted November 30th, 2017

Mr. Eiler said he wanted to disclose he has a new job with the University of Alaska doing State Government relations but in between the old and new job he waited tables over the holiday and one of the owners of the restaurant is a tenant in the waterfront area in discussion.

Mr. Uchtyl said he received a request to not designate the area in the plan specifically for the Juneau Memorial because that may be too prescriptive at this point. It may be better to asterick that area to be able to allow consideration for other public purposes in that location.

Board Questions -

Mr. Donek said he didn’t see it as that nailed down and could move it somewhere else.

Mr. Ridgway agreed that it could move somewhere else if needed.

Mr. Eiler asked staff to elaborate on the need for the motion.

Mr. Uchtyl said there could be reluctance from the Assembly to approve the plan as is with the USS Juneau Memorial location marked out.

Public Comment – None

Board Discussion/Action

MOTION By MR. ETHERIDGE: TO AMEND THE URBAN DESIGN PALN TO REFLECT THE AREA DESIGNATED USS JUNEAU MAY BE USED FOR OTHER PUBLIC PURPOSES AND ASK UNANIMOUS CONSENT.

Mr. Simpson said he abstained from participation on this topic.

Motion Passed with no objection.

IX. New Business

1. Auke Bay Marine Station – Capital Investment Needs

Mr. Uchtyl said Docks & Harbors received the quit claim deed for this property which is approximately two acres of the northern end of the former marine lab. Staff went out with a RFI looking for potential lease tenants. We have acquired this great location but we didn’t have a lot of interest to lease this area. The Troopers are interested in dock space for their vessel the Enforcer. The value isn’t in the uplands, but having access to the water. He said he

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would like to spend money to make a 100' dock using the poly pipe floats that Docks & Harbors already has and affix it with anchors. This would give us additional 200' of moorage which would relieve some of the congestion in Statter Harbor. It could be available to the Charter Operators. In the current condition of this property, that would be the best use. Staff has contacted Mr. Moeser who is our part time employee who has designed this type of float before to start work on this. The float could be a short term solution and after the passenger for hire float is built, it could be used as a net float in another location. The ask from the Board is to set up a \$200,000 CIP. The float would be \$150,000 and the other \$50,000 would be used on other things necessary for costs associated with monitoring and operations of this location. He said he is looking for the best use of this facility.

Board Questions -

Mr. Eiler asked what condition the buildings are in on the uplands? What is UAS doing with their portion of this property?

Mr. Uchytel showed the dividing line of the property on parcel viewer on the GIS page. He showed the buildings that are in poor condition and need to be tore down and what ones will stay. He said UAS is planning on tearing down the existing main building on their property and building a new one in 18 months.

Mr. Simpson asked if the \$150,000 was for the anchoring system since we already have the floats?

Mr. Uchytel said we have the poly pipe floats but they need to be decked over. We also have two anchors.

Mr. Etheridge asked if the fish house could be used for a net house or storage?

Mr. Uchytel said it is currently office space and there was discussion of moving the Port Office to the fish house.

Mr. Eiler asked if the Fish House is manageable as an office? Can it be leased as is?

Mr. Uchytel said there is a lot of office space and no one has come forward with interest to lease this space. The value of this location is the access to the water. If we do move forward with the 100' float, that may attract tour companies that operate boats.

Mr. Ridgway asked what the maintenance expense will be for the subsurface utilities?

Mr. Gillette said that level of detail has not all been worked out. We will work with UAS during the tear down of their building and we do have an agreement to share the cost of some of the utility relocations.

Public Comment –

Paul Swanson, Juneau, AK

Additional dock space is a plus. Will it have water and power? He agrees this space will be good for the Commercial Charter Operators. They need water because one of the main complaints now is that they do all their wash down at the fuel dock and other people can't get

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fuel. If this is designated for Charter Operators will they have to pay year around moorage like the rest of and hot berth it in the winter when they are not using it?

Board Discussion/Action

Mr. Eiler said he is interested to hear a long term plan for the uplands with the expansion of the Harbor plan. He recommended for near or short term to do social networking to find interested businesses to lease this area.

Mr. Uchytel said the Assembly did sign the Resolution of Support for the FRC's to come to Juneau and this area would be a good facility for them. He asked Mr. Gillette to work on a rendering for the uplands with a FRC maintenance support building to show the Coast Guard future possibilities.

Mr. Ridgway suggested to continue to look for a long term tenant.

Mr. Donek said the focus on this location is the access to Statter Harbor. This is the first step.

Mr. Gillette said if there are no short term tenants, to cut expenses, the buildings could be shut down until we are ready to move forward with a plan.

Mr. Uchytel said the current dock is 120'. He said he was hesitant about encouraging the Troopers to come because we have a UAS MOA agreement with this property that guaranteed 30 LF on either side for UAS research vessels. He did meet with Mr. Watt and Chancelor Caufield and the Chancelor realizes bringing the Enforcer to Juneau is two FTE's plus the support that comes with it. It is economic opportunity and he did not push back. Mr. Uchytel said he would not be able to guarantee 30' and 87' on a 120' float. He said the Chancelor was willing to work with Docks & Harbors. The additional float will help accommodate this.

MOTION By MR. ETHERIDGE: TO APPROVE CIP FUNDING IN FY18 FOR THE AUKE BAY MARINE STATION AND ASK UNANIMOUS CONSENT.

Motion Passed with no objection.

X. Items for Information/Discussion

1. Archipelago Development Update –

Mr. Gillette said in the packet is the Horan Appraisal for this area. The first page is a summary and shows the Uplands appraised value at \$275/SF and the Tidelands at \$55/SF. This was sent to Morris and they are reviewing it. The idea was to have the value so the appropriate exchange could happen with the current values. Another part of this plan is the bus staging area and staff is moving forward to determine what exactly is needed. PDC has been hired to engineer the site plan to accommodate the size of vehicles requested and make sure there is enough turning radius to get in the parking spaces. Staff did research on the current B-zone users and the largest B-zone vehicle is 24' long and carries 16 or 17 passengers. To get better information, we met with the bus operators and we found that several of these companies have busses that are 25' long and can carry 22 passengers. Because of the current regulation that has 18 passengers as the determination that it is a A-zone, these are A-zone busses. The thought is to be able to have the 25' bus in this parking

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area that holds the 22 passengers and it will increase the capacity by 30% and not have a huge impact on the size of the lot. Giving this information to PDC to work with they determined that there would be 15 spaces for the 25' busses. This information was given to Morris and they are looking at how that would impact the building layout in their design. There is a little room for negotiation so they can maximize what they want and we can get what we want as well. The procurement of this area has not been determined yet. Morris is proposing to build it all and then sell it to the City. Mr. Gillette said he is unsure that is allowed in our procurement rules and it would also need to be approved by the Assembly. Docks & Harbor is also prepared to build on our portion if it is not allowed.

Board Discussion/Public Comment –

Mr. Lowell asked the reason for the angle parking reverse of what is standard?

Mr. Gillette said the parking is standard but the entry to the lot is different.

2. Joint Meeting with Assembly -

Mr. Uchytel said he wanted to have the Board members start thinking about this meeting. The two topics of most interest to the Assembly is the Archipelago lot and the Fast Response Cutters, encouraging the Coast Guard to home port in Juneau. Are their other topics the Board members want to discuss with the Assembly?

Board Discussion/Public Comment –

Mr. Eiler suggested to be prepared to explain the situation with the Lumberman.

3. Budget Submission Update

Mr. Uchytel said with personnel, interdepartmental fees and insurance, there is not a lot of room to make bold changes to the budget. Pages 67 to 74 in the packet is the expense and revenue budget sheets and he went over some of the highlights of Docks and Harbors budgets. He will need this approved at the February Board meeting.

Board Discussion/Public Comment –

Mr. Ridgway asked what the rent was for under Docks budget?

Mr. Uchytel said the Port Directors office at the Seadrome building.

Ms. Larson said also the parking for the Port seasonal employees in the Library parking garage.

Mr. Uchytel said he requests to add \$100,000 to the contractual services on the Harbors FY18 budget. Staff has impounded 12 derelict vessels and they will be crushed by our term contractor Trucano Construction and taken to the dump. Another thing is the Lumberman may be in our possession in the near future and he wants to be prepared if it happens.

Mr. Donek recommended to bring this back to the next OPS/Planning Committee meeting in February and then the Board meeting in February.

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Paul Turinsky, Douglas, AK

He said he is the Owner of Chum Fun Salmon Charters. He said he has a permit to use the dock by the haterchery in the summertime and he takes a about five people at a time. He said the dock is dilapidating. He uses his own pressure washer to clean it so it is not a safety hazard. He has also installed rod holders for not only his customers but the public to use so the rods are not laying on the deck. He would like to see in this budget money allotted for the dredging. On negative tides the dock goes dry and it is getting warped. This is a great facility for the public and locals. He is the only business owner that uses it at all in the summertime. This is a great dock to teach younger kids to fish like he taught his kids to do as a life long Alaskan. It would be a shame to not keep the dock up and useable. In building this budget this should be considered.

Mr. Uchytel said the estimate to dredge in this area is approximately \$250,000. The Board goes through the project priorities every year and it hasn't risen high enough to take action. There are more needs and wants than available funds. This dredging needs to be done.

Mr. Gillette said this was a State of Alaska float and given to the City to manage.

Mr. Simpson said this is a float that has an expense to fix but isn't a revenue generator.

Mr. Uchytel said Chum Fun does pay to use the dock.

Mr. Turinsky said he brought 1500 people across the dock last year.

Dennis Watson, Juneau, AK

He said he likes to see the bad debt go down, but he noticed that it doesn't specify if it is Docks or Harbors. He will assume it is Harbors. He said the boom truck has not been used very much and is wondering why it is still on the books.

Mr. Uchytel said the bad debt is under Harbors.

Mr. Uchytel said the boom truck was purchased with a TIGER grant with the thought it would help move the commercial fisherman crab pots around. It was intentional to say this would only be used on Docks & Harbors property and wouldn't compete with other boom truck operators in the community. That limits the use. The issue is that we have it but we can't give it back.

Mr. Gillette said we can't sell it. If we sell it we will have to pay the Federal Government back whats left after depreciation.

Mr. Uchytel said it was used to install the Acquileans.

4. Review of Regulations Pertaining to Leases

Mr. Uchytel said there are some leases coming up for review and he went over the process with the Board. He said there could be lease holders not happy with their increase come to the Board next month.

Board Discussion/Public Comment –

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XI. Committee and Member Reports

1. Operations/Planning Committee Meeting- Wednesday December 13th, 2017
Mr. Simpson reported the Committee discussed the Policy Statement that was discussed tonight and it will require more work. The other item was the Little Rock Dump site being used as an alternative to the Norway Point site.
2. ~~Finance Committee Meeting~~ CANCELLED
3. Member Reports - None
4. Assembly Lands Committee Liaison Report-
Mr. Eiler said the Lands Committee will meet on Monday which will be their first meeting since December 4th. The primary purpose is reviewing public comments on the proposal regarding swap or conveyance of Indian Point uplands.

Mr. Uchytel said the tidelands are owned by CBJ.
5. Auke Bay Steering Committee Liaison Report- None

XII. Port Engineer's Report

Mr. Gillette's written report is in the packet. One of the highlights is a row of Boat Shelters has been moved to the new floats in the Aurora Harbor Project and making progress. They are a little behind but they are catching up.

XIII. Harbormaster's Report –

Mr. Borg reported

- The Coast Guard did a comprehensive clean up of the vessel the Lumberman last week. They removed a little over a 1,000 gallons of waste water sludge/oil and 275 gallons of heating oil hidden away in a compartment. They also removed 32 8D batteries. Mr. Borg said he has had no contact with the owner of the vessel. The vessel the Ellen C is still tied up outboard of the Lumberman. He said he is still waiting on an official report from the Coast Guard.
- There was an all hands 24 hour hazwoper training for staff. This is a response level for hazardous material clean up.
- The seasonal hiring is going to be around February 5th. There are four Harbor Technicians seasonal, two Harbor Officers seasonal, and three Administrative Assistants seasonal.
- Mr. Creswell has been working with building maintenance looking at all the facilities at the Auke Bay Marine Station. Staff is having temperature sensors installed to be able to monitor remotely.
- The Airport provided a box blade for Docks & Harbors loader which is a huge improvement with the snow plowing at Statter Harbor. Plowing time has been cut from six hours to about an hour.

XIV. Port Director's Report

Mr. Uchytel reported;

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- There are two bids currently being advertised, one is for Harris Bathrooms with the bid opening day February 6th and one is for cathodic protection at Marine Park with the bid opening day January 31st. Mr. Uchytel asked the Board members availability for February 7th, 8th, or 9th for a 20 minute Special meeting for the bid award for these projects and move to the Assembly on February 12th.

The Board decided February 8th at Noon

- The Fast Response Cutter Liberty will be leaving Juneau soon and there may not be a replacement. The Coast Guard is not intending for the new FRC's to come to Juneau. Mr. Uchytel said when he is in DC he will take that opportunity to meet with the Coast Guard to explain Juneau's position.
- He said he is also working with NOAA trying to get a research vessel the Rainier from Oregon to come to Juneau.

XV. Assembly Liaison Report –

Mr. Edwardson said moving forward with the urban design plan after the next meeting sounds ambitious. There was a considerable list of things the Assembly wanted to see as far as adjustments to the urban design plan and a lot of those things will be complicated. One of the complicated things is the land exchange and that is the centerpiece of this area. Depending on the answer to that could pivot and change the answers to a lot of things that fan out from there. He said the leases represent the value of the people's land and the value of the land represents the people's investment paying off on what they are provided. Not raising prices on leases doesn't make sense because law makers of all levels of government already decided that there is going to be price adjustments and in this case it is every five years.

Mr. Edwardson asked if there was anything the Board wanted from the Assembly?

Mr. Ridgway said he would like input from the Assembly on the lease Policy the Board is working on. He asked what the impacts to the community would be overtime for not finding space for additional busses.

Mr. Eiler recommended to discuss how derelict vessels have been handled, the amount of vessels, and how much time staff has been spending on these vessels.

Mr. Donek said the Policy is not in a publication state.

XVI. Board Administrative Matters

- a. Joint Board/Assembly Meeting – Wednesday, January 31st, 2018 at 5:00 pm
- b. Ops/Planning Committee Meeting – Wednesday February 14th, 2018 at 5:00pm
- c. Board Meeting – Thursday, February 22nd, 2018 at 5:00pm

XVII. Adjournment – The regular Board Meeting adjourned at 7:09 pm.

CBJ DOCKS AND HARBORS BOARD
SPECIAL MEETING MINUTES
For Thursday, February 8th, 2018

I. Call to Order

Mr. Donek called the meeting to order at 12:04 p.m. in CBJ City Hall Room 224.

II. Roll Call

The following members were present: Weston Eiler(via telephone), Don Etheridge, Bob Janes, Mark Ridgway(via telephone), Budd Simpson, and Tom Donek

Absent: David Lowell, Robert Mosher, and David Seng.

Also Present were the following: Carl Uchtyl – Port Director, and Gary Gillette – Port Engineer.

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 (not to exceed five minutes per person, or twenty minutes total time). - None

V. Consent Agenda

A. Public Requests for Consent Agenda Changes - None

B. Board Members Requests for Consent Agenda Changes - Mr. Uchtyl requested to move #1 below from consent to an action item.

C. Items for Action

~~1. Supplemental Budget Transfer from FY18 Budget to CIP
Presentation by the Port Engineer~~

~~RECOMMENDATION: THAT THE ASSEMBLY APPROVE AN APPROPRIATION ORDINANCE THAT WOULD PROVIDE A SUPPLEMENTAL INCREASE TO THE FY18 DOCKS ENTERPRISE BUDGET FOR \$200,000 FOR THE PURPOSE OF EXECUTING DESIGN WORK FOR WATERFRONT BUS STAGING.~~

ABOVE ITEM MOVED FROM CONSENT AGENDA TO ACTION ITEM.

2. Harris Harbor Restroom Bid Award
Presentation by the Port Engineer

RECOMMENDATION: TO APPROVE THE CONSTRUCTION AWARD TO THE LOW BIDDER, ISLAND CONTRACTORS, AS IDENTIFIED IN THE OFFICIAL POSTING NOTICE.

3. Downtown Waterfront Facilities Corrosion Control Project
Presentation by the Port Engineer

RECOMMENDATION: THAT THE ASSEMBLY APPROVE THE CONSTRUCTION AWARD TO THE LOW BIDDER, ISLAND CONTRACTORS, IN THE AMOUNT OF \$228,440.

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SPECIAL BOARD MEETING MINUTES (CONTINUED)
For Thursday, February 8th, 2018

MOTION By MR. ETHERIDGE: TO APPROVE THE CONSENT AGENDA AS AMENDED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

Item for Action move from Consent Item

1. Supplemental Budget Transfer from FY18 Budget to CIP

Mr. Uchytel said this is to move forward with the 35% design for the Archipelago lot.

Board Questions -

Mr. Ridgway commented the City of Juneau has 102,000 sq/ft of parking available to support downtown cruise industry. Given the Community of the Whole meeting with the Assembly, is there anything in the plan proposed from the Engineering study that may include looking at alternative transportation of any way shape or form in the future. Is this an ongoing thing?

Mr. Uchytel said this is important, but he does not believe this falls under Docks & Harbors things to do. Staff has encouraged City Engineering to come up with a comprehensive transportation plan including parking and transit. Staff is focused on the Urban Design Plan.

Mr. Ridgway said with the 102,000 sq/ft, and the prices Morris Communication gave us for the Assessment for the Archipelago lot, the parking spaces available equates to \$27M of which Docks & Harbors is promoted to add a large chunk. He would like what is and is not in terms of the public transportation aspect of the Docks & Harbors role added to a future meeting as a discussion item.

Mr. Donek recommended to add it to a future OPS Committee of the whole meeting. He said this \$200,000 appropriation will determine what facilities this area will actually have. This is a planning effort to see how everything works.

Public Comment – None

Board Discussion/Action

RECOMMENDATION By MR. ETHERIDGE: THAT THE ASSEMBLY APPROVE AN APPROPRIATION ORDINANCE THAT WOULD PROVIDE A SUPPLEMENTAL INCREASE TO THE FY18 DOCKS ENTERPRISE BUDGET FOR \$200,000 FOR THE PURPOSE OF EXECUTING DESIGN WORK FOR WATERFRONT BUS STAGING AND ASK UNANIMOUS CONSENT.

Mr. Simpson said he objected to the unanimous consent because he abstains from this topic.

Vote

Mr. Eiler – Yes

Mr. Etheridge – Yes

Mr. Janes – Yes

Mr. Ridgway – Yes

Mr. Simpson – Abstained from voting

Mr. Donek - Yes

VI. Adjournment – The meeting adjourned at 12:10 pm.

**Dock
OVERVIEW**

	FY18		FY19	FY20
	FY17 Actuals	Amended Budget	Projected Actuals	Requested Budget

EXPENSES:

Personnel Services	\$ 908,700	897,700	898,900	910,300	929,300
Commodities and Services	811,000	721,600	777,500	848,100	848,100
Capital Outlay	7,900	10,000	14,100	10,000	10,000
Support to Capital Projects	-	-	200,000	-	-
Total Expenses	1,727,600	1,629,300	1,890,500	1,768,400	1,787,400

FUNDING SOURCES:

Interdepartmental Charges	11,000	11,000	11,000	11,000	11,000
Charges for Services	1,324,400	1,115,000	1,321,000	1,330,000	1,330,000
Licenses, Permits and Fees	346,000	400,000	400,000	400,000	400,000
Interest	14,100	75,900	17,000	21,600	21,600
Support from Marine Passenger Fee	287,600	287,600	287,600	287,600	287,600
Total Funding Sources	1,983,100	1,889,500	2,036,600	2,050,200	2,050,200

FUND BALANCE:

Beginning Available Fund Balance	3,267,600	3,523,100	3,523,100	3,669,200	3,951,000
Increase (decrease) in Fund Balance	255,500	260,200	146,100	281,800	281,800
End of Period Fund Balance	\$ 3,523,100	3,783,300	3,669,200	3,951,000	4,232,800

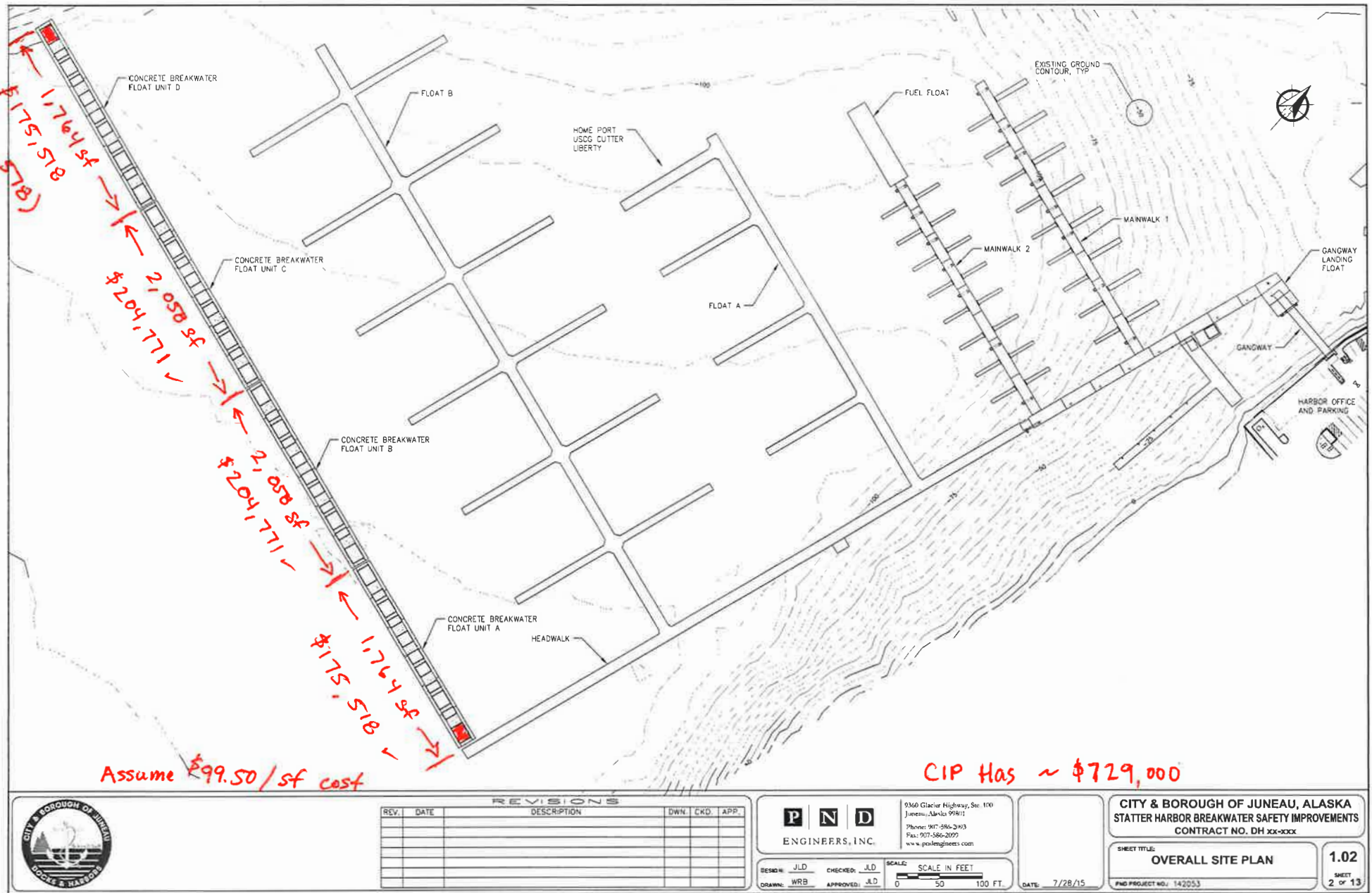
STAFFING	12.01	12.01	12.01	12.01	12.01
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**Harbors
OVERVIEW**

	FY18		FY19		FY20
	FY17 Actuals	Amended Budget	Projected Actuals	Proposed Budget	Proposed Budget
EXPENSES:					
Personnel Services	\$ 1,603,300	1,696,800	1,678,500	1,803,500	1,843,900
Commodities and Services	1,269,300	1,248,700	1,412,900	1,432,300	1,432,300
Capital Outlay	7,200	10,000	37,100	10,000	10,000
Debt Service	627,300	715,700	715,700	742,100	738,100
Support to Capital Projects	3,033,000	533,000	733,000	-	-
Total Expenses	6,540,100	4,204,200	4,577,200	3,987,900	4,024,300
FUNDING SOURCES:					
Charges for Services	2,943,800	2,860,000	2,863,000	2,925,000	2,925,000
Rentals	853,900	850,000	875,000	875,000	875,000
State Grant	-	-	-	-	-
State Shared Revenue	312,500	364,000	389,000	400,000	365,000
Fines and Forfeitures	27,300	20,000	20,000	20,000	20,000
Interest Income	75,500	40,900	27,400	34,900	34,900
Total Funding Sources	4,213,000	4,134,900	4,174,400	4,254,900	4,219,900
FUND BALANCE:					
Fund Balance Reserve	743,200	743,200	755,455	742,100	738,100
Beginning Available Fund Balance	3,734,200	1,407,100	1,394,845	1,005,400	1,276,400
Increase (decrease) in Fund Balance	(2,327,100)	(69,300)	(402,800)	267,000	195,600

End of Period Fund Balance	<u>\$ 2,150,300</u>	<u>2,081,000</u>	<u>1,747,500</u>	<u>2,014,500</u>	<u>2,210,100</u>
STAFFING	17.08	17.08	17.08	17.08	17.08
DEBT REVENUE RATIO	=>120%	=>120%	=>120%	=>120%	=>120%
(NOT) Meeting Debt/Rev Ratio	5,241,840	469,160	1,029,760	860,680	860,680

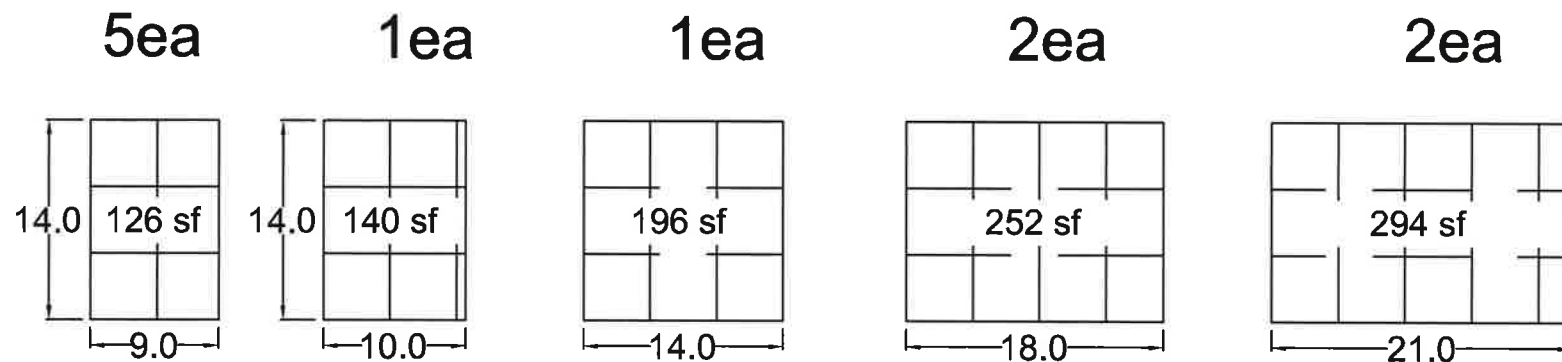
Estimate to complete Statter Breakwater Grating 2/13/18



Statter Harbor Breakwater Deck Over Project

2,058 sf / section = \$204,771 (just grating)

4 Breakwater Sections Each Containing the Following Pools:



Approx 8232 sf (entire breakwater)

$$\begin{aligned} & \text{(ramp)} \\ & \$73,500 - \$15,000 = \$58,500 \\ & \frac{\$58,500}{14 \times 21 \times 2 \text{ sf}} = \$99.50 / \text{sf.} \end{aligned}$$

$$8232 - (14 \times 21 \times 2) = 7,644 \text{ sf} \quad \times \$99.50 = 7,644 \times \$99.50 = \$760,578$$

$$\begin{aligned} & \text{CIP \$} \\ & \$386 \\ & + \$333 \\ & \hline & \$729 \text{ k} \end{aligned}$$

BID SUMMARY

Reviewed by: Tina Brown

Certified by: Greg Smith

Project Title Contract No.				Statter Harbor Breakwater Safety Improvements DH18-001				Engineer's Estimate		Silver Bow Construction Co. P.O. Box 5331 Shaune Drive Juneau, Alaska		Trucano Construction Co. P.O. Box 020870 Juneau, Alaska	
Bid Opening Date: August 10, 2017				CIP No.: 51-106									
PAY ITEM	PAY ITEM DESCRIPTION	UNIT PRICE	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT				
1505.1	Mobilization	Lump Sum	All Req'd	Lump Sum	\$ 16,050.00	Lump Sum	\$ 7,800.00	Lump Sum	\$ 13,788.00				
2060.1	Demolition and Disposal	Lump Sum	All Req'd	Lump Sum	\$ 3,000.00	Lump Sum	\$ 1,200.00	Lump Sum	\$ 6,834.00				
2880.1	Supply and Install 4x8 Timber Ledger Frame	EA	2	\$ 8,000.00	\$ 16,000.00	\$ 3,000.00	\$ 6,000.00	\$ 8,153.00	\$ 16,306.00				
2894.1	Supply and Install Alum Frame w/ Fiberglass Grating	EA	2	\$35,000.00	\$ 70,000.00	\$ 21,750.00	\$ 43,500.00	\$ 25,282.00	\$ 50,564.00				
2898.1	Float Transition Bridge	Lump Sum	All Req'd	Lump Sum	\$ 18,000.00	Lump Sum	\$ 15,000.00	Lump Sum	\$ 13,107.00				
	Total Base Bid					\$ 123,050.00		\$ 73,500.00	\$ 100,599.00				

\$58,500

BID SUMMARY

Reviewed by: Tina Brown

Project Title Contract No. Statter Harbor Breakwater Safety Improvements DH18-001				Engineer's Estimate		Global Diving & Salvage P.O. Box City		Alaska Commercial Contractors P.O. Box 32878 Juneau, Alaska	
Bid Opening Date: August 10, 2017		CIP No.: 51-106							
PAY ITEM	PAY ITEM DESCRIPTION	UNIT PRICE	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1505.1	Mobilization	Lump Sum	All Req'd	Lump Sum	\$ 16,050.00	Lump Sum	\$ 76,364.00	Lump Sum	\$ 6,750.00
2060.1	Demolition and Disposal	Lump Sum	All Req'd	Lump Sum	\$ 3,000.00	Lump Sum	\$ 1,966.00	Lump Sum	\$ 5,300.00
2880.1	Supply and Install 4x8 Timber Ledger Frame	EA	2	\$ 8,000.00	\$ 16,000.00	\$ 5,898.50	\$ 11,797.00	\$ 9,249.00	\$ 18,498.00
2894.1	Supply and Install Alum Frame w/ Fiberglass Grating	EA	2	\$35,000.00	\$ 70,000.00	\$ 5,898.50	\$ 11,797.00	\$ 29,676.00	\$ 59,352.00
2898.1	Float Transition Bridge	Lump Sum	All Req'd	Lump Sum	\$ 18,000.00	Lump Sum	\$ 1,966.00	Lump Sum	\$ 15,530.00
	Total Base Bid				\$ 123,050.00		\$ 103,890.00		\$ 105,430.00

BID SUMMARY

Reviewed by: Tina Brown

Project Title Contract No.				Statter Harbor Breakwater Safety Improvements DH18-001				Engineer's Estimate		Island Contractors P.O. Box 241036 Douglas, Alaska		Territory North Constr. P.O. Box 3950 Palmer, Alaska	
Bid Opening Date: August 10, 2017				CIP No.: 51-106									
PAY ITEM	PAY ITEM DESCRIPTION	UNIT PRICE	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT				
1505.1	Mobilization	Lump Sum	All Req'd	Lump Sum	\$ 16,050.00	Lump Sum	\$ 7,580.00	Lump Sum	\$ 11,800.00				
2060.1	Demolition and Disposal	Lump Sum	All Req'd	Lump Sum	\$ 3,000.00	Lump Sum	\$ 2,600.00	Lump Sum	\$ 5,400.00				
2880.1	Supply and Install 4x8 Timber Ledger Frame	EA	2	\$ 8,000.00	\$ 16,000.00	\$ 2,660.00	\$ 5,320.00	\$ 5,400.00	\$ 10,800.00				
2894.1	Supply and Install Alum Frame w/ Fiberglass Grating	EA	2	\$35,000.00	\$ 70,000.00	\$ 38,150.00	\$ 76,300.00	\$ 39,265.00	\$ 78,530.00				
2898.1	Float Transition Bridge	Lump Sum	All Req'd	Lump Sum	\$ 18,000.00	Lump Sum	\$ 22,600.00	Lump Sum	\$ 25,520.00				
	Total Base Bid					\$ 123,050.00		\$ 114,400.00	\$ 132,050.00				

BID SUMMARY

Reviewed by: Tina Brown

Project Title Statter Harbor Breakwater Safety Improvements				Engineer's Estimate		Tamico P.O. Box 1540 Petersburg, Alaska	
Contract No. DH18-001							
Bid Opening Date: August 10, 2017		CIP No.: 51-106					
PAY ITEM	PAY ITEM DESCRIPTION	UNIT PRICE	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1505.1	Mobilization	Lump Sum	All Req'd	Lump Sum	\$ 16,050.00	Lump Sum	\$ 47,000.00
2060.1	Demolition and Disposal	Lump Sum	All Req'd	Lump Sum	\$ 3,000.00	Lump Sum	\$ 5,000.00
2880.1	Supply and Install 4x8 Timber Ledger Frame	EA	2	\$ 8,000.00	\$ 16,000.00	\$ 4,200.00	\$ 8,400.00
2894.1	Supply and Install Alum Frame w/ Fiberglass Grating	EA	2	\$35,000.00	\$ 70,000.00	\$ 26,000.00	\$ 52,000.00
2898.1	Float Transition Bridge	Lump Sum	All Req'd	Lump Sum	\$ 18,000.00	Lump Sum	\$ 7,500.00
	Total Base Bid				\$ 123,050.00		\$ 119,900.00

Consumer Price Index (CPI)

Consumer Price Index for the Municipality of Anchorage and the U.S. Not Seasonally Adjusted – All Items – Urban Consumers

	Anchorage						U.S.					
Year	1st Half	Percent Change	2nd Half	Percent Change	Annual	Percent Change	1st Half	Percent Change	2nd Half	Percent Change	Annual	Percent Change
2017	218.616	0.7	219.131	0.2	218.873	0.5	244.076	2.2	246.163	2.0	245.120	2.1
2016	216.999	-0.1	218.660	0.9	217.830	0.4	238.778	1.1	241.237	1.5	240.007	1.3
2015	217.111	1.1	216.706	-0.1	216.909	0.5	236.265	-0.1	237.769	0.3	237.017	0.1
2014	214.777	1.9	216.833	1.4	215.805	1.6	236.384	1.7	237.088	1.5	236.736	1.6
2013	210.853	2.7	213.910	3.5	212.381	3.1	232.366	1.5	233.548	1.4	232.957	1.5
2012	205.215	2.5	206.617	2.0	205.916	2.2	228.850	2.3	230.338	1.8	229.594	2.1
2011	200.278	2.8	202.576	3.6	201.427	3.2	223.598	2.8	226.280	3.5	224.939	3.2
2010	194.834	2.5	195.455	1.0	195.144	1.8	217.535	2.1	218.576	1.2	218.056	1.6
2009	190.032	1.3	193.456	1.1	191.744	1.2	213.139	-0.6	215.935	-0.1	214.537	-0.4
2008	187.659	4.6	191.335	4.5	189.497	4.6	214.429	4.2	216.177	3.4	215.303	3.8
2007	179.394	1.5	183.080	2.9	181.237	2.2	205.709	2.5	208.976	3.1	207.342	2.8
2006	176.700	4.2	177.900	2.2	177.300	3.2	200.600	3.8	202.600	2.6	201.600	3.2
2005	169.600	2.4	174.100	3.8	171.800	3.1	193.200	3.0	197.400	3.8	195.300	3.4
2004	165.600	2.8	167.800	2.4	166.700	2.6	187.600	2.3	190.200	3.0	188.900	2.7
2003	161.100	2.3	163.900	3.1	162.500	2.7	183.300	2.5	184.600	2.0	184.000	2.3
2002	157.500	2.0	159.000	1.9	158.200	1.9	178.900	1.3	180.900	1.9	179.900	1.6
2001	154.400	2.9	156.000	2.7	155.200	2.8	176.600	3.4	177.500	2.2	177.100	2.8
2000	150.000	0.9	151.900	2.4	150.900	1.7	170.800	3.3	173.600	3.5	172.200	3.4



DOCKS & HARBORS
 155 S. Seward St.
 Juneau, AK 99801
 (907) 586-5255 tel
 (907) 586-2507 fax
www.juneau.org/harbors

FY19 Moorage Rates

DOUGLAS, HARRIS AND AURORA HARBORS		
	Effective thru June 30, 2018	Effective July 1, 2018
Skiff	\$300 per calendar year	\$300 per calendar year
Daily	55¢ per foot	55¢ per foot
Calendar Month	\$4.25 per foot	\$4.25 per foot
Bi-Annual (July 1 – Dec 31) & (Jan 1 – June 30) Annual (July 1 – June 30)	5% discount on 6-month advance payment 10% discount on 12-month advanced payment	5% discount on 6-month advance payment 10% discount on 12-month advance payment

STATTER HARBOR		
	Effective thru June 30, 2018	Effective July 1, 2018
Skiff	\$300 per calendar year	\$300 per calendar year
Daily	55¢ per foot	55¢ per foot
Calendar Month	\$7.15 per foot	\$7.15 per foot
Bi-Annual (July 1 – Dec 31) & (Jan 1 – June 30) Annual (July 1 – June 30)	5% discount on 6-month advance payment 10% discount on 12-month advanced payment	5% discount on 6-month advance payment 10% discount on 12-month advance payment
Reservations (May 1 – Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	\$0.75 per foot \$1.50 per foot per day \$2.50 per foot per day \$3.00 per foot per day

INTERMEDIATE VESSEL FLOAT (IVF)		
	Effective thru June 30, 2018	Effective July 1, 2018
Daily (Oct. 1 – Apr. 30)	55¢ per foot	55¢ per foot
Monthly (Oct. 1 – Apr. 30)	\$4.25 per foot	\$4.25 per foot
Reservations (May 1 – Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	\$0.75 per foot \$1.50 per foot per day \$2.50 per foot per day \$3.00 per foot per day

Residence Surcharge

Per Month	\$69 +\$23/person above four persons
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- A 5% City & Borough of Juneau sales tax may apply to all fees

Launch Ramp Rates

Recreational – Calendar Year (includes Kayaks)	\$90
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Matching registrations are required to obtain two additional permits. Please see 05 CBJAC 20.060 – Recreational Boat Launch Fees.	\$5 per additional permit
Recreational – Day	\$15
Commercial – Calendar Year	\$250 per trailer
Commercial – Day	\$30
Freight Use – Commercial	Up to 1 hour \$60 Over 1 hour \$30 for each additional hour

Parking Rates

Douglas, Harris, Aurora Harbors	Free w/ permit (permits available at Aurora Harbormaster's office)
Statter Harbor – Summer (May, June, July, August, September)	\$1 per hour/\$5 per calendar day
Statter Harbor – Winter (October through April)	Free w/permit (permits available at Statter Harbor office)
Downtown Taku Lot - Summer	\$2 per hour/3 hour limit

Shorepower

Connection Type	Daily Fee
20 amp (120V, 1 phase)	\$6.00
30 amp (120V, 1 phase)	\$9.00
50 amp (208V, 1 phase)	\$25.00
100 amp (208V, 3 phase)	\$86.00
100 amp (480V, 3 phase)	\$198.00

Connection Type	Summer Liveaboard Monthly	Summer Non-Liveaboard Monthly
20 and 30 amp	\$90.00	\$54.00
50 amp	\$180.00	\$108.00
100 amp/208 volt	\$420.00	\$252.00

Connection Type	Winter Liveaboard Monthly	Winter Non-Liveaboard Monthly
20 amp	\$120.00	\$72.00
30 amp	\$162.00	\$96.00
50 amp	\$300.00	\$180.00
100 amp/208 volt	\$720.00	\$420.00

Services Provided

Power

Potable water (Year round downtown and Statter A&B Floats)
Restrooms (Statter Harbor & Aurora Harbor)
Showers (Statter Harbor, Harbor Washboard, Augustus Brown Pool)
Free Sewage pump-out (Aurora, Douglas, Harris, and Statter)
Sewage pump-out cart available at Aurora Harbor.
Harris Harbor Grid (Fee: \$1.00 per foot per day)
Please make Grid reservation at Aurora Harbor Office.

05 CBJAC 20.030 - Daily moorage fees.

- (a) *Definition.* The fee charged on a daily basis to the owner of a vessel for berthing the vessel at the Douglas Boat Harbor, Harris Boat Harbor, Aurora Boat Basin, Norway Point Float, National Guard Float, Fisherman's Terminal, Statter Boat Harbor, and moorage appurtenant to any of these facilities.
- (b) *Payment deadline.* The owner of a vessel must register with the docks and harbors department as soon as possible after arriving in the harbor system. The owner shall pay the daily moorage fees for the expected stay when registering.
- (c) *Daily moorage period.* The period of time for which daily moorage will be assessed shall commence when the vessel is made fast to an allocated berth, is moored, or comes within a slip, and shall continue until such vessel casts off and has vacated the position allocated. All time is counted and no deductions are allowed because of weather or other conditions. The Harbormaster may establish check-in and check-out times to administer the daily moorage period.
- (d) *Daily moorage fees.* Except as provided for reserved daily moorage, daily moorage fees will be assessed for each 24-hour period or portion thereof as follows:
 - (1) From July 1, 2013 through June 30, 2014, \$0.53 per foot; and
 - (2) Each moorage year after June 30, 2013, a fee equal to the previous year's fee adjusted by the Anchorage Consumer Price Index as reported by the Alaska Department of Labor for the calendar year preceding the start of the moorage year, rounded to the nearest cent, unless the docks and harbors board takes action to keep the fee the same as the previous year.

(Amended 4-11-2005, eff. 4-19-2005; Amended 12-5-2005, eff. 12-12-2005; Amended 3-5-2007, eff. 3-13-2007; Amended 12-11-2006, eff. 7-1-2007; Amended 4-7-2008, eff. 4-15-2008; [Amended 7-15-2013, eff. 7-23-2013](#).)

05 CBJAC 20.035 - Monthly moorage fees.

- (a) *Applicability.*
 - (1) *Downtown harbors.* The fee charged to the owner of a vessel for berthing the vessel at the Douglas Boat Harbor, Harris Boat Harbor, Aurora Boat Basin, Norway Point Float, National Guard Float, Fisherman's Terminal, and moorage appurtenant to any of these facilities, on a monthly basis.
 - (2) *Statter Harbor.* The fee charged to the owner of a vessel for berthing the vessel at the Statter Boat Harbor and moorage appurtenant to this facility, on a monthly basis.
- (b) *Monthly moorage time period.* Monthly moorage will be assessed on a calendar month basis.
- (c) *Payment deadline.* Monthly moorage fees must be paid in advance before the first day of the calendar month for which the owner is obtaining moorage, unless the owner agrees to be billed on a recurring monthly basis and the department establishes an account for the owner. An owner that does not or cannot pay the monthly moorage fee will be assessed a daily moorage fee in accordance with these regulations.
- (d) *Monthly moorage fee.* Monthly moorage fees will be assessed for each calendar month or portion thereof as follows:
 - (1) *Downtown harbors.* From July 1, 2016 to June 30, 2017: \$4.25 per foot.
 - (2) *Statter Harbor.* From July 1, 2016 to June 30, 2017: \$7.15 per foot.
- (e) *Moorage fee adjustment.* Each moorage year, beginning July 1, 2017, the moorage rates at the Statter and Downtown Harbors will be adjusted by an amount equal to the change in the Downtown harbors moorage rate when adjusted by the Anchorage Consumer Price Index as reported by the Alaska Department of Labor for the calendar year preceding the moorage year, rounded to the nearest five cents, unless the Docks and Harbors Board takes action to keep the fee the same as the previous year.

([Added 6-13-2016, eff. 6-21-2016](#))