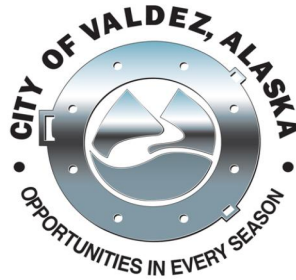


# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Meeting Minutes – Final

Monday, May 21, 2018

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 the Valdez Council Chambers.

**II. ROLL CALL**

Present	4 - Chair Mark Swanson Chair Pro Tempore Alan Sorum Commission Member Colleen Stephens Commission Member Montgomery Morgan
Excused	3 - Commission Member Stu Hirsch Commission Member Ryan Sontag Jr. Commission Member Steve Cotter
Also Present	4 - Ports and Harbor Director Jeremy Talbott Harbor Master Sarah Von Bargaen Operations Manager Jenessa Ables Port Administrative Assistant Marjorie Pleiss

**III. NEW BUSINESS****1. Harbor Policies and Procedures**

The Harbor Policies and Procedures were last updated in February 2003.

Commission Member Sorum reminded the Commissioners that the purpose of the maintenance pads were not intended for shipbuilding [which is currently occurring] but for smaller repairs limited to a few days or weeks. Ms. Von Bargaen explained that there is some grey area in the current verbiage that technically may allow for ship building type activities, such as changing the shape of the hull. Commission Member Sorum is referring to. Chair Swanson countered that any discouragement of industrial activity would go against the goal of economic diversification. If there is space available, the lengthy ship work should be allowed but perhaps at an increased rate. Commission Member Stephens asked Ms. Von Bargaen if maintenance pads users are asked to submit a plan to make Harbor staff aware of the intended use before a boat is hauled out. Ms. Von Bargaen said that they do not require such paperwork since the policy verbiage allows for any type of activity, thus it is not policed. Commission Member Sorum noted that the activity occurring is not maintenance. Ms. Ables asked to clarify whether the issue is the intended use or another structural or environmental issue. Commission Member Stephens said both topics may be an issue due to City liabilities. Mr. Talbott said he is working on the maintenance pad policy to facilitate the needs of boat owners until an alternate work area is in place.

Chair Swanson proposed that boats assigned to slips at the ends of each float overhang no more than five feet to minimize navigational hazards. He also suggested two separate sections addressing live-aboards and pets. Chair Swanson also thought to reference the fee schedule for cranes in the crane policy section since it does not currently imply there is a charge. He also advocated for further instruction

and accountability put on slip owners for use of hoses, especially in winter months. A Section 11.8 was recommended to address best practices for grid work.

Mr. Talbott brought up fees for the new drive down float once in service and the Commission Members discussed several possible rate structures.

#### **IV. REPORTS**

##### **1. Harbor Expansion Project Construction Report**

Ron Rozak of Arcadis US, Inc. updated the Commission Members regarding the status of the Harbor Expansion Project. The contractor started work on schedule. In April erection of structural steel and roof deck for the warehouse building was complete. Restroom building floors were epoxied in mid-May and now the interiors of all structures are in progress. There was a Change Order to allow for a wood slatted wind break at the east restroom building.

Harris Sand & Gravel was subcontracted by Pacific Pile & Marine to install an in water sediment containment berm on the east end of the basin. The hydraulic machinery P.P.M. intended for breaking up rock were a disappointment and thus an alternate method is needed.

Dredging is being completed to USACE spec at minus 14 [west basin] and minus 19 [east basin] with an additional “tolerance” foot in all locations for good measure. Nate Duval, Capital Facilities Director, said the waterline design was altered proactively to run down the gangways and floats rather than underwater to ensure ease of maintenance and repairs in the future. Similarly, conduit was added to hardwire security cameras due to previous issues with wireless cameras. Associated costs are expected to be offset by future savings.

The Commission Members, Mr. Rozak and staff discussed navigational challenges of the harbor entrance channel and effective ways to notify or mark possible hazards to boaters. The deadline for a decision is dependent on whether the City would like the contractor to install something or if it can be addressed after project completion.

The City Parks & Recreation Department and the Capital Facilities Department worked together to complete the Airman’s Memorial in the new Harbor uplands. A public notice with dedication ceremony details will go out soon.

##### **2. Ports & Harbor Staff Report**

Ms. Von Barga said this is the busiest early season the Harbor has seen in recent history and all seasonal infrastructure and associated operations are up and running. Restrooms are in the process of being repainted and upgraded and the tour dock pump out station should be functional by the end of the week. Employees are finishing up ICS training.

Ms. Ables stated Port Office hours have been changed to allow for end of day procedures while keeping unscheduled overtime to a minimum. The transition between Crowley and Edison Chouest Offshore has kept Port staff busy. The OSRB-2 is scheduled to berth at the Kelsey Dock for June 4 requiring additional attention to USCG regulations as Port staff intends to keep the dock simultaneously open for public enjoyment. Ms. Ables has been working on the operating agreement to allow for off-season storage of fish related cargo discussed with customers during the last Port tariff review. In preparation for the 2019 cruise ship season Port staff

has been comparing in house and contractor costs for the Kelsey Dock deck replacement, which has not been resurfaced since 2007 and was previously completed using staff labor. Due to the Kelsey Dock Uplands Phase 1 project construction, no events will be held at the plaza this year, with the exception of Relay for Life which will be held at the adjacent uplands parking lot.

Mr. Talbott said the Kelsey Dock Uplands Phase 1 project is moving. One of the drawbacks to rapid progress is limited time for staff to communicate properly with community and stakeholders. The municipal rebranding project with Kimley Horne has been progressing and they would like to hold a work session with the Ports & Harbor Commission in the near future. Mr. Talbott has been working on Ports & Harbor rebranding simultaneously. He believes the waterfront master plan will be revisited as well. He asked the Commission Members whether they would like to meet with P.N.D. Engineers. Commission Member Sorum emphasized the need for Commission Members and staff to prioritize geographic focus areas before asking P.N.D. to begin concept drawings. He also advocated going out for RFP before awarding a firm the project.

#### V. COMMISSION BUSINESS FROM THE FLOOR

Chair Swanson will be out of town during the Airman's Memorial dedication ceremony. He also said he reached out to encourage the new Mayor to attend the Ports & Harbor Commission Meetings.

#### VII. ADJOURNMENT

There being no further business Chair Swanson adjourned the meeting at 8:32 P.M.

CITY OF VALDEZ, ALASKA  
PORTS AND HARBOR COMMISSION

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Mark Swanson, Chairman

ATTEST:

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Jenessa Ables Port Operations Manager