



## DOCKS & HARBORS BOARD STRATEGIC PLANNING MEETING

Wednesday, May 30<sup>th</sup>, 2018 4:00 pm to 8:00 pm  
CBJ Assembly Chambers  
Thursday, May 31<sup>th</sup>, 2018 5:00 pm  
CBJ Assembly Chambers  
If Necessary  
Saturday, June 1<sup>st</sup>, 2017 9:00 am to 1:00 pm  
CBJ Assembly Chambers

- I. **Call to Order** - May 30<sup>th</sup> @ 4:00 pm in the CBJ Hall Room 224  
Continuation May 31<sup>st</sup> @ 5 pm in the CBJ Assembly Chambers  
If needed June 2<sup>nd</sup> @ 9 am in CBJ Assembly Chambers
- II. **Roll Call** (Don Etheridge, Weston Eiler, Bob Janes, David Lowell, Robert Mosher, David Seng, Mark Ridgway, Budd Simpson, and Tom Donek)
- III. **Approval of Agenda**
- IV. **Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time)
- V. **Review of Select Previous Studies and Recently Completed Efforts**

Marine Park to Taku Dock Urban Design Plan::

<http://www.juneau.org/harbors/documents/MarineParktoTakuDockUrbanDesignPlanwithAppendixFINALFeb26.pdf>

Bridge Park to Norway Point Master Plan:

<http://www.juneau.org/harbors/documents/Final-BridgeParktoNorwayPointMasterPlan-3-30-17.pdf>

Amalga Harbor Fish Cleaning Float:

<http://www.juneau.org/harbors/documents/AmalgaFishCleaningStationReport.pdf>

Little Rock Dump:

[http://www.juneau.org/harbors/documents/172073CBJD\\_HLittleRockDumpConceptDrawings.pdf](http://www.juneau.org/harbors/documents/172073CBJD_HLittleRockDumpConceptDrawings.pdf)

N. Douglas Boat Ramp:

<http://www.juneau.org/harbors/documents/NDBR-MoeserMemo-2013.pdf>

Douglas Harbor:

<http://www.juneau.org/harbors/documents/152032DHLAUNCHRAMPPARKINGPLAN-CON1.pdf>

<http://www.juneau.org/harbors/documents/DouglasHarborUplandImprovements-BudgetEstimate053017.pdf>

<http://www.juneau.org/harbors/documents/DouglasHarborUplands-2000.pdf>

<http://www.juneau.org/harbors/documents/DouglasHarbor-SalesTaxProposal.pdf>



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**VI. Prioritization of Docks & Harbors Capitalization Projects and Focused Efforts**

**VII. Adjournment**

Name	Summary	Estimated Cost	Source of Funding	Match or Grant Opportunity
<del>Harris Harbor Bathroom</del>	<del>Project would reopen the former restrooms.</del>	<del>\$175K</del>	<del>Harbor Fund</del>	<del>No</del>
Statter Harbor Breakwater Deck-over	Current Breakwater has openings creating risk to users.	\$1M	Harbor Fund	
<del>Taku Harbor Pile Jacking</del>	<del>Maintenance to re-drive existing piling, weld split seams and correct pile jacking issues.</del>	<del>\$175K</del>	<del>Harbor Fund</del>	<del>ADFG</del>
Auke Bay Net Float	Previous net float was sold to AGS.	\$150K	Harbor Fund	
Douglas Harbor Landscaping	Douglas residents have indicated CBJ failed to meet commitment to pave& landscape when the harbor was expanded in ~2004.	\$750K	Harbor Fund	
Dredging Wayside Float	Fishing Float grounds at low tide causing structural damage to the float.	\$400K	Harbor Fund	
Downtown Harbors Zinc Anodes	<del>Douglas/Harris/Aurora Ph I/II</del> did not include this maintenance item which would extend the useful life of the steel pilings.	\$1.5M	Harbor Fund	ADOT
Harbormaster Office Replacement	Harbormaster Building (old garage) is past useful life. Master plan calls for multi-use building with modern shower/restroom facilities.	\$1M-\$3M	Harbor Fund	P3 1% Sales Tax
Install Lighting @ North Douglas Boat Ramp	High Voltage power is routed along North Douglas Highway; this would bring lighting to launch.	\$60K	Harbor Fund	
Dredge Aurora Slip A6/A8	Was an additive item in Aurora Ph I which was not executed due to insufficient funds.	\$300K	Harbor Fund	No
Downtown Marine Services Expansion Design	Design fees based on 7% of construction cost.	\$1.4M	Harbor Fund	No
Downtown Marine Services Expansion	Master Plan – first element.	\$20M	Harbor Fund	
Statter Harbor Phase IV	Additional transient moorage & recapitalization of “horse shoe”.	\$2.5M	Harbor Fund	ADOT
Harris/Aurora Security Cameras	Improve security in downtown harbors.	\$100K	Harbor Fund	
ABLF Breakwater/Net Float	Large Breakwater to protect the Auk Nu Cove/ABLF/AGS facilities	\$250K	Harbor Fund	
<del>Little Rock Dump Marine Service Facility Study</del>	<del>Term Contract Engineer</del>	<del>&lt;\$50K</del>	<del>Harbor Fund</del>	
<b>National Guard Float</b>	<b>Electrical &amp; Maintenance Repairs</b>	<b>\$25K</b>	<b>Harbor Fund</b>	

Archipelago & Waterfront Design/Planning	Dependent upon results of Urban Plan.	\$150K	Dock Fund	
Electrification Cruise Ship Berths	Provide electrical cables to both new cruise ship berths.	\$25M	Docks Funds	EPA Funding.
Cathodic Protection Ph 2	Downtown Marine Park sheet pile wall requires maintenance.	\$500K	Docks Funds	No
<b>Cathodic Protection Ph3</b>	<b>Downtown Marine Park sheet pile wall requires maintenance.</b>	<b>\$200K</b>	<b>Cruise Berth Project</b>	<b>No</b>
<b>Downtown Bus Staging &amp; Deckover</b>	<b>Per results of Urban Design Plan</b>	<b>\$15M</b>	<b>Cruise Berth Project Docks Fund Local Match</b>	
<b>New Visitor's Center Kiosk</b>	<b>Under design</b>	<b>\$150K</b>	<b>MPF</b>	
<b>Downtown Bathrooms</b>	<b>Validated in Urban Design Plan</b>	<b>\$500K</b>	<b>MPF</b>	

Aurora Harbor Phase III	Oldest remaining floats in inventory. Project is scaleable up to \$7M.	\$7M	Harbor Fund State Marine Passenger Fee	ADOT 1% Sales Tax
Auke Bay Marine Station Design	Effort would begin the conceptual design work for uplands and marine improvements.	\$1M	Harbor Fund ACOE (Breakwater) USCG	TIGER
Auke Bay Marine Station – relocation Port Office	Relocate downtown Port Office with phones, internet, moving costs, etc.	\$500K	Harbor /Dock Fund	No
Waterfront & Underwater Inspections	Our existing marine facilities have not been inspected; thus, we don't have good maintenance program in place.	\$100K	Harbor/Docks Fund	No
Beneficial Use Aurora/Harris Harbor Maintenance Dredging	Pending meeting with USACE on May 15 <sup>th</sup> , 2017	UNK	Harbor Fund USACE	TIGER
Statter Harbor Phase III	For hire floats and associated uplands, including restrooms, waiting area & gateway.	\$11M	Harbor/Dock Fund (15%) + State Marine Passenger Fee (85%)	
Misc 16B Improvements	<del>Several desired improvements along the seawalk were not included in the 16B bid documents: ADA Ramp improvements, replacement of sacrificial decking &amp; guard railing along Port Field Office</del>	<del>\$500K</del>	<del>16B Project Funds</del>	<del>No</del>
Downtown “small” cruise ship berth project	Demand for the niche pocket cruise ships has exceeded capacity downtown.	\$15M	Docks/Harbors Fund	
Archipelago Lot Procurement	<del>Estimated cost is based on Assessor's value.</del>	<del>\$10M</del>	<del>Dock Fund State Marine Passenger Fee</del>	
Acquire adjacent ABMS property owned by Hagmeier	Two properties north of anticipated ABMS property are in private ownership and may be available. Properties are assessed at \$620K/each.	\$1.2M	Harbor Fund CBJ Waterfront Acquisition Fund	
<b>Amalga Harbor Fish Cleaning Station</b>	<b>Study was completed to evaluate potential solutions to queuing and safety issues with vessels using the float</b>	<b>\$300K</b>	<b>ADF&amp;F Grant Harbor Fund</b>	

<b>Title 85 Review</b>	<b>Board Review of CBJ Ordinance</b>	<b>\$0K</b>	<b>Time &amp; Talent</b>	
<b>Mariculture Opportunity</b>		<b>\$0K</b>	<b>Time &amp; Talent</b>	
<b>Coast Guard Assets to Juneau</b>	<b>Targeted effort to bring CG Offshore Patrol Cutter to Juneau</b>	<b>\$10K/year</b>		
<b>NOAA Assets to Juneau</b>	<b>Targeted effort to bring NOAA vessels to Juneau</b>	<b>\$10K/year</b>		
<b>Marketing efforts to encourage boat ownership in Juneau</b>			<b>Time &amp; Talent</b>	
<b>Small Cruise Ship Moorage Master Planning</b>	<b>The increased number of small cruise ships have adversely impacted and strained Docks &amp; Harbors' ability to provide suitable dock space. This master planning effort would examine the future business need and develop a holistic plan which would enable this industry to thrive in a sustainable manner.</b>	<b>\$150K</b>	<b>MPF</b>	
<b>Public/Private Port Infrastructure Plan</b>	<b>This would fund a master plan study that would assess the existing docks and needs for the future, including infrastructure and governance.</b>	<b>\$150K</b>	<b>MPF</b>	
<b>Docks &amp; Harbors Staff Organization Review</b>	<b>Adding infrastructure. Should this merit manning study?</b>		<b>Time &amp; Talent</b>	

**CBJ Docks and Harbors Board**  
**Strategic Retreat Minutes**  
**Saturday May 13<sup>th</sup> 2017**

**I. Call to Order** – Mr. Donek called the meeting to order at 9:10am in the CBJ Assembly Chambers.

**II. Roll Call** -

The following members were present: John Bush, Weston Eiler, Bob Janes, David Lowell, David Seng, David Summers, Budd Simpson, and Tom Donek)

**Absent** – Robert Mosher

Also Present were the following: Carl Uchtyl – Port Director, Gary Gillette – Port Engineer, David Borg – Harbormaster, Teena Larson – Administrative Officer, and Mila Cosgrove – Deputy City Manager.

**III. Approval of Agenda**

MOTION By MR. SENG: 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. Prioritization of Future Docks & Harbors Projects**

Mr. Uchtyl said the list in the packet is just a list and not prioritized.

Mr. Gillette talked about all the items on the list. Ms. Cosgrove helped the Board determine what projects are needed and what projects are wanted. The Board had much discussion on all the items on the list. The priority was decided as follows:

**Short Term Project Wants**

- 1 – Harris/Aurora/Douglas Security (\$100K)
- 1 – Dredge Aurora Slip A6/A8 (\$400K)
- 3 – Lighting N. Douglas (\$60K)
- 4 – Harris Harbor Bathrooms (\$175K)
- 5 – Auke Bay Net Float (\$200K)

**Short Term Project Needs**

- 1 – Statter Harbor Breakwater Deck Over (\$100K)
- 2 – Taku Harbor Pile Jacking (\$200K)
- 3 – Waterfront & Underwater Inspections (\$100K)
- 4 – Archipelago/waterfront planning (\$150K)

**Projects currently in process**

Archipelago/Waterfront/Design Planning  
Statter Harbor Breakwater Feasibility  
Statter Harbor Phase III  
Miscellaneous 16B Improvements  
Little Rock Dump Study

**Other Projects**

Seawalk MOA  
Scheduling of ships @ City Docks  
Maximize Funds - Tideland leases  
Develop land use & marketing plan  
Subport/Mayflower Island  
Title 85 Review & Clean up  
Harbor Sanitation

**Future Projects priority wants**

1 – Douglas Harbor Paving/Landscaping (5 votes)  
2 – Statter Harbor Phase IV (4 votes)  
2 – Port Office Relocation (4 votes)  
3 – Downtown Marine Services Expansion (3 votes)  
3 – ABMS/Hagmier Procurement (3 votes)  
4 – Statter/ABMS Seawalk(2 votes)

**Future Projects priority needs**

1 – Downtown Harbors Zinc Anodes (10 votes)  
2 – Aurora Phase III (8 votes)  
3 – Harbor Office Replacement (6)  
3 – ABMS Design (6)  
5 – Taku Harbor Stockade point & Walkway (2)

The Dredging Wayside float received 0 votes

Beneficial Use Aurora/Harris Maintenance dredging received 1 vote

**Marine Passenger Funds project priority list**

1-Cathodic Protection Phase II  
2-Archeipelago Lot Procurement  
3-Small Cruise Ship Berths  
4-Seawalk Guard Rails  
5-Electrification Cruise Ship Berths

The committee asked Mr. Gillette to bring a plan for N. Douglas to the next OPS meeting.

Mr. Eiler recommended to have a Committee of the Whole review title 85.



Mr. Simpson recommended to split the Douglas paving/landscaping into two phases.

The Committee requested to bring the 1% sales tax recommendations to a future OPS/Planning meeting.

**VI. Board Members recruitment/appointment procedures to meet Docks & Harbors specific/unique needs.**

Mr. Uchytel said this is being brought forward from Assemblyman Loren Jones. This project will help the Assembly better identify the skills needed to meet each Boards specific/unique needs. The Board is asked to discuss this topic over the next few months and respond to Mr. Jones Enterprise Board appointment process document. The goal for this work would be to implement these new recruitment/appointment procedures sometime after the June/July 2017 enterprise board appointment process.

**VII. Adjournment** – The Strategic Retreat meeting adjourned at 2:45pm.