I. Call to Order (5:00 p.m. in the CBJ Assembly Chambers)

II. Roll (James Becker, Chris Dimond, Steven Guignon, James Houck, Mark Ridgway, Annette Smith, Bob Wostmann, Budd Simpson, and Don Etheridge)

III. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

IV. Approval of January 30th, 2020 Board minutes.

V. Public Participation on Non-Agenda Items (not to exceed five minutes per person, or twenty minutes total time).

VI. Consent Agenda –

A. Public Requests for Consent Agenda Changes
B. Board Members Requests for Consent Agenda Changes
C. Items for Action

1. North End of Aurora Harbor Coordination with Dredging Project
   Presentation by the Port Director

   RECOMMENDATION: TO DEMOLISH THE OLD FLOAT INFRASTRUCTURE AT THE
   NORTH END OF AURORA HARBOR IN SUFFICIENT TIME TO ALLOW THE
   ARMY CORPS OF ENGINEERS’ MAINTENANCE DREDGING CONTRACTOR TO
   DREDGE UNIMPEDED.

2. Leasing Auke Bay Marine Station Fish House to Alaska State Troopers
   Presentation by the Port Director

   RECOMMENDATION: TO ADVANCE LEASING OPTIONS AT THE AUKE BAY
   MARINE STATION FOR USE BY THE ALASKA STATE TROOPERS.

MOTION: TO APPROVE THE CONSENT AGENDA AS PRESENTED

VII. Unfinished Business – None

VIII. New Business - None

IX. Items for Information/Discussion

1. Assembly Finance Committee Preparation for April 1st
   Presentation by the Port Director
Committee Discussion/Public Comment

X. Committee and Member Reports


2. Member Reports

3. Assembly Lands Committee Liaison Report

4. Auke Bay Steering Committee Liaison Report

XI. Port Engineer’s Report

XII. Harbormaster’s Report

XIII. Port Director’s Report

XIV. Assembly Liaison Report

XV. Board Administrative Matters

a. Ops/Planning Committee Meeting – Wednesday, March 18th at 5:00pm

b. Board Meeting – Thursday, March 26th at 5:00pm

c. Finance Sub-Committee Meeting Scheduling

XVI. Adjournment
I. Call to Order

Mr. Etheridge called the Regular Board Meeting to order at 6:00 pm in the Assembly Chambers.

II. Roll Call

The following members were present: James Becker, Chris Dimond, Steven Guignon, Mark Ridgway, Bob Wostmann and Don Etheridge.

Absent: James Houck, Budd Simpson, and Annette Smith.

Also present were the following: Carl Uchytil-Port Director(via telephone), Erich Schaal-Port Engineer, Matt Creswell - Deputy Harbormaster, and Teena Larson – Administrative Officer.

III. Approval of Agenda –

MOTION BY Mr RIDGWAY:  TO APPROVE THE AGENDA AS PRESENTED AND ASK FOR UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Approval of December 19th, 2019 Board Minutes.

Hearing no objection the December 19th, 2019 minutes are approved as presented.

V. Public Participation on Non-Agenda Items –

Mark Halstead, Douglas, AK

Mr. Halstead handed out a packet for the Board members with his written testimony and it is attached to the end of these minutes.

Mr. Ridgway asked if Mr. Halstead received model and design numbers of the lighting from the manufacturers for the solar power lights?

Mr. Halstead said he did not because the solar lights did not seem practical due to the hours of darkness. AEL&P said they would provide the light itself depending on what is needed. Mr. Halstead said when he asked about the North Douglas Launch Ramp area, AEL&P suggested that installation of a light on the uphill side of the highway may get DOT involved because it is also highway lighting.

VI. Consent Agenda- None

VII. Unfinished Business –

1. FY2020 Adjusted and FY2021/FY2022 Biennial Budgets
Ms. Larson said this was discussed in detail at the Finance Sub-Committee meeting and also discussed at the last Operations meeting. On page 11 is the Harbors overview with supporting numbers on pages 12-16.

Board Questions
Mr. Wostmann asked if there has been a change in the Harbors?

Ms. Larson said yes, the Harbor revenue has an increase due to the addition of the Docks permit revenues.

Ms. Larson said the Docks revenue is on page 17, and pages 18 through 21 are the supporting numbers. The permit revenues line item is now moved to Harbors. Another change is the support from marine passenger fees are updated for FY21 and FY22.

MOTION By MR. RIDGWAY: TO APPROVE THE FY2020 ADJUSTED BUDGET AND THE FY2021/FY2022 BIENNIAL BUDGETS AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

VIII. New Business –
1. Assembly Resolution of Support for ADNR to transfer tidelands to the City & Borough of Juneau.

Mr. Schaal said this resolution of support is required by ADNR to continue to process Docks & Harbors application for the control and lease of land that is illustrated on page 24 in the packet. At the last Operations meeting, the Committee was informed about the Franklin Dock owner, Reed Stoops approaching Docks & Harbors to apply for the tidelands that is needed to build a new 500’ x 50’ dock expansion project. This will provide more efficiency for guests entering or leaving the cruise ships without having to have gangway changes throughout their stay. The red dashed line area illustration on page 24 in the packet is the area that Docks & Harbors has requested from ADNR. If these tidelands are conveyed to Docks & Harbors, it will allow for several projects. It will help in the construction of the General Engineering seawalk project in the corner by the National Guard dock, it will allow for the Franklin Dock expansion. and it will also encompass the space out in front of the Crowley Dock. If this is approved by this Board tonight it would move forward for Assembly for approval tonight.

Board Questions-
Mr. Wostmann said this makes a great deal on sense for CBJ to pursue so Franklin Dock only has to deal with one land owner and also generate revenue for Harbors.

Public Comment – None

Board Discussion/Action
MOTION By MR. RIDGWAY: TO RECOMMEND THE ASSEMBLY APPROVE A RESOLUTION TO ACQUIRE TIDELANDS FROM ALASKA DEPARTMENT OF NATURAL RESOURCES AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IX. Items for Information/Discussion

1. Proposed 2020 TBMP Ideas
   https://drive.google.com/file/d/1MMtI4LLFpL8NshJ1sHyp7vQqHJzsJZTb/view

Mr Creswell said on page 25 in the packet is what relates to Docks & Harbors and is a result of the Visitor Industry Task Force meetings and local input about the wake in Auke Bay. Docks & Harbors has been asked to move the “no wake” buoy out which is currently 1000 feet from the breakwater. Staff believes it is already on DNR tidelands and Docks & Harbors does not have jurisdiction to move it out. Staff believes TBMP would be the best way to control the wake issues in Auke Bay.

Board Discussion/Public Comment –
Mr. Becker commented this is a serious issue and he is glad it is being brought forward to find a solution.

Mr. Ridgway said he has heard a lot of problems with the wake in Auke Bay and he would like to see staff engage with TBMP to make it better.

Mr. Wostmann asked if the North end of Coghland Island is under Docks & Harbors to control speed?

Mr. Creswell said not to his knowledge.

Mr. Guignon said as a tour operator coming in and out of Auke Bay, he is willing to work with anyone who has an issue with this. There is a captains meeting held at the beginning of every season. He said he has invited members of the public to attend and articulate what they want the tour operators to do. He said he believes other captains would be willing to work together to make the community a little happier.

Mr. Etheridge said he would like to know the date and time of the captains meeting so it could be passed on for people to attend.

Mr. Dimond asked if there were specific operators that are being more problematic and would TBMP be able to rein them in?

Mr. Creswell said he is not able to tell exactly which operators are being problematic.

Mr. Ridgway asked if TBMP socializes the captains meeting?
Kirby Day, Juneau, Alaska  
Mr. Day said he manages the TBMP program. He said they do attend the captains meeting and helps coordinate the meeting as well as an all operator TBMP meeting in mid-March or April. The meetings include whale watching boats, fishing boats, flight seeing, guided hikes on trails, bus companies, and everyone in tourism. TBMP started having a separate captain/whale watching/watercraft meeting about four or five years ago because of issues. The concern is on how the whales are being viewed, how big the wakes are in the whale watching grounds, and the wakes in Auke Bay/Statter Harbor. There is a plan to have a whale watching/watercraft TBMP meeting the end of February. The reason for this meeting is to come up with a plan for issues brought forward at the Industry Task Force meeting. Mr. Day said there may be support from the tour operators to move the speed limit buoy out 1,000 feet to see if that will help. He said he is unsure how the locals will react to the change and he does not know what has to happen to get the buoy moved out.

Mr. Etheridge asked Mr. Creswell to keep the Board informed of the TBMP meeting times and locations.

Mr. Schaal recommended to have a TBMP information item at another meeting to help the Board members understand TBMP more and how to answer questions when approached by a member of the public not happy with tourism issues.

Mr. Etheridge recommended adding this item to the next Operations meeting.

Mr. Ridgway recommended staff look to increase the “no wake” zone area.

2. LUMBERMAN
Mr. Creswell said the Lumberman is tied up to the inside of the CT Dock. Impound paperwork was put on it last Monday, and Friday the Lumberman will be under Docks & Harbors control. He said Mr. Borg has been working very hard to find a solution for this vessel. Mr. Borg had a teleconference on Monday with the EPA, Coast Guard, DEC, and various other partners about options for the Lumberman but mainly deep water scuttling. The EPA said the process for scuttling is fairly easy but they rely on the Coast Guard Sector Juneau to monitor the disposal plan and determine what is the appropriate level of cleanliness with a big part of that being the tow plan. There were many different ideas floating around, but in the end, they will tell staff if a specific plan is approved once staff gives them the specific disposal plan. However, staff wanted to know all the options before a decision on a specific disposal plan was made but it does not work that way. There is more discussion to come on this topic.

Mr. Uchytil said part of the conversation was the vessel needs to be clean for an in water disposal. The question was asked, “what does clean mean”? There is no real standard for what needs to be done to make the Lumberman “clean”. He said the cleanliness could be a moving target with regards to petroleum products. Lead paint and asbestos is not an issue, it is the fuel tanks and hydraulic lines that are the interest of the Coast Guard. DEC
would have no statutory oversite in this because the deep-water disposal would be 12 miles off the Alaska coast and DEC has no authority there.

Board Discussion/Public Comment –

Mr. Dimond said there was a boat scuttled in Auke Rec years ago and he was wondering if the standards used then could be used for this.

Mr. Creswell said he could look into that.

Mr. Uchytil said if there is a dive community that wants to come forward as we dispose of the Lumberman, they could make themselves known at that time. He does not want to manage this vessel in perpetuity.

Mr. Wostmann said he remembers the boat that was scuttled and it was completely stripped before it was allowed to go down. That boat would not be a good comparable.

Mr. Ridgway asked at the meeting with the DEC, EPA and the Coast Guard, was the Coast Guard represented by the Captain of the Port?

Mr. Uchytil said yes, it was Sector Personnel. He said the highest ranking was Lieutenant Commander. This will be an EPA call for cleanliness but they rely heavily on the Coast Guard being the eyes of the EPA.

Mr. Ridgway asked if in the quote the removal of the fuel tank and hydraulic lines were sectioned out?

Mr. Creswell said the quote was not that specific.

3. Financial data trends – harbor rates & personnel costs
Ms. Larson said the data trends were put in the packet at the request of Mr. Ridgway. They are on page 26 and 27 in the packet and would be happy to answer any questions.

Board Discussion/Public Comment – None

4. CPI Adjusted Moorage and Passenger-for-hire rates
Ms. Larson said the proposed moorage rates are on pages 28 and 29 in the packet. The regulation pertaining to the rates are on page 30. The Anchorage CPI is 1.4%. The daily rate in regulation is rounded to the nearest $.01 and the monthly is to nearest $.05. The proposed increase is $.01 cent for the daily rate going from $.57 to $.58 and $.05 for the monthly downtown rate going from $4.40 to $4.45 and Statter Harbor monthly rate from $7.30 to $7.35. The other rate adjusted by CPI in regulation is the passenger for hire fees. The proposed rate change is on page 31 in the packet and the regulation is on page 32. With the CPI increase at 1.4% it will raise the Inspected vessel fee from $518 to $525 and the Uninspected vessel fee from $156 to $158. The $1.50 per passenger fee did not change.
Board Discussion/Public Comment -

Mr. Etheridge asked if this needed to be approved by the Board?

Ms. Larson said it would only need action from the Board if the Board does not approve of the proposed changes shown here tonight.

Mr. Wostmann commented with the Board’s previous discussions on rate changes, he suggests that the rate changes go through as proposed with the CPI adjustment and do a more thorough review of our rates to see if there is justification for other fee increases.

5. Preparation for Joint Meeting with the Assembly
Mr. Uchytil said this would be a good opportunity to talk amongst the Board members to see if there are things to carry over to the Joint meeting. Are there needs or wants that the Board has that they want to ask the Assembly? He suggested putting together a game plan from the Boards perspective.

Board Discussion/Public Comment –

Mr. Ridgway suggested discussing the City Museum being placed in the area that was going to be open space in the Archipelago project.

Mr. Etheridge said that topic is on the Joint Assembly meeting agenda already.

X. Committee and Member Reports

Mr. Ridgway said the primary item on the Agenda was the budget and the Committee moved that forward to the Board for approval.

2. Member Reports - None

3. Assembly Lands Committee Liaison Report – None.

4. Auke Bay Steering Committee Liaison Report –
Mr. Wostmann said there will be a presentation for proposed zoning changes at the February 6th meeting. He reviewed the documents for this change and it does not look like it will affect any of the shore side lands. He said he will attend that meeting and provide a report at the next meeting.

XI. Port Engineer’s Report

Mr. Schaal said his report is in the packet and provided a quick update on the following.

- DWI Project- There was another pour for the concrete wall. Pile driving is going well but the seals are causing a slight delay of about 20 minutes per day.
• Statter Harbor Improvements project- Preparations for the first blast is underway. It is going a little slow so the contractor is shipping up a second drill. They hope to be able to blast the third week of February.

XII. Harbormaster’s Report
Mr. Creswell reported
• He wanted to thank Mr. Etheridge for his continued efforts for the Juneau Citizens Community Patrol. Crime in the Harbors has dropped drastically which is a direct result of the extensive time Mr. Etheridge has spent in the Harbors.
• He had a meeting with the City Public Affairs Officer about setting up Docks & Harbors social media and Facebook account. There is a team of five staff members that will manage those accounts. Staff hopes to have this up and running in the next one to two weeks.
• Auke Bay got about 12 inches of snow in a six-hour period and downtown had about seven inches of snow. Staff worked hard today to clear the snow and will be in early tomorrow to finish it.
• The Harbormaster is at the Boat Show. He said he was there earlier in the week. There seems to be a really good turn out this year and there was a lot of interest for Juneau.

XIII. Port Director’s Report - None

XIV. Assembly Liaison Report – None

XV. Board Administrative Matters
a. Ops/Planning Committee Meeting – Wednesday, February 19th at 5:00 pm
b. Board Meeting – Thursday, February 27th at 5:00 pm
c. Finance Sub-Committee Meeting scheduling-
   Mr. Wostmann wanted to remind members of the Committee to fill out the doodle poll that Mr. Uchytil sent out to find the best date for the meeting.

XVI. Adjournment - The meeting was adjourned at 6:57 pm.
Douglas Shot, 959

Mark L. Hazeldine

7/92024
I would like to submit my notes and a photo of the recall. I would also like to answer my questions. Thank you for your time and I hope you will consider these improvements. With any questions and very willing to answer my many questions.

Mark L. Hagedorn

Sentiment:
Facsimile Cover Sheet

Fax: (907) 465-4833
Alaska Electric Light & Power Company

RE: Estimate for the new light at N. Douglas boat launch

GCL Wemal

Subject: Re: Estimate for the new light at Douglas

Date: Jan 22 2030 10:4 AM

CCL Wemal
Aurora Harbor Ph III
PROJECT DESCRIPTION:

The project consists of the demolition and disposal of the remaining seawall, floats, north of the Phase 1 construction limits, as well as existing seawall, piers 10, 11, 12, 13, 14, and 15. All finger floats, steel, and timber working piles, seawall structures, electrical service, and lighting will be demolished and disposed of as part of this work. Existing concrete sidewalks, railings, and rail and stair railings will be dismantled and replaced with new railings and stair railings.

The existing "A" approach dock is still serviceable and will be re-used. The existing north approach dock will also be re-used and extended to accommodate the reconfigured seawall. 444 feet of new seawall floats will be installed to connect the Phase 1 floats to the north gangway.

New seawall floats 14, 15, and 16 will be installed without fingers for use as side tie moorage. The new seawall and new seawall floats will be installed with complete fire protection system, potable water service, and lighting. Electrical power will be provided sufficient to serve the electrical needs of small to medium vessels moored in the harbor.

Future phases of work will install additional seawall, floats 17 and 18 as well as finger floats and additional electrical power to serve the needs of vessels moored in the harbor.
Western Marine Construction Schedule

- Breakwater Repairs
  - March 15\textsuperscript{th} 2020 through early June 2020
- Dredging
  - October 2020 through January 2021
In January 2018, Docks & Harbors was conveyed 1.91 acres of the property known as the Auke Bay Marine Station resulting from the MARAD Port Conveyance Program. Since that time, we have actively been soliciting tenants to lease any portion of the complex. We were successful in efforts to bring the Alaska State Trooper vessel ENFORCER to Juneau (from Ketchikan) in 2018 and they have moored at the original 120 foot float at the facility. Through word of mouth and advertising through an RFI, Docks & Harbors efforts have not yielded an anchor tenant we had desired. It remains our vision that the eventuality of this parcel will result in a future portal to support the replacement of the aging Statter Harbor Breakwater.

Docks & Harbors staff met with Alaska State Troopers as early as 2017 with the concept of moving the Alaska Wildlife Troopers out to ABMS from their current facilities near DMV. Recent discussions with AST indicate a new desire to advance a plan for their use of the Fish House and storage in the Butler Building. Docks & Harbors staff believes having AST using the Fish House will add a level of security to the area as well better maintain the existing infrastructure by having a year-round tenant. In reviewing CBJ ordinance on leasing, there appears to be little guidance on leasing to other governmental agencies. CBJ Law has been consulted and will provide the requirements necessary for the Assembly to appropriately take action. It would appear to be prudent to prepare for the Assembly: (a) support from the Docks & Harbors Board to enter into lease negotiations; and, (b) to obtain lease rent appraisal for the property which AST would be interested in.
85.02.060 - General powers. [Docks & Harbors Board]

(5) **Administer and dispose of City and Borough tideland, submerged land, and other land as provided by the assembly** by resolution as subject to docks and harbors board administration, subject to the following limitations:

(A) No sale, purchase, or trade of land shall be made without prior review by the assembly lands committee and approval by the assembly by resolution.

(B) Unless otherwise designated in advance by the assembly by resolution, any lease of land shall be limited to marine-related uses, and those uses accessory to tenancy on the boat harbor or use of the port.

(C) All land transactions by the board in accordance with this section shall be consistent with the land management plan developed under CBJ 85.02.063.

(i) Land shall be leased as provided in title 53, provided that the provisions of section 53.20.020 relating to a declaration of availability and identification in the land management plan shall not apply.

(ii) For purposes of applying title 53 pursuant to this subsection (C), any action required by title 53 of the manager may be performed by the port director.

53.09.200 - General.

(a) Methods of disposal. City and Borough land may be conveyed by lottery, auction, over-the-counter sale, negotiated sale, sealed bid, land exchange, or other methods as the assembly may approve by ordinance.

(b) Inclusion in Land Management Plan. Except for property acquired by tax foreclosure or reconveyance agreement, real property should not be conveyed prior to inclusion in a land management plan.

(c) Satisfaction of CBJ 53.09.260(a). Real property recommended for negotiated sale in management plan adopted by the Assembly not more than two years prior to commencement of negotiations for a negotiated sale shall be deemed to have satisfied CBJ 53.09.260(a) Sales, leases, and exchanges by negotiation or competitive proposal.

(d) Ordinance. Terms and conditions for each land sale shall be approved by the assembly by ordinance.

(e) Sale price. Except as provided in CBJ 53.09.270, Disposals for public use, the sale price for City and Borough land shall not be less than market value as determined by the manager.

(f) Sales brochure. The manager shall prepare, and make available to the public, a sales brochure detailing the terms and conditions of sale for competitive land sales.

(g) Qualification. To qualify for a land sale, the applicant must be an individual 18 years of age or older at the time of registering for the sale or a business, licensed to conduct business in the State of Alaska. No person or business entity may apply for, or purchase, a parcel offered for sale if he or she has defaulted on a prior purchase of City and Borough property within the five years preceding the proposed sale. To qualify for a parcel, the registrant or authorized agent must be present at the lottery, auction, bid opening, or over-the-counter sale.

(h) Agent. An agent participating for another person or entity shall identify himself or herself as an agent, submit a written agency agreement, power of attorney, or other document showing the agent's authority, and shall identify the agent's principal. This information shall be available to the other participants.

(i) Disqualification. The manager may disqualify from participating in a land sale conducted under CBJ 53.09.210—53.09.250 lottery, auction, over-the-counter and sealed bid sales, any person who willfully violates the provisions governing bidder, applicant, or purchaser qualifications.

(j) Public notice and marketing. Not less than 45 days before the date of a land lottery, auction, sealed bid opening, or the commencement date of an over-the-counter sale, the manager shall place an advertisement providing notice and a description of the sale in a newspaper of general circulation in the municipality, which shall run one day per week for at least four consecutive weeks. The manager may use whatever additional advertising media, format, or frequency he or she determines will best inform the public of the sale and most advantageously market the property.