



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final Ports and Harbor Commission

Monday, March 1, 2021

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. [Ports and Harbor Commission Regular Meeting Minutes of February 1st, 2021.](#)
Attachments: [02012021 Meeting Minutes - Draft](#)
2. [Ports and Harbor Commission Regular Meeting Minutes of July 6th, 2020](#)
Attachments: [2020 07.06 Meeting Minutes - Draft](#)
3. [Ports and Harbor Commission Regular Meeting Minutes of January 20th, 2020](#)
Attachments: [2020 01.20 Meeting Minutes - Draft](#)
4. [Ports and Harbor Commission Regular Meeting Minutes of December 16th, 2019](#)
Attachments: [2019 12.16 Meeting Minutes - Draft](#)
5. [Ports and Harbor Commission Regular Meeting Minutes of December 2nd, 2019](#)
Attachments: [2019 12.02 Meeting Minutes - Draft](#)
6. [Ports and Harbor Commission Regular Meeting Minutes of November 18th, 2019](#)
Attachments: [2019 11.18 Meeting Minutes - Draft](#)
7. [Ports and Harbor Commission Regular Meeting Minutes of August 19th, 2019](#)
Attachments: [2019 08.19 Meeting Minutes - Draft](#)
8. [Ports and Harbor Commission Regular Meeting Minutes of January 22nd, 2019](#)
Attachments: [2019 01.22 Meeting Minutes - Draft](#)

IV. PUBLIC BUSINESS FROM THE FLOOR

V. COMMISSION BUSINESS FROM THE FLOOR

VI. ADJOURNMENT



Legislation Text

File #: 21-0135, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Regular Meeting Minutes of February 1st, 2021.

SUBMITTED BY: Karisa Friend, Port and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

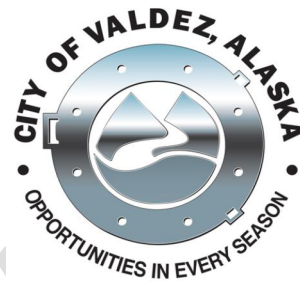
Approve Port and Harbor Commission regular meeting minutes of February 1st, 2021.

SUMMARY STATEMENT:

Port and Harbor Commission regular meeting minutes of February 1st, 2021 attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Monday, February 1, 2021

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 5 - Chair Mark Swanson
Commission Member Colleen Stephens
Commission Member Ryan Sontag
Commission Member Monty Morgan
Commission Member Stu Hirsch

Excused 2 - Commission Member Alan Steed
Commission Member Tim Bouchard

Also Present 4 - Director Ports and Harbor Jeremy Talbott
Office Manager Ports and Harbor, Karisa Friend
Port Operations Manager Jenessa Ables
Harbormaster, Sarah Von Bargaen

III. APPROVAL OF MINUTES**1. Approval of Regular Meeting Minutes from December 7th, 2020**

The Ports and Harbor Commission regular meeting minutes of December 7th, 2020 were approved as presented.

IV. PUBLIC BUSINESS FROM THE FLOOR**V. NEW BUSINESS****1. Approval of Recommendation to City Council for Resolution Waiving 2021 Annual Fishing Vessel Moorage Fees for Active Commercial Fishing Vessels**

MOTION: Commission Member Stephens moved, seconded by Commission Member Sontag, to approve recommendation to City Council for resolution waiving 2021 annual fishing vessel moorage fees for active commercial fishing vessels. The motion carried by the following vote after the following Discussion occurred.

Commission Member Morgan asked if the list of applicants was strictly Valdez residents. Ms. Von Bargaen, Harbormaster, confirmed the ones highlighted in yellow are Valdez residents and the list consists of Commercial Fishing Businesses that paid annual moorage. She also confirmed that if daily or monthly moorage was paid, it was not included, only if the whole year was paid was it included and stated all the names listed are tenant holders, with the exception of 2 are transient.

Chair Swanson asked about a missing business on the list, Ms. Von Barga confirmed the business should be listed. Chair Swanson stated it seems the Resolution is structured to link the relief to COVID-19 but it was also a poor fishing year, it invites folks that were impacted by COVID to send a letter to the Harbormaster. He discussed the link between COVID and bad fishing year, but still wanting to help out the Fisherman/Businesses. Chair Swanson stated he is always in favor of helping any business and the economics of Valdez.

Commission Member Stephens spoke from her position with the Mayor's Economic Recovery Taskforce. She said the Taskforce invited businesses to come talk to them about the economic impact and hardships that COVID-19 caused for them. The Commercial Fishing Fleet expressed that each vessel had extreme costs associated with responding and operating within the boundaries set by state and local municipalities to safely operate their vessels through COVID-19. COVID-19 affected shopping and testing procedures along with maintaining housing onboard the vessels. COVID-19 increased cost for every vessel on top of having a challenging fishing season. Commission Member Stephens confirmed the Taskforce heard that message from them loud and clear.

Chair Swanson confirmed the letter submission will go to the Harbormaster and that Harbor Staff is not asking the businesses to open their books just state they had a hardship. Mr. Talbott, Ports and Harbor Director, confirmed there are other relief options businesses will be able to apply for that will require those types of details but not Valdez Ports and Harbor. We are going to be accepting the applications at face value as long as they provide the required forms and letter.

Commission Member Sontag confirmed we are asking for a percentage of their revenue impacted but we are just waiving a flat fee. Mr. Talbott confirmed it will be a full credit of their annual moorage just like it was for the other credit we did in early 2020.

Chair Swanson confirmed all that are listed are Commercial Fishing Vessels that have moorage agreements, but the Resolution says it's open to residents only and there are several on the list that are not residents. Mr. Talbott confirmed City Council dialed into specific groups and the Resolution from the Taskforce is to help fishing businesses of Valdez residents.

Commission Member Morgan, stated anyone that received credit previously is not qualified to receive this credit. Mr. Talbott confirmed he did that to ensure there were no duplications. Ms. Von Barga confirmed there were charter businesses that got it last year and they are not on this list.

Chair Swanson asked if this relief is available to charter halibut and salmon fishing, Ms. Von Barga stated most charters submitted for it last year and the charters listed now are commercial shrimpers.

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

VOTE ON THE MOTION:

Yays: 5 - Chair Swanson, Commission Member Stephens, Commission Member Sontag, Commission Member Morgan, and Commission Member Hirsch

Excused: 2 - Commission Member Steed, and Commission Member Bouchard

2. Discussion Item: City of Valdez Long Range Capital Projects List

Mr. Ron Rozak, Construction Manager from ARCADIS, provided a verbal report of the updates on the H-K construction plans and meetings he has had since the last Ports and Harbor Commission Meeting. Mr. Rozak mentioned the suggestions he received from staff and ideas that would like to be seen with the overall construction along with the tour dock upgrades and changes with wheelchair access. He refers to these as 4 areas, H-K floats, tour dock, boat launch, and travelift. The current scope includes replacing all floats, fire suppression, and water lines and also after discussion a pair of floats for kayaks staging area for the Charters. Also discussions had on replacing gangways and floats and fuel storage tank.

Mr. Rozak stated there are scope of work drawings from 8 years ago for the boat launch. He gave details about a longer and deeper ramp, this would help the use and safety of vessels and to replace the damaged west ramp. He stated the last priority is the travelift dock, replacing water sources, and existing gangway along with floats. He stated the possibility of repurposing floats at H Dock. As Mr. Rozak was wrapping up he stated he has looked at a lot of estimates and drawing to try to get reasonable costs. Overall looking for ADA accessibility, and considering Valdez snow load, structures stability. Preliminary budget estimates were provided and given to Mr. Talbott. It has been determined the prices have double and tripled due to COVID-19. Mr. Rozak created a preliminary timeline starting in November 2020 with trying to issue the RFP to Engineers in mid-February 2021 with a 60-day period then until September 2021 for design. Then in October 2021 award it, with a 60-day period and fabrication starting in December 2021. Mr. Rozak stated the project could begin preliminary construction in October of 2022 to be completed by June or early July of 2023.

Chair Swanson asked about the tour dock scope, if it would be 120ft straight or 2 60ft sections of gangways. He was thinking about use by kayakers hauling them down and taking the turn. Mr. Rozak stated it would likely be a straight shot down with a landing in the middle.

Commission Member Hirsch asked about I dock and making all 4 docks similar. Mr. Rozak said the idea is to make H similar to I dock and there wouldn't be any change to the configuration of the other docks and possibly and upgrade to the ramp at I dock. Commission Member Hirsch asked about vehicles down the 120ft gangway. Mr. Rozak said no, the long ramp would not be rated for vehicle use, pedestrian use only. Commission Member Hirsch also asked about the fuel dock replacement and is it incorporated in the tour dock replacement. Mr. Rozak confirmed it is not a part of the budget for the tour dock but the coordination is.

Commission Member Stephens asked for confirmation that the fuel dock is owned by Crowley. Mr. Rozak stated Crowley ownership begins at the "T" section. Mr.

Talbott confirmed and stated Crowley is looking for replacement at the same time. Chair Swanson mentioned that Mr. Rozak stated J-K floats would be going to a 4ft width from a 3ft width. Mr. Rozak stated they are currently 3 ½ ft. and the Harbor does not want to lose any slips by adding footage. Ms. Von Barga confirmed she did not want to lose slips because she did not want current slip holders to be displaced by the reconfiguration if they could not be put in another location.

Commission Member Hirsch asked for confirmation about replacing float at the boat launch. Mr. Rozak stated he didn't believe it needed to be replaced. He had mentioned the damaged west ramp needed replaced.

Mr. Rozak then asked Mr. Nate Duval, Capital Facilities Director and Project Manager, if he missed anything. Mr. Duval said the project is in the 10 to 12 million dollar range for the four major scope items. Mr. Duval agrees all that is listed is necessary and there is grant money and other monies available. The goal now is to fit the scope of work within a budget.

Chair Swanson asked for questions or comments for either Mr. Rozak or Mr. Duval.

Mr. Duval continued by providing a verbal overview of the written report included in the agenda packet. He continued to state that the overall project list was light on Ports and Harbor projects because he was told to pause until the Waterfront Master Plan was completed. Mr. Duval stated he does not advocate for projects, he asks that Commissioners do this.

Chair Swanson asked Mr. Duval to explain the project spreadsheet and asked how it translates concerning plus and minus numbers and the status of projects listed and their scores. Mr. Duval stated the low score wins by priority and necessity. He also explained the score system. If a project shows a negative score it is already in the works.

Commission Member Hirsch asked Mr. Duval about answering questions when citizens see these projects on agendas and ask about where money comes from to do these projects. Mr. Duval stated funds are repurposed, there is carry forward, and then the reserve/general account has funds that transfer to the project fund. Chair Swanson asked about bonding and referred to the new Fire Station. Mr. Duval confirmed correct and also possibility of grant money along with Harbor maintenance funds. Mr. Talbott also mentioned the pink salmon fish tax will be a part of the funds.

Mr. Rozak returned to H-K construction topic mentioned the project name and how it is referenced. Mr. Duval said it is called "Small Boat Harbor Major Reconstruction".

VI. REPORTS

1. Ports & Harbors Director Report

Mr. Talbott, Ports and Harbor Director, provided a verbal overview of his written report included in the agenda packet. Mr. Talbott commented that City Council is having a work session on February 25th at 6:00pm and asked Commissioners to give comments and help Ports and Harbor get funding for Sea Otter parcel. Mr. Duval stated there is an extensive permitting process. Chair Swanson asked who

to reach out to on Council. Mr. Talbott said all of them.

Ms. Von Bargaen offered a tour of the bilge treatment facility. She stated to schedule a time with Harbor staff member AJ Keeton. She also stated Port and Harbor is going to send out a quarterly newsletter and asked for a headshot and a short Bio from each Commissioner. Chair Swanson nominated Commission Member Tim Bouchard to go first since he was not currently present.

Chair Swanson asked for clarification on the \$187,000 and Pink Salmon Relief. Mr. Talbott said he would research how the money is determined.

VII. COMMISSION BUSINESS FROM THE FLOOR

Chair Swanson opened the floor for business from Commissioners.

Commission Members Hirsch, Stephens, Morgan, and Sontag stated no business. Chair Swanson also stated he had no business.

VIII. ADJOURNMENT

There being no further business, Chair Swanson adjourned the meeting at 8:19pm



Legislation Text

File #: 21-0136, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Regular Meeting Minutes of July 6th, 2020

SUBMITTED BY: Karisa Friend, Port and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

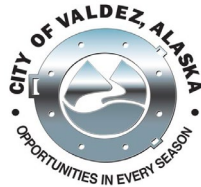
Approve Ports and Harbor Commission regular meeting minutes of July 6th, 2020

SUMMARY STATEMENT:

Ports and Harbor Commission regular meeting minutes of July 6th, 2020 attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Monday, July 6, 2020

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 6 - Chair Mark Swanson
Commission Member Colleen Stephens (Telephonically)
Commission Member Alan Steed (Telephonically)
Commission Member Tim Bouchard
Commission Member Stu Hirsch
Commission Member Steve Cotter

Excused 1 - Commission Member Ryan Sontag

Also Present 3 - Port Operations Manager Jenessa Ables
Harbormaster Sarah Von Bargaen
Ports and Harbor Office Manager Karisa Friend

III. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

IV. NEW BUSINESS**1. Discussion of Proposed Live-Aboard Requirements**

Chair Swanson opened the floor by reading the summary statement of this discussion item and invited those present to make comment. Ms. Katherine Walters, Valdez resident and Harbor live aboard, commented that this was discussed 15 years ago and there was a task force that sat together over a 2 week time frame to come up with guidelines. She visited City Hall and located the 8 page document being discussed. Ms. Walters stated that it was about 90% of the live aboards were invested in the community and considering this topic it is very important to her and others that choose the lifestyle and she wanted to make that very clear.

Ms. Von Bargaen stated this document has been in draft form over the last 4 months and that she was never aware of a task force. Ms. Walters stated there was a Harbor Users Association and from that came the task force. Ms. Walters stated the task force started over a debate of property tax and the question of why live aboards were not paying.

Ms. Von Bargaen stated that the Harbor is not trying to add any additional costs. There is only the Harbor Residential Surcharge that is listed in the rate resolution. Ms. Von Bargaen reiterated that the document is only in draft form.

Chair Swanson provided some history by stating the Ports and Harbor Commission asked Ms. Von Bargaen to research best practices at other marinas and how they deal with their live aboards. Chair Swanson also confirmed that this is just the first step. Ms. Walters stated the bottom line is the same as 15 years ago, and its user discrimination.

Ms. Von Bargaen stated the document was piece milled from other Harbors and their agreements. She was collecting information on what could be applicable to our Harbor users or what is not applicable. She said again this is a very rough draft of this document. She said that this is a starting point and asked that if the live aboards have information to provide it would be helpful. Ms. Von Bargaen stated the Harbor is not always sure who is living on their boat.

Commission Member Hirsch stated the Commission and staff will be going through the document line by line and that once all is discussed, notes taken and then changes will be made and presented to the Commission again. Commission Member Hirsch also mentioned a grandfather clause could be put in place for users that have been in the Harbor for an extended period of time already.

Ms. Walters asked what prompted this to take place. Ms. Von Bargaen stated accountability and one of the biggest issues is not using the pump out facilities. Ms. Walters stated in the winter it was impossible to use. Ms. Walters stated she did not want the discrimination against this one user group.

Chair Swanson asked if other members of the public had comments.

Commissioners and staff reviewed each section of the presented document providing their comments and input for each one.

Ms. Von Bargaen stated she would make the revisions that were suggested and send out the updated document to be reviewed. She stated that the intention was to have as much input as possible.

V. REPORTS

Ms. Von Bargaen stated it is business as usual and the Harbor is easing the commercial fishing vessels into town. Staff is working directly with fisherman on mutual aid packets to be filled out and returned. Staff has also setup porta-pottys and quarantine areas for users coming in.

Ms. Ables stated she would touch on a few items. She confirmed the Ammo move was the largest it's ever been. She stated the office has changed out billing software. Ms. Ables also mentioned there is a company that is considering moving containerized LNG through Valdez. Also cell site agreements are now being reviewed. Port Security Camera project and Kelsey dock re-decking project is beginning.

VI. COMMISSION BUSINESS FROM THE FLOOR

Chair Swanson opened the floor for business from Commissioners.

Commission Member Stephens thanked Ms. Von Bargaen for bringing the information about live aboard policies to them and responding to their requests.

Commission Member Steed stated no business.

Commission Member Hirsch stated he spoke with Port and Harbor staff member Larry Ables and a mentioned project potentially interferes with a Waterfront Masterplan project and hopes the project is reviewed before proceeding. Ms. Von Bargaen stated the electrical vaults are a safety issue and that's why they are a higher priority and slated to be done.

Ms. Ables stated Mr. Ables is researching the projects after it was brought to his attention. Chair Swanson asked what Mr. Ables title is and Ms. Ables informed them he is the Ports and Harbors Project and Maintenance Manager.

Chair Swanson mentioned a new employee in the office. Ms. Ables confirmed a new Port Administrative Assistant had been hired, Vickie Martel, from the Ferry Terminal.

Commission Member Cotter stated no business.

Commission Member Bouchard mentioned the current status of the Crowley Fuel dock and wondered if there is anything the City could do to assist the situation, it's not with local management but higher up, there is a 2 hour or more wait most days to get fuel at the dock. Crowley said there was a hiring freeze and they won't open the second dock. Ms. Von Barga mentioned a local company reached out about providing fuel and their own staff, but were denied. Chair Swanson asked if there were any performance elements to their lease. Ms. Von Barga stated no.

Commission Member Stephens mentioned the Harbor working with Economic Development to help the situation not only is it an issue for boaters but a safety management issue. Commission Member Bouchard said they cut back operating this year assuming Covid would slow things down but they've cut back so far now, it doesn't have anything to do with that now.

Commission Member Cotter asked if someone from the City would call and find out what their plans are and if they plan on keeping it closed down the rest of the year. Commission Member Bouchard said he heard there was no plan to open the second dock. Commission Member Steed stated he'd heard it was a staffing issue.

Chair Swanson stated he had no business.

VII. ADJOURNMENT

There being no further business, Chair Swanson adjourned the meeting at 9:01p.m.



Legislation Text

File #: 21-0137, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Regular Meeting Minutes of January 20th, 2020

SUBMITTED BY: Karisa Friend, Port and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve Ports and Harbor Commission regular meeting minutes of January 20th, 2020

SUMMARY STATEMENT:

Ports and Harbor Commission regular meeting minutes of January 20th, 2020 attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Monday, January 20, 2020

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 6: Chair Mark Swanson
Commission Member Colleen Stephens
Commission Member Ryan Sontag
Commission Member Steve Cotter
Commission Member Stu Hirsch
Commission Member Alan Steed

Excused 1: Commission Member Tim Bouchard

Also Present 4: Port and Harbor Director Jeremy Talbott
Port Operations Manager Jenessa Ables
Harbormaster Sarah Von Bargen
Port and Harbor Office Manager Karisa Friend

III. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

IV. NEW BUSINESS**1. #20-11 - Adopting the City of Valdez Comprehensive Waterfront Master Plan**

MOTION: Commission Member Stephens moved, seconded by Commission Member Steed, to approve recommendation to City Council to adopt Comprehensive Waterfront Master Plan. The motion carried by the following vote after the following discussion occurred.

Chair Swanson stated Chip Cartwright and Doug Kenley were on the telephone from PND Engineering. Chair Swanson also asked for questions or comments from the Commission.

Chair Swanson stated he wanted to commend everyone for their effort, he realized this is not everything that had been discussed but the 5 sites listed require the most engineering and most money. Chair Swanson is pleased.

Commission Member Steed stated he is coming in on the tail end of this process but is impressed with what has been done.

Mr. Talbott stated this will be adopted on the 4th of February at the next City Council Meeting.

Chair Swanson asked if the new City Manager had been provided this plan. Mr. Talbot confirmed he had been. He also stated that additional notes and changes had been

made with suggestions from Staff.

Chair Swanson stated there was no questions from Commissioners and asked if Mr. Cartwright or Mr. Kenley had anything to tell the Commissioners.

Mr. Kenley wanted to let the Commissioners know there was a lot of good feedback and was happy with the outcome.

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

VOTE ON THE MOTION:

Yays - 6: Chair Swanson, Commission Member Stephens, Commission Member Sontag, Commission Member Cotter, Commission Member Hirsch, Commission Member Steed

Excused – 1: Commission Member Bouchard

V. COMMISSION BUSINESS FROM THE FLOOR

Chair Swanson opened the floor for business from Commissioners.

Commissioners Steed, Cotter, Sontag, Hirsch, and Stephens stated no business.

Chair Swanson also stated no business.

VI. ADJOURNMENT

There being no further business, Chair Swanson adjourned the meeting at 7:06 p.m.



Legislation Text

File #: 21-0138, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Regular Meeting Minutes of December 16th, 2019

SUBMITTED BY: Karisa Friend, Port and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

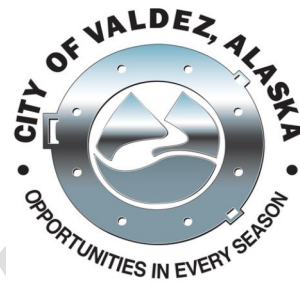
Approve Ports and Harbor Commission regular meeting minutes of December 16th, 2019

SUMMARY STATEMENT:

Ports and Harbor Commission regular meeting minutes of December 16th, 2019 attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Monday, December 16, 2019

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 4: Chair Mark Swanson
Commission Member Colleen Stephens
Commission Member Stu Hirsch
Commission Member Alan Steed

Excused 3: Commission Member Ryan Sontag Jr.
Commission Member Steve Cotter
Commission Member Tim Bouchard

Also Present 4: Port and Harbor Director Jeremy Talbott
Port Operations Manager Jenessa Ables
Harbormaster Sarah Von Bargaen
Office Manager Karisa Friend

III. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

IV. NEW BUSINESS**1. Approval of a Recommendation to City Council to Authorize a Lease with Valdez Motor Sports Club, Inc. for a 10-Acre Portion of USS 439 (Pipe yard)**

MOTION: Commission Member Steed moved, seconded by Commission Member Hirsch, to approve a recommendation to City Council to authorize a lease with the Valdez Motor Sports Club, Inc. for a 10-acre portion of USS 439 (Pipe yard) with the following conditions: 1. Staff recommends the new lease agreement contain a non-exclusive use clause allowing for similar compatible uses in the lease area and unrestricted access to other recreational users of the area. 2. Staff recommends that the new lease agreement contain a section expressly stating that the City has the right to use any portion of this 10-acre portion of USS 439 for Port Operations, or other City uses as necessary. 3. Staff recommends that the lease agreement prohibit the Motor Sports Club from enclosing or otherwise blocking off the lease area, moving any earth so as to create ramps, etc., or constructing or placing any structures on their lease site without written permission from the City. Any changes to the use permitted under this recommendation will require a lease amendment and approval by City Council. 4. Staff recommends that the lease can be terminated within 30-days written notice to the lessee, with or without cause. 5. Staff recommends that access to Port storage buildings and facilities remain unrestricted and the area unenclosed. 6. Per VMC 17.08.170, no subleasing or assignment of the lease shall be permitted. The motion carried by the following vote after the following discussion occurred.

Chair Swanson stated he had questions about the packet and the recommendations from Port and Harbor Staff, the first recommendation was a non-exclusive use clause allowing similar compatible uses in the area and unrestricted access to recreational users of the area. His question was would the new use permit be the same as old use permit, he did not see the current one, just the old one signed by the previous Mayor.

Nicole LeRoy, Planning Department, stated there will be a new lease agreement following the standard lease document and the Planning Department would insert any recommendations that the Commission would like to include. Ms. LeRoy did recommend the non-exclusive use statement remain. Chair Swanson asked what compatible uses would be. Mr. Talbott stated others will recreate with bikes and take photos in the summer.

Chair Swanson confirmed this will be approved with the recommendations from Staff. His second question was will the Valdez Snow Machine Club be responsible for all snow removal. Chair Swanson referred to a letter from the Public Works Director, they say they are not sure they can remove the snow but have done it in the past. Chair Swanson said it was confusing, would City be removing snow or not.

Commission Member Steed stated he read the statement the same was but in addition read that any request from the Valdez Snow Machine Club for any additional snow removal may need further review. Commission Member Steed stated it would seem the Public Works Department would continue to do what they have done. Chair Swanson stated the lease says clearly the City is not responsible for any snow removal.

Ken Lares, Valdez Snow Machine Club, said the statement goes with standard snow removal. Mr. Lares said there is an 'in kind' services request for the Mayors Cup. The request is to the City for services that included snow removal and it is standard and they do it every year. Chair Swanson confirmed that the old contract would be fine and if there is any additional help needed they would just be asked and they will say yes or no.

Chair Swanson asked if there were any additional questions or comments.

Chair Swanson asked about the previous terminology and 'land use permit' seems closer to what is being proposed and with the provisions the City retains the right to use the land as needed.

Kate Huber, Planning Department Director, stated land use permits on not specifically called out in Valdez Municipal Code which is why 'land use agreement' was selected.

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

VOTE ON THE MOTION:

Yays – 4: Chair Swanson, Commission Member Stephens, Commission Member Steed, Commission Member Hirsch

Excused – 3: Commission Member Sontag, Commission Member Cotter, Commission Member Bouchard

2. #20-06 - Naming Rates and Fees for Use of Facilities in the Valdez Harbors and Repealing Resolution No. 17-44 Naming Such Rates and Fees

MOTION: Commission Member Hirsch moved, seconded by Commission Member Stephens, to approve recommendation to City Council to name rates and fees for use of facilities in the Valdez Harbors and repeal Resolution No. 17-44 naming such rates and fees. The motion carried by the following vote after the following discussion occurred.

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

VOTE ON THE MOTION:

Yays – 4: Chair Swanson, Commission Member Stephens, Commission Member Steed, Commission Member Hirsch

Excused – 3: Commission Member Sontag, Commission Member Cotter, Commission Member Bouchard

V. COMMISSION BUSINESS FROM THE FLOOR

Chair Swanson opened the floor for business from Commissioners.

Commission Member Steed, Hirsch, and Stephens stated no business.

Chair Swanson also stated he had no business.

VI. ADJOURNMENT

There being no further business, Chair Swanson adjourned the meeting at 7.10 p.m.



Legislation Text

File #: 21-0139, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Regular Meeting Minutes of December 2nd, 2019

SUBMITTED BY: Karisa Friend, Port and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve Ports and Harbor Commission regular meeting minutes of December 2nd, 2019

SUMMARY STATEMENT:

Ports and Harbor Commission regular meeting minutes of December 2nd, 2019 attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Monday, December 2, 2019

7:00 PM

Regular Meeting

Council Chambers

Ports and Harbor Commission

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

Chair Pro Tempore Stephens called the meeting to order at 7:00 p.m. in Valdez City Council Chambers.

II. ROLL CALL

Present 5: Chair Pro Tempore Colleen Stephens,
Commission Member Ryan Sontag,
Commission Member Steve Cotter,
Commission Member Tim Bouchard
Commission Member Alan Steed

Excused 2: Chair Mark Swanson
Commission Member Stu Hirsch

Also Present 3: Port Operations Manager Jenessa Ables
Harbormaster Sarah Von Bargen
Port and Harbor Office Manager Karisa Friend

III. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

IV. NEW BUSINESS**1. Adopting Sublease Rates at the Valdez Pioneer Field Airport Terminal Building and Repealing Resolution No. 10-60 Formerly Naming Sublease Rates**

MOTION: Commission Member Sontag moved, seconded by Commission Member Cotter, to approve the recommendation to adopt sublease rates At the Valdez Pioneer Field Airport Terminal Building. The motion carried by The following vote, after the following discussion occurred. The Motion failed by the following vote after the following discussion occurred.

Commission Member Stephens asked if any Commissioners had questions or comments.

Mr. Mike Williams, Owner of Vertical Solutions and tenant in the Airport Terminal asked what the rational was behind increasing the lease rate.

Commission Member Stephens stated it was brought to the Commission at the last meeting to not have a rate increase but it was discussed to look into fair market value for private business and to match in a competitive way. Commissioners asked Staff to find out this information and bring to this current meeting.

Mr. Williams agreed with looking at a fair market value, but other markets around Valdez are not limited to Airport activity and its endeavors and that is one of the reasons rates should be lower since it is not in the core business district so he did not understand how the comparison is a fair rent. Mr. Williams said the fair rental amount in the Airport area is more severely depressed than the rates are in town. Mr. Williams stated there is an issue with water quality and the traffic in the Airport. When trying to cultivate a retail business there is not enough flights or traffic. Passenger counts are miniscule, it's not a retail hub and trying to get retail hub money isn't comparable. Mr. Williams doesn't think that is taken into account. Mr. Williams believes 15% cumulative for the next 3 years is a lot.

Ms. Ables clarified a couple of things Mr. Williams refers to a clause that used to be in the base lease with State of Alaska. Aviation endeavors only or took priority was removed in the 2016. And now it is open and Aviation priority no longer required. Also, as far as the rate increase incrementally during the meeting Commissioners do not have to go with a tiered structure or a 5 year annual. Commissioners have the say, the materials included were just to give an idea and options.

Commission Member Cotter asked what was brought up at the last meeting. He thought there was a dollar amount mentioned. Ms. Ables stated she was absent at the last meeting and didn't recall any specific rates named and confirmed the current rate is \$1.81 per square foot.

Commission Member Stephens thought the previous suggested amount for a rate increase was \$1.90 per square foot and not to exceed 5% or the suggested amount, about 1% increase over 3 years.

Commission Member Bouchard stated he did not disagree with Mr. Williams that there are buildings in town open and not being rented at the amount being requested. He doesn't believe it's absolutely necessary to say its fair market value if comparing to town.

Commission Member Stephens confirmed a decision needs to be made on whether to send this to City Council or not.

Commission Member Bouchard stated he would not move forward to send to Council because of the difference between town and the Airport and also what Mr. Williams mentioned. And the amount is not far off, it's not a huge increase.

Ms. Ables stated Chair Swanson and Commission Member Hirsch were 2 of the Commissioners interested in making the increase and now that they are not here it changes the action.

Commission Member Bouchard was in agreement in bringing the numbers and being informed of rates in town.

Ms. Ables stated Port Staff understands it's a challenging duality because there are private business owners in town and at the Airport to protect. So pending Council direction, which Port has not been directed to run the airport at a profit.

Commission Member Steed asked if this was brought back up because the last time was in 2013. Ms. Ables said the Port brings the rates to the Commission annually and often recommend a hold which has been the case for that last 6 years. And they will be brought back up again next year to do the process again.

Commission Member Cotter asked if there was a direction to vote on. Commission Member Stephens explained the process on how the vote would occur to then pass the resolution to City Council.

Commission Member Steed asked if the motion could be made to just not take to Council. Commission Member Stephens clarified that if Commission does not want the recommendation to go to Council then the motion needs to be voted down. Commission Member Cotter said at this point if a vote is yes to take to Council then Council decides at that point if any rate is increased.

Ms. Ables confirmed yes and stated in 2017 Commission unanimously approved an increase, but Council voted it down.

Mr. Williams stated he was at the meeting in 2017 and he said Council had the same rational, they didn't see the property at the Airport being worth more or as much as property in town. Council believed it was more of a detriment in attracting business to the Airport. Mr. Williams stated he never would have opened the store if he had thought there would be a 5% rate increase over the next 5 years. So he decided to move forward with opening the store. He stated he would like to see the rate stay the same over the next 3 to 5 years.

Nate Duvall, Capital Facilities Director, stated what would be helpful for the discussion would be if the Commission took a higher level approach and asked what the end game is, be profitable or fill with other businesses they each would have competing rental rate objectives. Raising the rates benefits the City more than the other tenants.

Ms. Ables stated the concern was not running the airport at a profit but more concerned with keeping it at a fair market rental value. Commissioners agreed.

Commission Member Cotter stated he wasn't seeing anyone asking that it be raised. Commission Member Stephens said that Council was not asking for it to be raised either.

There being no further discussion Commission Member Stephens invited a vote on the motion.

VOTE ON THE MOTION:

Yays – 1: Commission Member Cotter

Nays – 4: Commission Member Stephens, Commission Member Steed, Commission Member Bouchard, Commission Member Sontag

Mr. Williams thanked the Port staff for the notice of this meeting and allowing his participation.

V. COMMISSION BUSINESS FROM THE FLOOR

Commission Member Stephens opened the floor for business from Commissioners.

Commissioners stated no business.

VI. ADJOURNMENT

There being no further business, Chair Pro Tempore Stephens adjourned the meeting at 7:18 p.m.

DRAFT



Legislation Text

File #: 21-0140, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Regular Meeting Minutes of November 18th, 2019

SUBMITTED BY: Karisa Friend, Port and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve Ports and Harbor Commission regular meeting minutes of November 18th, 2019

SUMMARY STATEMENT:

Ports and Harbor Commission regular meeting minutes of November 18th, 2019, attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Monday, November 18, 2019

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 6 - Chair Mark Swanson
Commission Member Alan Steed
Commission Member Colleen Stephens
Commission Member Tim Bouchard
Commission Member Ryan Sontag
Commission Member Steve Cotter

Excused 1 - Commission Member Stu Hirsch (late arrival)

Also Present 4 - Ports and Harbor Director Jeremy Talbott
Port Operations Manager Jenessa Ables
Harbormaster Sarah Von Bargaen
Ports and Harbor Office Manager Karisa Friend

III. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

IV. NEW BUSINESS**1. #19-62 - Adopting Terminal Tariff No. 100-20 and Terminal Rules & Regulations for the Port of Valdez and Repealing Resolution No. 18-46**

MOTION: Commission Member Stephens moved, seconded by Commission Member Sontag to approve recommendation to City Council to adopt Terminal Tariff No. 100-20 and Terminal Rules & Regulations for the Port of Valdez. The motion carried by the following vote after the following discussion occurred.

Mr. Talbott said there is some correcting of errors and a typo but overall no significant changes. Mr. Talbott stated if the Commissioners want to see a raise in rates, he suggests that be a discussion soon. He also said the Waterfront Master Plan is coming to an end and also suggests a work session with City Council so the Commission can make suggestions.

Chair Swanson said it looked like some clean up took place, table's filled and minor tweaks. Chair Swanson asked if there were any other questions or comments from Commissioners.

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

VOTE ON THE MOTION:

Yays – 6: Chair Swanson, Commission Member Steed, Commission Member Stephens, Commission Member Bouchard, Commission Member Sontag and Commission Member Cotter

Excused – 1: Commission Member Hirsch

2. Maintain Sublease Rates at the Valdez Pioneer Field Airport Terminal Building, Resolution 10-60 Naming Sublease Rates and Fees

Commission Member Cotter asked if it was to “maintain” the current lease rate. Mr. Talbott stated the Port previously recommended lease rates increase due to recent improvements. A Valdez resident and local business owner, Pat Day, had a discussion with Mr. Talbott and stated he believed Airport rates should be above market value. Mr. Talbott stated the Airport is currently below, but when the recommendation to raise rates went to City Council it was voted down.

Commission Member Cotter agreed that Mr. Day had a point, City shouldn’t be under private business owners. Chair Swanson said that was the consensus, there is a lot of vacant space at the Airport and don’t want to undercut.

Chair Swanson referred to the presented spreadsheet that shows the Airport is financially breaking even. Mr. Talbott said some investments could be done and an HVAC upgrade is occurring, but the Airport is status normal with no significant changes. Chair Swanson asked about the big space near Mr. Talbott’s office. Mr. Talbott said it is a space available to rent.

Commission Member Cotter wanted to state again he thinks the City should be equal to or higher than the market rate in town so there’s no competing. Chair Swanson asked if the Port knew the market rate in town and Mr. Talbott said the Airport is a little low by comparison. He also said the market rate could be researched and present back to the Commission with 4 head nods. Commission Member Cotter said yes and Commission Member Steed agreed.

Mr. Talbott mentioned State of Alaska has increased rent every year and the City put a new roof on the building at an estimated \$2 million and updated the restrooms for an estimated \$1 million. Commission Member Cotter confirmed the City owns the Airport building and State of Alaska owns the land, State is increasing rent on land the Airport building sits on.

Mr. Talbott stated the Airport Master Plan clarified information and that they are invested in Airports across the state and the Valdez Airport is not going anywhere.

Commission Member Stephens said competitive market place situation should be the goal for the lease rate. Mr. Talbott said the Airport will never break even if the desire is to pay for the building.

Chair Swanson stated he'd also like to see market rate research come back to the Commission for review, then a formal vote to send the recommendation to City Council. Commission Member Cotter said let Council say yay or nay. Commission Member Stephens said Harbor rate increases have happened staggered over 2 or 3 years' time and wondered if Council would consider doing the same. Chair Swanson said the previous recommended amount was a \$1.90 per square foot only \$0.09 more and City Council voted it down. Commission Member Cotter recommended to present as a onetime increase or span over years to make the change slowly.

Commission Member Hirsch arrived at 7:09 p.m. Chair Swanson brought Commission Member Hirsch up to speed on the current discussion of rate increase at Airport. Commission Member Hirsch agreed that he'd like to see the market comparison. With the 4 nods Mr. Talbott stated it would be brought to the next meeting.

3. #19-XX - Naming Rates and Fees for Use of Facilities in the Valdez Harbors and Repealing Resolution No. 17-44 Formerly Naming Such Rates and Fees

Ms. Von Bargaen stated the Harbor is going into the 3rd year of its 3 year rate increase and changes made were things that had come up over time. She also stated there are fees that now need to be in place with South Harbor basin opening. Ms. Von Bargaen stated its more verbiage changes and boat towing rates changed a little when the skiff is involved and moving from 1 basin to another basin. Chair Swanson asked if boat moves come up less now with the new basin. Ms. Von Bargaen stated the new basin has larger vessels and moves are mostly 24 to 30 foot boats. She further explained boat moves and why charges would apply.

Ms. Von Bargaen also stated electrical services changed verbiage and removed the \$20 meter fee. This fee was in place because it applied more for the older globe style of meters that could actually be removed and placed at another location.

Ms. Von Bargaen stated another fee added is for vessels left unattended at the boat launch, it doesn't happen often but not wanting to encourage long tie-ups.

Mr. Talbott mentioned recognizing the Police Department for the assistance provided to pull a truck and trailer that was about 10 to 12 feet underwater at the launch ramp.

Ms. Von Barga stated the next two to three changes are in the miscellaneous fees section. Chair Swanson questioned raising the impound fee, when it's hard enough to get money from someone in this situation initially. Ms. Von Barga explained the collections process and auction process that helps recover those fees. She also stated changes to laundry and shower facilities are to make tokens interchangeable.

Chair Swanson asked if there were any questions or comments from Commissioners.

Chair Swanson asked about the 24 hour notice allowing adequate time of slip clearance. Ms. Von Barga stated there are times slip holders will not know if a transient is assigned to their slip and will put their boat in the water, into the slip, and it causes issues.

Chair Swanson asked about the semiannual moorage rate at the tour dock. He was confused on the wording for the semi payment. Ms. Von Barga clarified there is more administrative time involved and the final rate total is higher.

Commission Member Hirsch asked if there is anything Ms. Von Barga would like to do or add. Ms. Von Barga stated changes don't have to be made, rates and fees could be on hold for a time. Mr. Talbott said it's probably good to hold on rate and fee changes due to H-K construction and displacing vessels.

Chair Swanson asked if there was any rush for the Harbor to get competitive. He said our Harbor doesn't charge per square foot for larger vessels. Commission Member Steed asked if there are Harbors that are doing that. Chair Swanson said yes, but he was just throwing that out, if City Council is looking for the Harbor to turn a profit.

Commission Member Stephens confirmed changes for what is being presented only and what is here is going to Council for approval. Ms. Von Barga stated any changes for 2021 needs to be presented in July or August of 2022 at the latest.

All Commissioners are ready for this to come back as an action item.

V. COMMISSION BUSINESS FROM THE FLOOR

Chair Swanson opened the floor for business from Commissioners.

All Commissioners stated no business.

Chair Swanson asked if Staff had any reports.

Mr. Talbott introduced Nathan Duval. Mr. Duval is his direct manager, a new Assistant City Manager and will remain as the Capital Facilities Director.

Mr. Talbott also mentioned the Cruise Ship luncheon. Chair Swanson asked if business owners showed up. Mr. Talbott said some business owners are happy and some are not. He asked Commissioners to be active at the meetings, the group needs help, Economic Development has helped and VCVB doesn't have current leadership.

Chair Swanson said Port and Harbor is pulling business to Valdez and business owners are looking to Port and Harbor as a Better Business Bureau or Chamber of Commerce and it's not Port and Harbor duty. Mr. Talbott said Port and Harbor is working to get Cruises here and build a reputation but the business groups need to come together. He said Economic Development needs to help them get organized.

Chair Swanson asked if there is anything ATIA does that might help. Commission Member Stephens said there are a lot of resources out there to help businesses but there needs to be someone to work on the coordination to facilitate it all, it needs to be the right person at the right time. She said it really needs to be Economic Development and VCVB but with leadership absent it makes it difficult. Commission Member Stephens stated herself, Mr. Talbott and Ms. Ables know they need to step back and let the right group lead it.

Commission Member Stephens said again, ATIA has resources but it takes someone with boots on the ground to facilitate making it happen.

Commission Member Cotter asked about next year's numbers. Mr. Talbott said there are 22 Port of Calls scheduled for the summer of 2020.

Ms. Von Bargaen stated there are occasional boat lifts at the Harbor and currently Port and Harbor is planning the spring PCC conference.

Chair Swanson asked about water on W dock in the new Harbor. He confirmed there are live-aboards on W dock and that doesn't seem right. Ms. Von Bargaen said there is water but it is the same situation as North Harbor, certain floats will have to drop waterlines or turn off water in the winter so they doesn't freeze. Chair Swanson asked for confirmation the lines are not in the water, but above it. Ms. Von Bargaen said she could not confirm the set up but this was a topic of discussion. Chair Swanson said water was ran to the drive down float and it doesn't seem right to not have water to the floats that have live-aboards. Mr. Talbott said vessels could move if need be but Live-aboards do have access to water. Chair Swanson said it's disappointing to spend millions of dollars on this Harbor and not have water year round. He said he had a live-aboard approach him and he wasn't aware of the situation. Ms. Von Bargaen said if the live aboard wants to come talk to her, she can move him.

Commission Member Hirsch said he recalled the discussion about seasonal water being desirable for cost savings then someone changed something taking it to all season water, but it changed again along the way to save cost.

VI. ADJOURNMENT

There being no further business, Chair Swanson adjourned the meeting at 7:49 p.m.

DRAFT



Legislation Text

File #: 21-0141, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Regular Meeting Minutes of August 19th, 2019

SUBMITTED BY: Karisa Friend, Port and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

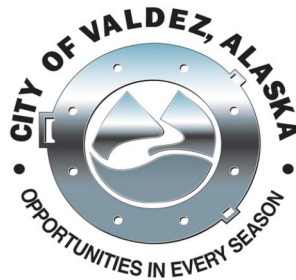
Approve Ports and Harbor Commission regular meeting minutes of August 19th, 2019

SUMMARY STATEMENT:

Ports and Harbor Commission regular meeting minutes of August 19th, 2019 attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Monday, August 19, 2019

7:00 PM

Regular Meeting

Council Chambers

Ports and Harbor Commission

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

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

II. ROLL CALL

Present 4: Chair Pro Tempore Mark Swanson
Commission Member Colleen Stephens
Commission Member Stu Hirsch
Commission Member Ryan Sontag Jr.

Absent 3: Commission Member Steve Cotter
Commission Member Alan Steed
Commission Member Tim Bouchard

Also Present 4: Port and Harbor Director Jeremy Talbott
Port Operations Manager Jenessa Ables
Harbormaster Sarah Von Bargaen
Port and Harbor Office Manager Karisa Friend

III. ELECTION OF COMMISSION CHAIR**1. Election of Ports & Harbors Commission Chair**

MOTION: Commission Member Stu Hirsch moved, seconded by Commission Member Ryan Sontag, Motion to Elect Mark Swanson to Chair.

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

VOTE ON THE MOTION:

4 Yays, 3 Absent. MOTION CARRIED.

IV. ELECTION OF COMMISSION CHAIR PRO TEMPORE**1. Election of Ports & Harbors Commission Chair Pro Tempore**

MOTION: Commission Member Ryan Sontag moved, seconded by Commission Member Stu Hirsch, Motion to Elect Colleen Stephens to Chair Pro Tempore.

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

VOTE ON THE MOTION:

4 Yays, 3 Absent. MOTION CARRIED.

V. APPROVAL OF MINUTES**1. Ports & Harbors Commission Regular Meeting Minutes of July 15, 2019**

The Ports and Harbor Commission regular meeting minutes of July 15, 2019 were approved as presented.

VI. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

VII. NEW BUSINESS**1. Approval of a Recommendation to City Council to Approve Temporary Land Use Permit #19-08 for Wook Waffaz, and Cookie Griffith, for Four Months, for a 300 Square Foot Portion of the Small Boat Harbor Overflow Parking Lot, USS 635, 250 Chitina Drive.**

MOTION: Commission Member Stu Hirsch moved, seconded by Commission Member Colleen Stephens to approve the Recommendation to City Council to Approve Temporary Land Use Permit #19-08 for Wook Waffaz, and Cookie Griffith, for Four Months, for a 300 Square Foot Portion of the Small Boat Harbor Overflow Parking Lot, USS 635, 250 Chitina Drive. The motion carried by the following vote, after the following discussion occurred.

Ms. Von Barga stated she strongly suggested this does not pass, due to limited space and not enough parking. She said they would be taking up 3 to 5 parking spaces it would make it even tighter. She also said she'd prefer no parking areas at the Harbor be used. Commission Member Stephens said it is frantic through the area as it is along with turning traffic and walking pedestrians.

Ms. Von Barga is for small businesses but they could find a spot under a different landlord. Commission Member Stephens said there are other private land owners they could go to. Commission Member Hirsch asked if the City does this at any other location around town.

Nicole LeRoy, Planning Department, stated other comparable locations are Potato Head and Fat Mermaid that both have a temporary land use permit for their outdoor seating. Commission Member Hirsch wanted confirmation as far as city leasing parking spaces for mobile trucks. Ms. LeRoy said this has not been done. Ms. LeRoy confirmed Cookie Griffith was not present.

Chair Swanson asked if there is another spot in the Harbor area to get revenue off of, a more appropriate spot. Mr. Talbott said there is not and it is already kind of competing with something the private already has. Mr. Talbott said he was not opposed to it but in a different location because parking is a premium at the Harbor this time of year especially in August. A lot of complaint phone calls come in especially from live aboards that are very concerned about not enough parking. He understand why they want to be there but there is private ownership that could

accommodate them.

Ms. Ables said comparably the Kelsey Plaza and uplands does have the availability at a commercial rate of \$300.00 for 24 hours, it is for temporary use.

Chair Swanson asked if there was any additional discussion or comments.

Commission Member Stephens asked for clarification on process. Ms. LeRoy said this will go to the Planning Commission on the 28th, with Port and Harbor vote noted, if approved it will the go to City Council for review.

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

VOTE ON THE MOTION:

4 Nays, 3 Absent. MOTION DENIED.

VIII. REPORTS

1. New Boat Harbor Construction Report - June/July 2019

Mr. Talbott stated Mr. Ron Rozak is not present to give a verbal of the provided report. Chair Swanson asked for feedback. Ms. Von Bargaen said that folks really like the new Harbor, it's quiet, although a tender vessel took out a power pedestal. Commission Member Hirsch asked if it was caught on camera, Ms. Von Bargaen said yes.

Chair Swanson asked how it fairs as far as a wind event. Ms. Von Bargaen said it doesn't seem that bad. Commission Member Hirsch said it seemed to relieve the pressure and congestion at the North Harbor, B and H were pretty clear.

Mr. Talbott said the use of the drive down float to get netting repaired is well received and it's helping get all vessels back out fishing. Ms. Von Bargaen said getting the navigation aids on the pilings is the main thing. Commission Member Hirsch said it is not cut and dry on the where to be.

Chair Swanson asked about the cranes. He asked if the new cranes are at a significant lower capacity and Ms. Von Bargaen said yes, nothing can be hauled out by those cranes. Commission Member Hirsch said the smaller cranes are all that can go on the floating dock. He also asked if moorage is being charged to the vessels that are tying up there. Ms. Von Bargaen confirmed there is a fee for being tied up there.

2. Port Operations Manager Report

Ms. Ables stated the Port is busy with budget and now fully staffed. She said there's a lot of data entry after ransomware and the last cruise ship with a crew appreciation BBQ is tomorrow. She said she will do a cruise ship report after the last one and there are 22 ships scheduled for next year. Ms Ables said there is going to be an economic outreach in September. There is also coordination with a Project Manager about the VCT electrical project. Ms. Ables said there is a security grant project moving along to replace cameras at VCT and replace them at Kelsey

Dock this is with grant funding, also got load capacity report back for Kelsey Dock and working on negotiating rates for fish freight related containers, based on whether they have to store refer units at the VCT over the winter. Ms. Ables said there are events coming up this weekend RHR and Seafood Festival. Plus, recent Foss/Military shipment of silos. Good business for all.

Chair asked about the budget being built out to allow for a collector of driftwood. Ms. Ables said that would be the Harbor.

3. Harbormaster Report

Ms. Von Barga said it would be a person to collect the trash. Mr. Talbott said Harbor is entertaining the idea of having the restrooms on contract full time, so it allows more time for water clean-up. Ms. Von Barga said there is not enough staff to stick with it 24/7.

Ms. Von Barga also stated there is not a lot of vandalism, but one of the wood carvings has been removed due to damage. She said she is also working on budget stuff and it is nice not to have congestion in North Harbor, however there was a close call with 190ft tender coming in to dock at Silver Bay.

Commission Member Stephens said for safe boat trafficking that vessel coming in stretched the limits. She said the dolphin could have gone out and the vessel could have taken out a private boat and if the tide had been any lower they could have been grounded. Commission Member Stephens said in the past they have pumped vessel to vessel outside of the Harbor instead of bringing such a large vessel in to dock. She said there is a point where bringing 190ft vessel into the Harbor is not the best strategy.

Chair Swanson said a long time ago there was a request brought to the Commission to extend Silver Bays dock and the promise was made to build a bulkhead and move their docks back. Mr. Talbott said they'd build that bulkhead tomorrow if allowed. Chair Swanson asked if we need to allow them and Mr. Talbott said once the Waterfront Master Plan is identified if private holder's want to come in and build then the land will be leased. Chair Swanson said he was talking about the old Harbor and putting a bulkhead in and moving Silver Bay docks back, the request was to extend Silver Bay dock by 20ft and move all the docks further in. Chair Swanson said that was the promise made and Commission hasn't heard from them since. Mr. Talbott said that meeting should be reviewed because his understanding was that was to just get them by until they could get something built on the other side, Silver Bay built the whole plant so they could bring fish in on the outside of the Harbor. He said that was his understanding of it.

Commission Member Stephens said they see some creative things on their end of the Harbor and private boaters don't listen to their radios. Mr. Talbott said he had a different aspect of the vessel and thought they had control of the vessel. Commission Member Stephens said if there were any vessels over 25ft wide they wouldn't have been able to get to the crane.

Chair Swanson asked if there could be a review of minutes from previous meetings because he distinctly remembers a promise that this extension was temporary and within a season or two Silver Bay planned to build a bulkhead and pull their docks back to the south to widen out the waterway to eliminate congestion.

Ms. Ables asked Chair Swanson if he would send an email with a timeframe of the meeting to help narrow down meetings. Ms. Ables said that minutes are not up-to-date but there is audio available. Commission Member Hirsch said he remembers a discussion because of the addition of another piling to better support the dock. Chair Swanson said he would also ask previous Port and Harbor Commission Member Alan Sorum for help narrowing down which meeting occurrence it was.

4. Ports & Harbors Director Report

Mr. Talbot said the Waterfront Master Plan will be on a joint work session with City Council in September. He also said City budgeting is basically holding the line so nothing new. Mr. Talbot mentioned the bilge treatment plant test came back, but still working to get into spec and the laundry facility is still coming, maybe next spring.

He mentioned Port is working with legal to get State permit to work on the ferry dolphin. Mr. Talbot confirmed there was a fuel spill 2 weekends ago, Crowley overfilled their tank. Commission Member Stephens clarified Crowley filled safety containment valve, the vent hole instead of tank. Mr. Talbot said the embankment was dug up to get rid of soil and storm water line replaced and land re-sloped.

Mr. Talbot said a wind storm took an antenna off the Harbor building and took the V on the Valdez sign at the Kelsey Dock and blue sign at VCT entry.

Ms. Von Barga stated the Harbor received funds from Clean Vessel Act and the funds will be going towards a pump-out boat and pump-out cart. Mr. Talbot said Harbor is still waiting to hear about Clean Harbors Act and the certification.

Mr. Talbot also mention Valdez will be hosting the PCC conference in the spring of 2020.

Chair Swanson asked for questions or comments.

IX. COMMISSION BUSINESS FROM THE FLOOR

Chair Swanson opened the floor for business from Commissioners.

Commission Member Hirsch has been asked where the new boat launch ramp is and he has done his best to explain cost savings and he still wants to see the launch ramps built. He said the old Harbor ramps have a lot of divots and it's dangerous. He said the idea should be to maintain or improve the current ramps until ramps are built in the new Harbor.

Mr. Talbot said Kobuk Street is being surveyed to possibly widen the area and the existing float could be extended. Commission Member Hirsch said even if that does happen the current ramps needs to be preserved.

Mr. Talbot asked Commission Member Hirsch if he thought the ramp was damaged and he said yes. Commission Member Hirsch said boats will start jumping and hopping as they are going down. Commission Member Hirsch said it doesn't have to be a negative tide to see the damage. Commission Member Hirsch told Mr. Talbot to go down at low tide and he'll be able to see it's worn out. Mr. Talbot said he would take pictures.

Commission Member Sontag and Stephens stated not business.

Chair Swanson mentioned the Waterfront Master Plan and said it sounds like some of the projects are already moving ahead. Mr. Talbott said not specifically yet and there will be a point where Commission will need to discuss projects and make a decision. Mr. Talbott said one thing to discuss is the expansion project. He is not convinced it will help get the Harbor to flush out more debris. He believes the money could be better spent elsewhere. Chair Swanson said behind ramp upgrade, the expansion is probably not going to help flushing.

Chair Swanson asked if there is an opportunity to put a sign at the ramps or office notifying of storm warning due to recent boating incidents. He understands not wanting to take liability but just as a notice. Commission Member Hirsch asked Mr. Talbott about his previous Harbor, he said there were signs and flags used notifying of weather. Mr. Talbott stated a sign could be a nice thing to add.

X. ADJOURNMENT

There being no further business, Chair Swanson adjourned the meeting at 7:52 p.m.



Legislation Text

File #: 21-0142, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Regular Meeting Minutes of January 22nd, 2019

SUBMITTED BY: Karisa Friend, Port and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve Ports and Harbor Commission regular meeting minutes of January 22nd, 2019

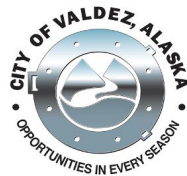
SUMMARY STATEMENT:

Ports and Harbor Commission regular meeting minutes of January 22nd, 2019 attached for review and approval.

City of Valdez

212 Chenega Ave.

Valdez, AK 99686



Meeting Minutes - Draft

Tuesday, January 22, 2019

7:00 PM

Regular Meeting

Council Chambers

Ports and Harbor Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Present: 5 – Chair Alan Sorum
Commission Member Tim Bouchard
Commissioner Member Stu Hirsch
Commissioner Member Ryan Sontag
Commissioner Member Mark Swanson

Excused: 2 – Chair Pro Tempore Colleen Stephens
Commissioner Member Steve Cotter

Also Present: 4 – Jeremy Talbott, Director
Sarah Von Bargen, Harbormaster
Jenessa Ables, Port Operations Manager
Marjorie Pleiss, Administrative Assistant

III. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

IV. NEW BUSINESS

- 1. Approve recommendation to the Valdez City Council for Professional Services Agreement with PND Engineering in the amount of \$396,670.00 for the development of a Comprehensive Waterfront Master Plan.**

MOTION: Commission Member Hirsch moved, seconded by Commission Member Swanson, to recommend that the Valdez City Council approve a Professional Services Agreement with PND Engineering in the amount of \$396,670.00 for the development of a Comprehensive Waterfront Master Plan.

Jeremy Talbott, Director of Ports and Harbor, introduced Doug Kenley of PND Engineers, Inc., and Chris Myrtle of Corvus Design, as representatives of the team selected through the RFP process. Commission Member Swanson expressed concern about the proposal only including three public meetings. He felt public buy-in and public engagement is what will set this waterfront masterplan apart from prior waterfront masterplans. Mr. Talbott reminded Commission Members that the public was invited to attend Ports & Harbor work sessions over the course of the prioritization process during the last year. Commission Member Swanson acknowledged Mr. Talbott's sentiments but reiterated his point. Commission Member Morgan asked when the final product would be delivered. Mr. Kenley estimated September 2020 completion. Chair Sorum noted his preference that the master plan

document include an actionable timeline for identified projects.

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

VOTE ON THE MOTION:

Yays: 5 – Chair Alan Sorum, Commission Member Tim Bouchard,
Commission Member Stu Hirsch, Commission Member Ryan Sontag,
Commission Member Mark Swanson

Absent: 2 – Chair Pro Tempore Stephens and Commission Member Cotter

V. REPORTS

1. New Boat Harbor Construction Report – December 2018

Nathan Duval, Capital Facilities Director, summarized the December 2018 construction report. The uplands picnic shelter is completed as well as the drive down float has been pinned in place. Collaboration with the contractor has allowed more efficient progress and DEC approval was granted to run the waterlines alongside the gangways and floats. Commission Member Swanson asked if early June was still a good estimate for completion. Mr. Duval confirmed, according to the contract, the slips would be ready for use in May/June with all utilities hooked up by mid-July.

Commission Member Swanson emphasized the importance of communicating successful project completion, on time and within budget, to the public. Mr. Duval recommended that any notion the harbor is open should be delayed until full completion so as not to hinder the contractor in expedient final touches. Commission Member Swanson thought a public notice with the completion date would be beneficial.

VI. COMMISSION BUSINESS FROM THE FLOOR

Commission Member Swanson would like to recognize the community member and the staff member that recently salvaged a sunken boat in the harbor. He will be drafting a letter of commendation but the individuals have expressed their preference against public recognition.

Although not on the agenda, Mr. Talbott passed out a Ports & Harbor Staff report. Highlights included hiring and management efforts, recovery from the 2018 ransomware event, efforts toward the creation of a media kit, and recent and upcoming staff training opportunities.

VII. ADJOURNMENT

There being no further business, Chair Sorum adjourned the meeting at 7:39 PM