

CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING MINUTES
April 22nd, 2015

I. Call to Order.

Mr. Simpson called the meeting to order at 6:00 p.m. in the US Customs/Port Field Conference Room.

II. Roll.

The following members were in attendance: Robert Janes, David Logan, Dave Summers, and Budd Simpson.

Absent: John Bush

Also in attendance were: Carl Uchytel – Port Director, Dave Borg – Harbormaster,

III. Approval of Agenda.

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

The motion passed with no objection.

IV. Public Participation for non-agenda items - None

V. Approval of March 18th, 2015 OPS/Planning Meeting minutes.

Hearing no objection the March 18th, 2015 OPS/Planning Meeting minutes were approved as presented.

VI. Consent Agenda

A. Public Request for Consent Agenda Changes – None

B. Committee Members Requests for Consent Agenda Changes – Mr. Logan wanted to Remove #1 – moved to item #1 on unfinished business.

C. Items for Action

1. Statter Harbor Parking – This item moved to unfinished business #1.

2. Staff Labor Fees (05 CBJAC 20.140)

Recommendation: \$75 per hour for each staff person with a one-hour minimum charge per staff person. \$125 boat charge per hour, one-hour minimum, and increments each 30 minutes prorated.

MOTION By MR. LOGAN: TO APPROVE ITEM #2 ON THE CONSENT AGENDA AND ASK FOR UNANIMOUS CONSENT.

VII. Unfinished Business

1. Statter Harbor Parking

Recommendation: New Launch Ramp Facility

i. Rate

1. \$5/day

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2. \$1/hourly
 3. 10-day maximum in season
 4. Applies to either vehicles or vehicles plus trailers
 5. Limited number of monthly parking will be managed and issued by the Port Director or representative at \$100/month.
- ii. Off season discounted rate (Oct-April)
1. \$50/month
- Existing Harbor Office Parking
- i. Rate
1. \$5/day
 2. \$1/hourly
 3. 10-day maximum in season
 4. \$100 monthly rate w/limited number of parking not over 20.
 5. No trailers
 6. Reserved Statter Harbor moorage patrons will receive one year-round parking pass included in moorage cost. This does not guarantee parking.
- ii. Off season discounted rate (Oct-April)
1. \$50/month

Mr. Logan asked why the daily parking fee is still at \$5.00?

Mr. Simpson said the consensus of the Committee was because this is a whole new parking lot/system to stay at the \$5.00 rate and see how that goes. It can be adjusted later if it needs adjusting.

Mr. Logan said the other fees have rate increases scheduled in, does this rate have that? This fee was to encourage turnover.

Mr. Simpson said he agrees with the need for turnover, but the Committee did not want the rate doubled. Adding a CPI adjustment to this rate is difficult when you are trying to stay with even dollars. The intent from the Committee would be to adjust the rate on a case by case basis with this \$5.00 rate not being a fixed number but a starting point.

Mr. Logan said he disagrees with not having a CPI adjustment annually because he wants to address this as little as possible. He would like something added that the rate could be adjusted with Board approval.

Mr. Donek said it is too early to try to put a rate in place at this point and adjusted over the years. He recommended to leave the rate at \$5.00 for now.

Mr. Logan said he will vote against that.

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Mr. Simpson asked if there were any other issues with the Statter Harbor Parking rates?

Public Comment- None

Committee Discussion/Action

MOTION By MR. JANES: TO APPROVE THE STATTER HARBOR PARKING AS PRESENTED AND ASK UNANIMOUS CONSENT.

Mr. Simpson said this will go to the Finance Committee and the Regular Board next.

Motion passed with no objection.

2. Aurora Harbor Rebuild Project - Installation of phone and Cable TV.

Mr. Gillette said originally we were not going to put in the cable for phone and TV, but with all the comments, staff was directed to look at installation. Staff contacted ACS and they said they will not provide service in the Harbor. GCI is looking at it and he met with them today. Staff is trying to keep the cost down by telling the contractor not to finalize the floats yet, unfortunately the main float has already been finished.

Mr. Simpson asked to explain to the Committee what that means.

Mr. Gillette said the main floats and the head floats have cable trays that run down the center of the floats and that is where the power cables are. The communication cables can also go into that cable tray and GCI only has one cable that works for the cable, phone, and internet. Along the head float, there are places in the decking that is not fastened down yet so they can feed their power cables. The contractor has been asked to hold off on permanently fastening the decking until after the cable, phone and internet lines are figured out. GCI understands the issue and would like to provide service. The engineers got this information today and are engineering what they need for their system. The GCI Corporate office will decide if this would be cost effective for them to install this. Mr. Gillette said the GCI decision will take some time. The plan currently is to identify the key locations where they could pull their cable through, we would put a pull rope in the system, and the boards would be temporarily screwed in place for safety. After GCI gives us their decision, the lines could be installed using the pull ropes, and the boards could be permanently installed at that time.

Committee Questions –

Mr. Logan asked if cable was going to be run throughout the Harbor?

Mr. Gillette said they would like to run the cables on A, B, C, and D floats in the new section. This will go out the main floats and close to the power pedestals. It is in Docks & Harbors best interest to keep items off the dock and neat.

Mr. Logan asked what other Harbors do we have cable service in?

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Mr. Gillette said Harris and Old Douglas.

Mr. Logan asked what the cost will be for Docks & Harbors?

Mr. Gillette said GCI was told if they want to provide service to their customers they need to follow our rules and there is no cost to Docks & Harbors at this time. He is unsure what the Corporate office will say that they will cover the whole expense.

Mr. Logan asked Mr. Gillette if he anticipated any long term expense for the cable for Docks & Harbors?

Mr. Gillette said we told GCI if they build it, they will need to maintain it.

Mr. Summers was confirming that ACS said they were not interested with this installation.

Mr. Gillette said yes.

Mr. Summers asked how long did GCI need to make the decision?

Mr. Gillette said GCI said it could take a couple of months to make a decision.

Mr. Summers suggested that GCI could come back and say they decide not to do this.

Mr. Gillette said they could come back and say they didn't want to serve the Harbor because it is not cost effective, unless Docks & Harbors wants to participate. At that point we could discuss options. Mr. Gillette said looking ahead, they would be interested in installing lines for the next phase, and staff would like to work with them early to have this cable installed in the electrical tray.

Mr. Janes recommended to give GCI a date that the information was needed so it doesn't hold up the contractor.

Mr. Gillette said after talking with GCI it doesn't sound like the decision will be made before the contractor is finished. We will have some cost to put everything back together after the wires are installed.

Mr. Logan said at this point those costs are going to be incurred because we are on hold until GCI makes a decision.

Mr. Gillette said yes.

Public Comment –

Chris Ruschmann, Juneau, Alaska

He asked if there was going to be a lease cost for GCI's cable to run along the dock?

Mr. Gillette said he is unsure, he would need to talk to the Port Director and CBJ Law Department.

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Russel Peterson, Juneau Alaska.

He said he found out today that pacemakers require a twisted pair phone line and can't work over wireless. Phone and cable are the last wires run in new construction because they are the most delicate. You can't use any wireless security camera footage as evidence in court. It will be thrown out because it is not secure, and the images can be altered. He said he will pay upfront for the cable installation and anyone wanting to hook up would pay him \$100.00. He said this is a good investment for this infrastructure.

Savannah Worley, Juneau, Alaska

She said she has wireless security system at her house and the court will take the footage as evidence.

Committee Discussion/Action

Mr. Logan asked if Mr. Gillette needed anything from the Committee?

Mr. Gillette said unless you disapprove of the temporary decking, he said staff will just work with the contractor until GCI comes back with a decision.

Mr. Janes said he would like to know more about someone with a pace maker needing direct wire and not wireless.

Mr. Donek asked what is Docks & Harbors options if GCI backs out?

Mr. Gillette said at this point GCI is interested.

NO MOTION NEEDED AT THIS TIME.

VIII. New Business

1. Limitation of Access to Utility Easement/End of Fritz Cove Road.

Mr. Uchytel said this request came from Mr. Domke. He requested CBJ take control of this area and close it off to motorized trailer boat launch. What does the Committee want to do at the end of Fritz Cove?

Committee Questions

Mr. Logan asked if Mr. Uchytel talked to the CBJ Law department to see if Docks & Harbors has liability for people using this area to launch their boats?

Mr. Uchytel said he has not asked that question.

Mr. Logan said he assumes Docks & Harbors would be liable.

Mr. Donek asked what the problem is at this site?

Mr. Janes asked if the problem is for motorized boat use or non-motorized use?

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Mr. Uchytel said Mr. Domke's letter refers to motorized boat launch use.

Mr. Summers said if Docks & Harbors were to put a launch ramp in at this site, there would need to be a public process, and there was no public process currently. He asked what has been done to stop the access for people to launch their boats? He asked if DOT put large boulders to stop access for boat launching?

Mr. Uchytel said last year a nearby resident put a chain up and DOT cut the chain.

Mr. Summers asked why DOT cut the chain.

Mr. Uchytel said because DOT said it was in their right-of-way.

Mr. Simpson asked if Docks & Harbors manages the Fox Farm parking lot?

Mr. Uchytel said he thought so.

Public Comment –

Loren Domke, Juneau Alaska

He said this would be re-closing the utility easement. This has been closed in the past. Marion Hobbs built a utility easement for Spuhn Island and placed rocks for no access when he was finished. Everything was fine for a while, then guys came along and wanted to launch their boat without buying a launch ramp permit and hauled the rocks out of the way with their pick up. Contractors working on Spuhn Island added rock to this area so they wouldn't get their pickups stuck when they back down to the beach, and now there is regular use. The beach historically is heavily used by the public during nice weather for shore fishing or just sitting on the beach to watch the sunset, and by guys with duck boats, and kayakers that carry their boats. The change recently is the motorized traffic use, and this has not been through a public process and is all done informally. He said he would like to see this closed off again, and suggested bollards would work good. He knows this area would need to remain open for utility access so bollards or a gate would work good and still allow kayakers and other people use access. He also recommended signage. People are using it because there are no signs saying they can't use it.

Mr. Janes asked Mr. Domke where people park their boat trailers after launching?

Mr. Domke said they are left on the side of the road or behind the mail boxes. Typically people don't use the parking lot that is there.

Mr. Logan asked if he knew why they were launching their boats at that location?

Mr. Domke said he doesn't keep track of how long they are gone.

Russell Peterson, Juneau, Alaska

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He said he has a mooring buoy to the left of Smugglers Cove and he would like to see that area non-motorized access use so he can carry a row boat and still row out to his boat.

Committee Discussion/Action

Mr. Janes said this was not designed for motorized use and any access should be by carrying a boat and he is in support of the request.

Mr. Logan asked if there was a mechanism to allow Mr. Domke to donate money to put in bollards?

Mr. Uchytel said it would be easier if Docks & Harbors did this rather than accept a gift from the public.

Mr. Summers said he would like this closed to motorized use.

Mr. Logan said he understands that this will need to be discussed with DOT also. He recommended to discuss this with DOT and get a cost estimate, then revisit this issue.

Mr. Simpson asked if the Committee agreed that this area would be for non-motorized vehicles only. The Committee agreed.

MOTION By MR. LOGAN: TO INVESTIGATE THE COST TO CLOSE THE ACCESS OFF AND DISCUSS WITH DOT AND MAKE SURE THEY KNOW THIS HAS BECOME A DEFACTO LAUNCH RAMP AND ASK FOR UNANIMOUS CONSENT.

Motion passed with no objection.

Mr. Simpson said this will come back to this Committee after it is refined before it is finalized.

2. Request for Food Vendor Cart Access to Downtown Wharf.

Mr. Uchytel said this was a request from Mr. Jonah Smith. The first request from Mr. Smith was in 2013 and he wanted to sell food on the docks. Mr. Uchytel said he is not in favor of this, but Mr. Smith wants to have a food cart along the seawalk. Within CBJ, CDD issues permits for food carts along the city streets. If this would be allowed along the seawalk, there would need to be better rules in place. The current food cart ordinance only charges \$50.00 filing fee, and \$150 per month. His concern is the seawalk is still very narrow with yellow fence and a lot of people coming and going. His other concern is that we are selling 4x4 space for \$30,000 and it undercuts other food business along the water.

Committee Questions -

Mr. Donek asked if this would raise any security concerns on the dock?

Mr. Uchytel said no.

Mr. Logan asked if there was a particular location he wanted?

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Mr. Uchytel said somewhere by the Visitor Center.

Mr. Summers suggested to consider this request after 16B is built because of the congestion in the yellow fence area and also look at this carefully to determine a price by looking at other operations in the area. He is not in support of the food cart at this time.

Public Comments -

Russell Peterson, Juneau, Alaska

He suggested to charge a percentage of what the food cart makes.

Mr. Janes recommended to wait until 16B is built and this would give time to review this request further.

Mr. Logan said he has the sense from locals that they want to be on the seawalk. This would be an opportunity to put something that would draw locals in.

Committee Discussion/Action

Mr. Donek suggested to get 16B built first.

Mr. Logan said because these are not permanent, he suggested to try this now to see how it works.

MOTION By MR. LOGAN: CREATE TWO PERMITS FOR TWO FOOD CARTS ON THE SEAWALK AND DEFINE THE AREA OF USE AND HOURS OF OPERATION.

Mr. Uchytel asked if this was for this year?

Mr. Logan said yes.

Motion Fails

MOTION By MR. JANES: TO DEFER ANY FOOD CART PERMITTING ON THE SEAWALK THIS YEAR, LOOK MORE CAREFULLY INTO LOCATION, COST, AND ENCOURAGE USE, AND ASK FOR UNANIMOUS CONSENT.

Mr. Logan objected.

Mr. Logan suggested to ask staff to submit a proposal for this and timeline when they would have a proposal.

Mr. Logan offered a friendly amendment – that the Committee direct staff to come back to the Committee by March of 2016 a proposal for food cart vendors on the Seawalk.

Mr. Janes accepted the friendly amendment.

Motion Passed.

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IX. Items for Information/Discussion

1. Snowcloud wireless internet (Southeast Communication Services)

Presentation by Marc Luchini and Chris Ruschmann

Mr. Luchini said Mr. Ruschmann and himself are the founders of Southeast Communication Services and the Snowcloud Internet Service. He said they wanted to come and introduce themselves and tell about some of the services they offer, be able to address concerns the public has with wireless, and give basic information. He said currently the Snowcloud is providing service for customers in Auke Bay, Harris and Aurora, which has been on and off since 2012. There is no installation fee and a very quick and easy set up. He showed a device that would be placed on the boat and mounted on the railing of the boat. The cables are all enclosed and on the boat. He wanted it known that they have never been in contact with Docks & Harbors to not wire the Harbors to promote their business. Their customers are thoroughly happy with their service, and he went over some of the services they offer. He said they do offer secure wireless service, which is a point to point wireless to their access points from their towers to the device that he brought to show. The routers are secured with WPA2 ES encryption, which has never been hacked. The security vulnerability is in the simple passwords. He said they recommend a 20 character limit password making it very difficult to figure out. Some of our customers not in the Harbors include, State of Alaska Fish & Game, Department of Labor, Prospector, Drift Wood, Wild Flower Court, all places that need secure internet service. There are currently a little over 30 users in the Harbor system, Harris, Aurora, Douglas and Statter. We also have over a 100 residential users. We are continually adding towers and increasing our services. He said he lives in Douglas, right across from the Harbor, and he knows a lot of Douglas Harbor users that are ready to switch to Snowcloud, but he said they need access. He said they are not trying to replace ACS or GCI, but be able to offer another service. This will not cost Docks & Harbors any money, and the power consumption is minimal.

Mr. Logan asked if Snowcloud was offered to other Harbors in Southeast?

Mr. Ruschmann said there are plans, but they are focused on Juneau first.

2. Abby's Kitchen

Tom Roha said he met with Docks & Harbors staff to find out what he needs to do to build a restaurant along the Dock street right of way in Douglas. His proposal is to lease property from Docks & Harbors to build a Restaurant. The process would be to have the right of way vacated and start a lease with Docks & Harbors. He showed some preliminary sketches of the proposed building.

Mr. Summers asked if this would be a year around operation?

Mr. Roha said yes.

Mr. Janes asked what is Docks & Harbors losing from this proposal?

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Mr. Uchytel said it would be less trailer parking, and Docks & Harbors is required to provide 100 parking spaces for a two lane launch ramp.

Mr. Gillette said when the master plan for trailer parking was completed, the standard parking space was 10' x 40'. The new standards are 12' x 50', and staff would need to make sure we have enough parking spaces.

Mr. Donek said the parking would be his main concern?

Mr. Gillette said we have enough car parking, the truck trailer parking is the issue. He went over the map and described the parking issues.

Mr. Simpson said after this area is paved and striped, showing people how to park, there could be more parking spaces. He asked what is the process to move forward with a request like this?

Mr. Gillette said the ordinance for the vacation of the right of way says the majority of the land owners adjacent to the right of way are the only ones allowed to apply. It would just be Docks & Harbors applying because we own on both sides. This is an application to the planning commission, and then the Planning Commission seeks information from various Departments on utilities and uses. This will take some effort and is a process.

Mr. Simpson asked what this area is zoned?

Mr. Gillette said the restaurant is in the zoning table and would just need a conditional use permit.

Mr. Uchytel said this will need to be a public/bid type process.

Mr. Janes said this is a great use idea for this space that is not used, and it would be awful for a process to stop this plan. He wants to be fair to the process but fair to the idea also.

3. Little Rock Dump

Howard Lockwood, Juneau, AK

The subject is the Zone change request by the City Engineer public works department to change the official zoning on ATS 556A adjacent to the waste water treatment plant from Waterfront Industrial to Industrial. He said this has been going on for about a month and has attended all the meetings. This was presented by the Public Works Director Rorie Watt, and Beth McKibben from City Planning Department. He said Juneau Port Development has a lease on that property and he was not been consulted officially, but at the meeting he attended, he shared his concerns about the zone change. He said he provided a handout during public participation at the meeting and the Commission voted nine to zero in support of the opposition. He said if this were to change to Industrial, Hotel, Motels, floating structures for seasonal commercial recreation would not be allowed. If this happens, Docks & Harbors would not be able to benefit financially from the Mega-Yacht Harbor. He said he is now working directly with Rorie Watt and Hal Hart from Planning

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Department to organize an exact zoning to allow for property development in that area. He wants a positive platform to conduct business. The zoning ordinance has certain provisions but it is in conflict with the comprehensive plan. He will have a more thorough report for the full Board. Mr. Lockwood said this has to be resolved at this stage of the business.

Mr. Simpson said it sounds like there is no support from the Planning Commission for the zone change.

Mr. Uchytel said the request for re-zoning did not pass, so there is no new news to bring to the Board next week.

Mr. Lockwood said the Board needs to know the reason for the zone change is to put a waste incinerator in. If the Board is not interested in hearing about this, he will just continue to work on it. He asked if the Board supports the Harbor project?

Mr. Uchytel said there is no opposition from the Board or the Port Director for the Mega Yacht Harbor.

Mr. Janes said he is not in favor of an Incinerator on the waterfront next to a Mega Yacht.

Mr. Logan asked if this came through the Board?

Mr. Uchytel said yes, CDD presented at the last Board meeting.

Mr. Simpson said if this came up again, the Board would like to notified.

Mr. Logan said he would like to know zoning changes on all the Docks & Harbors managed property.

Mr. Lockwood asked if the Committee wants him to report his progress monthly?

Mr. Simpson said yes to any Committee. If some action needs to be made, the Committee will refer it to the full Board.

Mr. Watson said the zoning change was turned down because it was using waterfront.

X. Staff, Committee and Member Reports

Mr. Uchytel said when he presented Docks & Harbors budget to the Assembly. One issue was why isn't there restrooms at Harris Harbor. He said he explained Docks & Harbors has a master plan and plan to readdress that issue.

Mr. Simpson said the restrooms were shut down because they were used as housing for homeless.

XI. Committee Administrative Matters

Next Operations/Planning Committee Meeting is scheduled for May 20th 2015

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XII. Adjournment

The OPS/Planning Committee adjourned at 8:00 pm.