

CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING MINUTES
Wednesday, December 2nd, 2015

I. Call to Order

Mr. Simpson called the meeting to order at 5:00 p.m. in the Assembly Chambers.

II. Roll Call

The following members were in attendance: Tom Donek, Robert Janes, and Budd Simpson

Also in attendance were: Carl Uchytel – Port Director, Dave Borg – Harbormaster, and Gary Gillette – Port Engineer.

Absent: John Bush and David Summers.

III. Approval of Agenda

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

Motion passed with no objection.

IV. Public Participation on Non-Agenda Items

Howard Lockwood of Juneau, AK

Mr. Lockwood handed out pictures showing an aerial view of the Rock Dump area from 1961 and prior. He also gave a brief history of the AJ Rock Dump.

V. Approval of October 22nd, 2015 Operations-Planning Meeting Minutes

MOTION By MR. DONEK: TO APPROVE THE October 22nd, 2015 Operations-Planning Meeting Minutes AS PRESENTED AND ASK UNANIMOUS CONSENT.

The motion passed with no objection.

VI. Consent Agenda – None

VII. Unfinished Business

1. Fritz Cove Road

Mr. Gillette said in your packets you will find a compilation of the meeting minutes where the Fritz Cove Road was discussed along with the letter we received regarding the Fritz Cove Road. There's no way to get a permit to develop a formal boat launch for the area. The area is not covered by the Grandfather clause because the area was blocked off for more than a year and not used to launch boats during that time.

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Mr. Simpson said there were two motions that came before this committee. The first was to put up a locked gate and that motion passed. The second motion was to put up signage and that motion did not pass.

Mr. Uchytel said this Committee passed a motion that went to the Full Board and the motion then failed at the Full Board (see page 75 in the packet).

Committee Questions

Mr. Donek asked Mr. Janes why didn't you vote for the gate.

Mr. Janes said I would vote for the gate today because there is enough parking and launching near Fritz Cove Road at Statter Harbor.

Public Discussion

Dennis Watson of Juneau, AK said I researched what the Planning Commission decided in 2005 when the Fritz Cove Road access was last discussed. The appeal from the Neighborhood Association said that the developers should lease some private land for parking at the end of Fritz Cove Road to address a possible parking shortage. The Assembly disagreed as adding parking to the area would only exasperate the present congestion by encouraging additional use of this area. They never addressed the beach and it was not on the appeal. One patron replied that he was disappointed by the Assembly's decision, and he anticipated conflicts would begin with the first construction activity and will continue until adequate provisions are made for reasonable access. The Planning Commission did require them to put in enough room for 30 - 20 foot boats. This is why that dock is there and why there is so much interest in launching from that beach. There were no concerns regarding boat launching from the beach in the 2005 minutes I read.

Committee Discussion/Action

Mr. Simpson said I think we need a gate and it is important the gate be removable in case we want to develop the area in the future.

MOTION By Mr. Donek TO DIRECT STAFF TO PLACE A LOCKED GATE AT FRITZ COVE ROAD BEACH ACCESS POINT SUFFICIENT TO PREVENT BOATS AND TRAILERS FROM GOING DOWN THE RAMP AND INSTALL SIGNAGE STATING THE GATE ACCESS IS FOR EMERGENCY USE ONLY AND ASK UNANIMOUS CONSENT.

The motion passed with no objection.

Mr. Simpson said this will go to the Full Board for further action along with the packet of material provided tonight.

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VIII. New Business

1. Channel Construction Lease Application

Mr. Uchytel said in 1961 the State of Alaska provided a 55 year lease with Construction Services Inc., who assigned it to Juneau Ready Mix in 1967. There was an amendment to the lease in 1978 adjusting the 5 year leasing interval to a onetime 25 year period which included an option for a renewal of 10 years. In 2001 the Department of Natural Resources (DNR) conveyed the tidelands to the City and Borough of Juneau. It was eventually assigned to Channel Construction. The lease amendment in 2010 added a half an acre, making the total leased area 2.2 acres. The 55 year lease expires in April 2016. Channel Construction is interested in another lease agreement. City code allows for preferential leases. The leased area was appraised at \$0.15 per square foot. I recommend you approve the lease amendment and staff can move forward with drafting a new lease agreement.

Committee Questions

Mr. Simpson asked is the basis of the appraisal on unimproved tidelands.

Mr. Uchytel replied yes, the appraisal is based on preleased conditions.

Mr. Simpson asked has this been shared with Channel Construction yet.

Mr. Uchytel said not yet because we just received the appraisal.

Public Discussion-None

Committee Discussion/Action

MOTION By Mr. Janes TO DIRECT STAFF TO CONTINUE WITH THE CHANNEL CONSTRUCTION LEASE AGREEMENT AT THE RATE OF \$0.15 PER FOOT AND ASK UNANIMOUS CONSENT.

The motion passed with no objection.

2. Special Annual Moorage Fee for Skiffs

Mr. Uchytel said page 131 of your pamphlet shows the Special Annual Moorage Rate for Skiffs. Effective this year the rate will be \$600 per skiff per year. The skiff has to be open-hulled and 21 feet or less in length to qualify. The skiff zones are designated by the Harbormaster. This past year there were only 2 boat owners who took advantage of this skiff fee. The Fee Review Committee suggested we reduce the fee to \$300 per skiff per year to entice more people to utilize the special rate and the designated skiff areas.

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Committee Questions – None

Public Discussion – None

Committee Discussion/Action

MOTION By Mr. Donek TO RECOMMEND THE FULL BOARD APPROVE AN OWNER WITH AN OPEN HULL VESSEL 21' OR LESS IN LENGTH EXCLUDING ENGINES MAY APPLY TO THE HARBORMASTER FOR MOORAGE IN THE LIMITED ACCESS AREAS OF SMALL BOAT HARBORS WHICH IS DETERMINED BY THE HARBORMASTER AT A RATE OR \$300 PER CALENDAR YEAR AND ASK FOR UNANIMOUS CONSENT.

The motion passed with no objection.

3. A Resolution of the City and Borough of Juneau in Support of Full Funding for the State of Alaska Municipal Harbor Facility Grant Program in the FY2017 State Capital Budget

Mr. Uchytel said this year we applied for a \$2 million grant for Aurora Harbor. On page 131 of your pamphlets you will see the break down the grant scoring by applicant. The Legislature will decide how much money will be assigned to this grant program. If a fund of \$14 million is approved then we will be funded for our project. The project has to be fully funded to qualify. So if the fund had \$8 million we would not receive any of the funds. The grants are for construction only.

Committee Questions

Mr. Simpson asked how are the priorities established and what goes into the scoring.

Mr. Uchytel said the Selection Committee evaluates the documentation. It is based on how well you market your documents. Tier Twos get less priority than Tier Ones. The Committee prioritizes based on the following:

- Funding to maintain the facilities
- Matching grant funds
- Assembly support
- Completed designs
- Current state of facility

Public Discussion – None

Committee Discussion/Action

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MOTION By Mr. Janes TO ENDORSE THE PROPOSED CBJ RESOLUTION SUPPORTING THE ALASKA DEPARTMENT OF TRANSPORTATION MUNICIPAL HARBOR GRANT PROGRAM AND REQUEST ADOPTION BY THE FULL DOCKS AND HARBORS BOARD AND ASK UNANIMOUS CONSENT.

The motion passed with no objection.

4. Minor Boat Maintenance at the ABLF

Mr. Uchytel said there is a need to allow commercial operators to conduct minor – non-shipyard activities at the Auke Bay Loading Facility (ABLF). We might need a permit from the Department of Environmental Conservation (DEC) to allow for minor boat work at the ABLF on the non-boatyard side. Harri's, the current lessee of the ABLF Boatyard, does not perform oil changes so allowing oil changes would not take business away from Harri's.

Mr. Borg asked where do we draw the line. Patrons will be using this as a reason to paint their boats or do other repairs and that's what the ABLF Boatyard is for, and the ABLF Boatyard costs money.

Committee Questions

Mr. Simpson asked will Harri's be the one hauling the boats.

Mr. Uchytel said Commercial Launch Ramp users can pull their boats, but Harri's runs the SeaLift and the wash down pad.

Public Discussion

Dennis Watson of Juneau, AK said power washing in Aurora Harbor Parking Lot has been going on for years. People should not be permitted to power wash in the Aurora Harbor Parking Lot. The ABLF is different because in order to have your boat there you most likely were hauled out commercially. If a patron purchases a FOB key (electronic key needed to get into the ABLF), then they can get into the ABLF and work on their boats when no one is working. That is a problem and it is difficult to regulate. I recommend you make it easier and just say no, they can't do minor boat repair outside of the tenant's area. I think the users should pay to use the area and should need to use the tenant's area.

Committee Discussion/Action

Mr. Donek said the Harbormaster will need to manage the area. If we give parameters on what is allowed we will be in a better situation to manage what goes on at the

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ABLF. We could require an additional permit issued by the Harbormaster specifically for minor boat repair work.

Mr. Simpson said it is a service people need and we need to provide a space for them to perform minor maintenance.

Mr. Janes said there will be conflict with Commercial Launch Ramp users hauling when Harri's is using the SeaLift at the same time. I recommend we put a time limit on how long patrons can leave their boats and perform minor boat repairs without being charged, and state that all waste needs to be removed from the site and disposed of properly. Staff should get the appropriate permits for the ABLF, and draft a permit for the commercial users. Then bring the draft back to this committee for evaluation.

Mr. Simpson said we could have a penalty in place to discourage users from abusing the space by staying beyond the time allotted. That penalty could be Harri's rates.

NO MOTION

IX. Items for Information – None

X. Staff, Committee and Member Reports

Mr. Uchtyl said tomorrow we will issue the Request for Proposal for the comprehensive land use master plan for the area between Norway Point and Bridge Park. Any Board Members who want to sit on the selection committee should do so. I encourage someone from the Yacht Club to participate because the Yacht Club is a big part of the land use for the area. We're moving forward with moving the Statter Harbor Boat Yard out and making plans for the new Statter Harbor Master Plan. Phase III is the Commercial for Hire Float. We think we have funding opportunities available to make that happen. The Passenger Head Tax is one source of funding we are confident we can receive. Fiscal Year 2017 Passenger Head Tax is currently unassigned, and that is an opportunity for \$5 million of funding. The 1% sales tax fund has \$1.3 million which was for the haul-out facility, but we think the Assembly would support assigning the funds to the Commercial for Hire Float. Other projects are going well too. The Douglas Harbor dredging is coming along quickly at about 1,000 cubic yards per day, which equates to 2 hopper barge loads.

XI. Committee Administrative Matters

1. Next Operations-Planning Committee Meeting – Wednesday, January 20th, 2016.

XII. Adjournment

The Operations-Planning Committee Meeting adjourned at 6:36 p.m.