

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Final

Monday, August 21, 2017

7:00 PM

Regular Meeting

Council Chambers

Ports and Harbor Commission

REGULAR AGENDA - 7:00 PM**I. CALL TO ORDER**

Chair Swanson called the meeting to order at 7:00p.m. in the Valdez Council Chambers.

II. ROLL CALL

Present 7 - Chair Mark Swanson
 Chair Pro Tempore Alan Sorum
 Commission Member Colleen Stephens
 Commission Member Montgomery
 Morgan
 Commission Member Ryan Sontag Jr.
 Commission Member Steve Cotter
 Commission Member Stu Hirsch

Also Present 4 - Ports and Harbor Director Jeremy Talbott
 Harbor Master Sarah Von Bargaen
 Operations Manager Jenessa Ables
 Harbor Office Manager Jodi Fowler

III. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

IV. UNFINISHED BUSINESS**1. Ports & Harbor Commission Procedures**

MOTION: Commission Member Morgan moved, seconded by Commission Member Stephens, to approve Ports & Harbor Commission Procedures. The motion carried by the following vote after the following discussion occurred.

Chair Swanson said there may be benefits slight discussion prior to making a motion, to ensure Commission Members understand the agenda item. Commission Member Sorum said making a motion prior to discussion is how City Council and other commissions operate. Chair Swanson conceded his point but felt many motions may be struck down or amended if even minimal discussion was not allowed beforehand. Chair Swanson also started discussion about the public's beneficial role in interacting with Commission Members. The Commission Members felt the written rule does not hinder Commission discussion following public input.

There being no further discussion, Chair Swanson invited a vote on the motion.

Yays: 7 - Chair Swanson, Chair Pro Tempore Sorum, Commission Member Stephens, Commission Member Morgan, Commission Member Sontag, Commission Member Cotter, and Commission Member Hirsch

V. NEW BUSINESS

1. Discussion Item: Valdez Small Boat Harbor Rates & Fees

Commission Member Sorum said steady incremental increases are a good approach to avoid sticker shock while setting a fee schedule appropriate to the facilities and services customers are getting. Commission Member Hirsch wondered why moorage fees have not shifted to include a calculation based on length and width especially as the new harbor and bigger slips come to existence. Chair Swanson agreed with Commission Member Sorum and said the Harbor fees are exceedingly reasonable. He recalled a prior review of Harbor fees where users were very vocal about holding rates, but stood by the discussed increases. Ms. Von Borgen stated that there is also a ten percent cap to the incremental increases. Commissioner Sorum said even at a 33% increase the fees would still not be higher than Alaska standard.

Chair Swanson reviewed the boat lift fee section and asked why a rate increase at eighty five percent compared to other sections hovering around twenty percent. Ms. Von Borgen said the increase was based on industry standard in Alaska. Commission Member Stephens added there is incentive for accurately scheduling a boat lift with a steep increase to rates for hours over what was scheduled. Ms. Von Borgen added that the overtime rate covers the cost of staff overtime. Commission Member Hirsch felt a penalty for a no show or late arrival would be appropriate as well. All Commission Members agreed, and Commission Member Morgan suggested the Harbor require a deposit when scheduling a lift to prevent no shows.

Commission Member Sorum returned to the discussion regarding area moorage rather length overall moorage. He recalled discussion about the topic when Mr. Talbott was first appointed and thought a proposal or staff study was coming back at some point. He discussed benefits of this rate structure as it might affect commercial vessels versus tour boats. Ms. Von Borgen said she has been charging Alaska Nautical a transient rate for their slip on the tour dock because they have not been awarded the slip permanently as they are not a tour boat. Commission Member Stephens also reminded Commission Members there is no transient passenger vessel fees for those passenger or tour vessels docking for fifteen minutes to load or offload in the summer months. Related to these operations, the companies are not providing proof of insurance or filling out a moorage agreement. It was also noted there are fewer dockings scheduled for next year so perhaps it is not something the Commission wishes to address. Chair Swanson agreed this specific item needs to go forward within new harbor rates. Commission Member Hirsch asked what length of stay constitutes fee collection. Ms. Von Borgen said three hours is the maximum free time and Mr. Talbott stated this was to encourage boaters to come to town to resupply at local businesses.

Ms. Von Borgen clarified the launch ramp fees to Commission Members. It has been challenging to collect fees on the honor system via the pay station by the launch ramp. The increased rate for those launching boats unpaid is to deter dishonesty and the recommendation for stickers to be kept on vehicles creates better visibility for Harbor staff.

2. #17-0036 - Establishing sublease rates at the Valdez Pioneer Field Airport Terminal Building and repealing Resolution No. 10-60, formerly naming sublease rates and fees.

MOTION: Commission Member Stephens moved, seconded by Commission Member Hirsch, to the recommendation to increase rental rates and fees at the Valdez Pioneer Field Airport terminal building. The motion carried by the following vote after the following discussion occurred.

Chair Swanson complimented the spreadsheet provided. Ms. Ables discussed City use and "lost revenues" as it depends on the objective at hand, as well as fair rates for tenants.

There being no further discussion. Chair Swanson invited a vote on the motion.

Yays: 7 - Chair Swanson, Chair Pro Tempore Sorum, Commission Member Stephens, Commission Member Morgan, Commission Member Sontag, Commission Member Cotter, and Commission Member Hirsch

3. Discussion Item: Air National Guard Memorial

Commission Member Sorum said the Air National Guard Memorial was a great idea which was shared by many Commission Members prior to the committee. Chair Swanson said it is a meaningful and attractive memorial. His only question was how it is being funded. Mr. Talbott said he would look into it. Commission Member Hirsch asked if there were proposed locations in addition to the new Harbor. He supported the memorial but thought there may be a more fitting location. Commission Member Stephens reiterated Chair Swanson's question about funding. Ms. Barberio, Economic Development Director, spoke from the audience [audio unclear]. Mayor Knight clarified the Beautification Task Force selected the location after much discussion, with one important factor being the view of Old Town Valdez and available electrical connections. Chair Swanson said it was a good use of Harbor uplands especially since it enhances historical knowledge as pedestrians are encouraged to follow the walking path along the Harbor perimeter.

4. Discussion Item: True North Services Conceptual Ideas for Waterfront Planning

Mr. Talbott introduced Joe Sanders of True North Services who he has been speaking with about the company's products and services. Mr. Sanders said the company recently entered into a contract to decommission the 509 bridge in the state of Washington. He discussed the age, expected life, engineering and transport of the floating bridge spans as well as projects completed by True North Services with similar recycled infrastructure.

Commission Member Sontag asked the height of freeboard on the bridge spans as well as how elaborate the anchor system would be. Mr. Sanders said seven feet and discussed different ballast options. He added the anchorage system is simple, referring to a visual presentation for detail. Commission Member Sorum thought a

comparison between a fixed pier and a floating pier would be wise. Chair Swanson considered the bridge spans in a configuration to accommodate a Travelift. Mr. Sanders quoted a similar project at a twenty-two-million-dollar price tag. Commission Member Sontag said the freeboard will greatly affect cargo offload if the bridge spans are considered for use at the V.C.T. but a ramp could potentially mitigate the freeboard height. Mr. Sanders also said the pontoons could go dry if resting in a prepared basin. Chair Swanson asked Mr. Talbott who else he has presented the product to. Mr. Talbott said he has spoken with anyone who will listen including commercial fishermen, seafood processing companies and City staff. Chair Swanson reiterated Commission Member Sorums point that a cost comparison needs to be conducted. Mr. Sanders said True North Services had conducted a build versus buy comparison at 2 to 1. Commission Member Sorum suggested a formal evaluation of both product and cost. Chair Swanson thought a formal recommendation would be fitting especially in conjunction with the upcoming waterfront master planning efforts. If also approved by City Council, the formal evaluations could begin but not until use of the product is recommended via waterfront master plan. Mr. Talbott said he visited the floats when he was in Washington state and felt they were in very good shape; spotless on the inside with some reasonable wear on the exterior.

VI. COMMISSION BUSINESS FROM THE FLOOR

Commission Member Sorum said it has been a good meeting. Commission Member Stephens asked that a pump out be budgeted for in the next calendar year. She also asked how Commission Members can help bring budget items up for request to increase administration and Council support for necessary equipment. Mr. Talbott said the pump out was already included in the 2018 budget requests. Ms. Ables thought it would be easy for staff to provide a list of budget requests each year for Commission Members to peruse as it is already prepared in excel format. Mr. Talbott said he would get the list for Commission Members. The Commissioners raised questions about the numbering system for waterfront master planning priorities. Although it was determined to be inconsequential at this juncture, the Commission Members agreed to individually finish prioritizing the waterfront areas.

VII. ADJOURNMENT

There being no further discussion, Chair Swanson adjourned the meeting at 8:55 P.M.

City of Valdez, Alaska
Ports and Harbor Commission

Mark Swanson, Chairman

Attest:

Jenessa Ables, Port Operations Manager