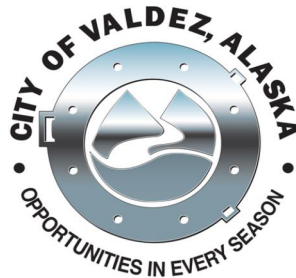


City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Final

Monday, December 5, 2016

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 7:00 p.m. in Valdez City Council Chambers.

II. ROLL CALL

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

Also Present 4: Port and Harbor Director Jeremy Talbott
Harbormaster Sarah Von Bargaen
Community Development Director Lisa Von Bargaen
Capital Facilities Director Jason Miles

III. APPROVAL OF MINUTES**1. Approval of the Regular Meeting Minutes of November 7th, 2016**

The Ports and Harbor Commission regular meeting minutes of November 7th, 2016 were approved as presented.

IV. PUBLIC APPEARANCES

There were no public appearances.

V. PUBLIC BUSINESS FROM THE FLOOR

Audience member and prior Port Director Diane Kinney wanted to impart historical information regarding the Kelsey Dock waterline on the Commission because it had come up at the previous Ports & Harbor Commission meeting. Ms. Kinney confirmed that Commission Member Morgan had been correct about the Kelsey Plaza and Uplands waterline leaking one year following the completion of the concrete pouring. To avoid tearing up the new plaza the problematic waterline was abandoned in place and a new waterline running the length of ferry way was installed. The water valve design on the Kelsey Dock was part of the fender upgrades project, separate from the Kelsey Dock Plaza and Uplands project. In the past the fire hydrants had provided water service which caused hose damage or obstruction to drivers. While a solution was needed, the contractor did approach the Port Director to voice concerns that the new valve-under-dock design posed operational and ergonomic issues but when meetings took place with the City Project Manager they opted to follow the design specs provided rather than alter the poor design. Ms. Kinney talked to the Doug Kinley of P.N.D. regarding the design and explained the difficulty created by how low the valve sits and the bulk of the grate cover. Ms. Kinney also recommended speaking with Public Works if the Port is considering taking sewer offload from cruise ships to ensure community systems

can accommodate certain volumes. She also clarified that cruise lines work through cruise agents to contact ports regarding ports of call and encouraged Port staff to work with the Valdez Convention and Visitor's Bureau. Ms. Kinney also pointed out poor drainage in the north portion of the Valdez Container Terminal yard has minimized utilization of that area. Additionally, she noted terminal space leases were brought to her previously and leasing space often results in a loss of control.

VI. PUBLIC HEARINGS

There were no public hearings.

VIII. NEW BUSINESS

1. Discussion Item: Additional Dredging for New Boat Harbor

Two additional dredging design options were distributed to Commission Members and staff. Commission Member Morgan clarified the alternate options are in lieu of the launch ramps included in the original New Boat Harbor Project design, which have now been deferred. Jason Miles, Capital Facilities Director, explained what each design allows for operationally and associated project costs.

Commission Member Sorum emphasized staying on budget and prioritizing expenditures that increase the functionality of the new harbor. If change orders are needed to ensure functional floats, uplands, or utilities an early decision on additional dredging may be regrettable. Commission Member Hirsch wondered whether there is cost savings in making a decision while the contractor is mobilized and on site. Commissioner Cotter felt the options presented insinuated the launch ramps are not deferred but removed from future design. If either of the options are selected, it makes the future inclusion of launch ramps more costly.

The Commission Members asked one another for informal consensus. Three Commission Members opted for the minimum amount of dredging required, three Commission Members opted for the alternate option of allowing for maximum dredging of the area and one Commission Member remained neutral.

2. Discussion Item: New Boat Harbor Commercial User Prioritization

Mr. Talbott said this discussion item was requested by Commission Member Sorum at a previous meeting. Commission Member Sorum pointed out different local economy contribution levels based on vessel types or user groups. He also noted wear and tear on infrastructure caused by commercial fishing vessels in Small Boat Harbor slips too small for their length overall. He said many different factors may contribute to a prioritization plan for how Harbor staff selects vessels to relocate to the new harbor. Commission Member Sorum suggested mitigating any compatibility issues in the existing Small Boat Harbor first before opening up the new facility to recreational boats. Commission Member Stephens said one benefit of this discussion item is it may allow Harbor staff to put additional policy in place to authorize necessary changes. Commission Member Swanson agreed. Commission Member Morgan asked if Harbor staff had polled commercial fishing users in the Small Boat Harbor and Mr. Talbott confirmed they were not in favor of relocating to the new harbor. The Commission Members continued to discuss current operational issues in relation to solution oriented prioritization tactics. Commission Member Sorum and Commission Member Stephens asked Mr. Talbott to draft a plan for formalization and communicate that plan to the Commission.

3. Discussion Item: Comprehensive Waterfront Master Plan

Ms. Lisa Von Bargaen, Community Development Director, has been working with Kimley Horne on a community-wide rebranding. During those efforts, Ms. Von Bargaen has been careful to hold space for waterfront master planning needs and has collaborated with Mr. Talbott on this discussion item as an opportunity for her to listen to Ports & Harbor priorities. Commission Member Stephens emphasized a need for interconnectedness and how waterfront priorities perceived by the Commission will be dependent on knowledge of overall community needs from work force development and education opportunities to tourism. Ms. Von Bargaen discussed asked if a regional competitive analysis would be beneficial. Commission Members continued to discuss the planning process conceptually rather than discuss specific waterfront projects or initiatives.

Ms. Von Bargaen asked if the Ports & Harbor Commission would like to participate in a work session with Kimley Horne when they visit Valdez. The Commissioners agreed it would be beneficial.

4. Action Item: Approval of Revisions to Ports & Harbor Commission Procedures

MOTION: Commission Member Sorum moved, seconded by Commission Member Stephens, to 4. 16-0282 Action Item: Approval of Revisions to Ports & Harbor Commission Procedures. The motion carried by the following vote after the following discussion occurred.

Mr. Talbott explained proposed Ports & Harbor Commission Procedures bring the Commission in line with current policies. Other commission procedures have undergone the same changes. Ms. Kinney noted no red lined version was made available and it would be helpful in identifying the proposed changes. She also noted elements of the procedural document she found odd. Mr. Talbott explained the changes were coming from the Clerk's Office. The Commission Members decided to postpone the vote until a red lined version could be provided.

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

VOTE ON THE MOTION:

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

IX. REPORTS**1. Valdez New Harbor Construction Report**

Mr. Talbott said the most recent Valdez Boat Harbor Expansion Project construction report was provided by Arcadis US, Inc. and thus was included in the agenda materials for reference.

2. Ports & Harbor Staff Report

Ms. Von Bargaen said Harbor staff is preparing to process annual moorage. No boats

have been lost in the recent heavy snows and crews are busy with snow removal. Testing for electrical conduction has been performed lately as a tenant reported a slightly hot berth. Zincs are in place. Mr. Talbott informed Commission Members the National Container Inspection Program will begin next week at the Valdez Container Terminal with random inspections performed by the United States Coast Guard Marine Safety Unit. Mr. Talbott said Mike Beaudion retired December 1, 2016 and interviews will be held in the near future.

X. COMMISSION BUSINESS FROM THE FLOOR

Commission Member Sorum suggested that Mr. Talbott and City Administration approach State representatives at the next Alaska Municipal League convention to inquire as to why the harbor's Tier I status did not translate to funding opportunities, especially when Fairbanks and North Pole populations are so heavily reliant on Valdez harbor facilities. Commission Member Morgan said he is interested in seeing a two tier rate system including different fees for local residents and non-locals.

XI. ADJOURNMENT

There being no further business, Chair Swanson adjourned the meeting at 9:14 P.M.

City of Valdez, Alaska
Port and Harbor Commission

Mark Swanson, Chairman

Attest:

Jenessa Ables, Port Operations Manager