



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

Ports and Harbor Commission

Monday, June 6, 2022

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 November 15, 2021.](#)

Attachments: [11152021 Meeting Minutes - Draft](#)

2. [Ports and Harbor Commission Special Meeting Minutes of January 31st, 2022](#)

Attachments: [01312022 Meeting Minutes - Draft](#)

3. [Ports and Harbor Commission Regular Meeting Minutes of February 7th, 2022](#)

Attachments: [02072022 Meeting Minutes - Draft](#)

4. [Ports and Harbor Commission Regular Meeting Minutes of April 18th, 2022](#)

Attachments: [04182022 Meeting Minutes - Draft](#)

IV. PUBLIC APPEARANCES

1. [Peter Pan Seafoods, Public Appearance](#)

V. PUBLIC BUSINESS FROM THE FLOOR

VI. NEW BUSINESS

1. [Discussion: Valdez SBH Boat Ramp Concepts](#)

Attachments: [Valdez Launch Ramp Figures](#)

2. [Resolution of support for the USDA Partnerships for Climate Smart Commodities Grant application](#)

Attachments: [Resolution Mariculture ABEC](#)

3. [Kelsey Dock Vending Machine Lease](#)

Attachments: [2](#)
 [1](#)

VII. COMMISSION BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT



Legislation Text

File #: 22-0252, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Regular Meeting Minutes of November 15, 2021.

SUBMITTED BY: Karisa Friend, Ports and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

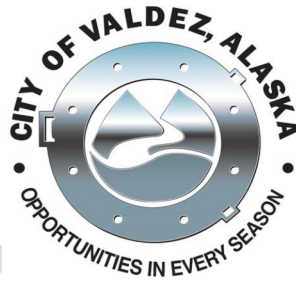
Approve Ports and Harbor Commission regular meeting minutes of November 15th, 2021

SUMMARY STATEMENT:

Ports and Harbor Commission regular meeting minutes of November 15th, 2021 attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Monday, November 15, 2021

5:00 PM

Regular Meeting

Civic Center Conference Room

Ports and Harbor Commission

REGULAR AGENDA - 5:00 PM**I. CALL TO ORDER**

Chair Hirsch called the meeting to order at 5:00 p.m. in the Civic Center Conference Room.

II. ROLL CALL

Present 5 - Chair Stu Hirsch
Commission Member Mark Swanson
Commission Member Alan Steed
Commission Member Ryan Sontag
Commission Member Monty Morgan

Excused 2 - Chair Pro Tempore Colleen Stephens
Commission Member Tim Bouchard

Also Present 3 - Director Ports and Harbor Jeremy Talbott
Office Manager Karisa Friend
Harbormaster Sarah Von Barga

III. APPROVAL OF MINUTES**1. Ports and Harbor Commission Regular Meeting Minutes of July 19th, 2021**

MOTION: Commission Member Swanson moved, seconded by Commission Member Morgan to approve Ports and Harbor Commission Regular Meeting Minutes of July 19th, 2021. The motion carried by the following vote, after the following discussion occurred.

There being no discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

2. Ports and Harbor Commission Regular Meeting Minutes of September 20th, 2021

MOTION: Commission Member Swanson moved, seconded by Commission Member Morgan to approve Ports and Harbor Commission Regular Meeting Minutes of September 20th, 2021. The motion carried by the following vote, after the following discussion occurred.

There being no discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

IV. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

V. UNFINISHED BUSINESS

1. Approval of Recommendation to Valdez City Council to Approve Resolution Naming Rates and Fees for Use of Facilities in the Valdez Harbors and Repealing Resolution No. 20-06 Naming Such Rates and Fees (Postponed from Regular Meeting on September 20, 2021)

Item postponed from regular meeting on September 20, 2021. Main motion already on the floor.

MOTION TO AMEND #1: Commission Member Swanson moved, seconded by Commission Member Steed to amend the proposed schedule of harbor rates and fees by striking Section 1.A., paragraph three in its entirety, which currently reads: "A senior citizen discount of fifteen percent (15%) will be applied to annual moorage fees paid by residents of Valdez who are age sixty-five (65) or older for personal pleasure craft".

Ms. Von Barga confirmed she did review the discount and found it would be a significant amount against the revenue. Commission Member Swanson stated he thought the discount should be opened to not just Valdez Residents but to all Alaska Residents. Ms. Von Barga stated it was not in the Harbors best interest to apply a discount.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #1:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #2: Commission Member Morgan moved, seconded by Commission Member Sontag to amend the proposed schedule of harbor rates and fees by inserting the following sentence at the end of Section I.A, paragraph 5: "After the three-year period, twenty-four (24') slips and larger moorage will increase by one percent (1%) annually. Tour Dock moorage will be exempt from this one percent (1%) increase."

Commission Member Swanson asked why the tour dock moorage is exempt from the rate increase after 3 years. Ms. Von Barga stated there was no specific reason. She stated it can be amended since there was no specific reason for not including that dock in the increase. Mr. Talbott said that there is inflation protection for the future. Chair Hirsch asked if it was even worth the trouble for the increase because 1% seemed light. Mr. Talbott stated that these are a recommendation from Commissioners to City Council. Commissioners agreed to remove the last sentence concerning Tour Dock moorage.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #2:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #3: Commission Member Morgan moved, seconded by Commission Member Steed to amend the proposed schedule of harbor rates and fees by inserting the following sentence at the end of Section I.C., paragraph six: "Vessels that have paid annual moorage may be exempt from additional Drive down Float fees upon approval and/or scheduling with the Harbormaster."

Chair Hirsch agrees this gives the Harbormaster freedom as to when to charge for additional dockage. Commission Member Swanson agrees this gives some discretion to the Harbormaster and if follows along what is being done in other areas.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #3:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #4: Commission Member Steed moved, seconded by Commission Member Swanson to amend the proposed schedule of harbor rates and fees by inserting the following at the end of Section II.B: "...in the North Basin Uplands and shall be three dollars and twenty-five cents (\$3.25) in the South Basin Uplands."

Commissioners agreed this is a good adjustment.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #4:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #5: Commission Member Morgan moved, seconded by Commission Member Steed to amend the proposed schedule of harbor rates and fees by inserting the phrase "in both basins" after the word "time" in Section II.D.

There being no discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #5:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #6: Commission Member Sontag moved, seconded by Commission Member Swanson to amend the proposed schedule of harbor rates and fees by striking the phrase "including those vessels parked alongside the side of the road on City/Harbor property" from Section II.E. and replacing it with the phrase "based on what basin uplands they are in".

Commission Member Swanson said it is not ideal to post a rate for an area that the Harbor does not want parking anyway.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #6:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #7: Commission Member Morgan moved, seconded by Commission Member Steed to amend the proposed schedule of harbor rates and fees by striking Section II.G in its entirety.

Commissioners again, stated that a rate, fee or fine should not be set for an area that there is no intention to allow parking along the road.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #7:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #8: Commission Member Sontag moved, seconded by Commission Member Swanson to amend the proposed schedule of harbor rates and fees by striking the sentence "Blocking of the cranes with gear, vehicles, netting, trailers, etc. shall be charged at a rate of twenty dollars (\$20.00) per day" from Section II.H.

Commission Member Steed wanted to confirm that there is still a charge for blocking the specified area. Commission Member Swanson confirmed this should be a fine not a fee.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #8:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #9: Commission Member Steed moved, seconded by Commission Member Swanson to amend the proposed schedule of harbor rates and fees by striking Section II.I in its entirety and renumbering the remaining paragraphs of Section II. Section II.I currently reads "Storage on the Drive Down Float (which is discouraged) of gear, vehicles, netting, trailers, etc. shall be charged a rate of twenty dollars (\$20.00) per day".

Ms. Von Barga confirmed this charge has been moved to the fines section.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #9:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #10: Commission Member Sontag moved, seconded by Commission Member Steed to amend the proposed schedule of harbor rates and fees by inserting the phrase "(emergency only)" after the phrase "trailer haul-out" in the first sentence of Section III.A.1.

Commission Member Swanson confirmed this was added for an emergency only just because it is not a service the Harbor normally provides unless they are sinking otherwise it is something that is scheduled.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #10:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #11: Commission Member Swanson moved, seconded by Commission Member Steed to amend the proposed schedule of harbor rates and fees by striking the third, fourth, and fifth sentences of Section III.A.1 which currently reads: "Vessels thirty-six feet (36') to forty-five feet (45') shall be charged the minimum lift fee plus an additional two dollars and fifty cents (\$2.50 per foot). Vessels forty-six feet (46') to fifty-five feet (55') shall be charged the minimum lift fee plus an additional five dollars (\$5.00) per foot. Vessels fifty-six feet (56') or longer shall be charged the minimum lift fee plus an additional seven dollars and fifty cents (\$7.50) per foot." and replacing those three sentences with the sentence: "Vessels thirty-six feet (36') and longer shall be charged the minimum lift fee plus an additional one dollar (\$1.00) per foot."

Chair Hirsch confirmed that it was best to adjust the amount to be easier for the Harbor to administer. Commissioners agreed this option was a good alternative.

Mr. Talbott mentioned that the Travelift is one of the most expensive services offered at the Harbor. He said that it depends on the intent of the rates and fees, to subsidies or pay for items.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #11:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #12: Commission Member Steed moved, seconded by Commission Member Swanson to amend the proposed schedule of harbor rates and fees by inserting the phrase "one dollar (\$1.00)" after both the phrase "six hundred dollars (\$600.00) plus additional" and the phrase "three hundred dollars (\$300.00) plus additional" in Section III.A.4.

Commission Member Swanson said that this is significant increases for an afterhours service.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #12:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #13: Commission Member Morgan moved, seconded by Commission Member Swanson to amend the proposed schedule of harbor rates and fees by inserting the following paragraph adding an additional fee to Section IX. Miscellaneous Harbor Fees/Fines: "24. \$200.00 – Blocking of the cranes with unattended gear, vehicles, netting, trailers, etc. shall be charged a fine of two hundred dollars (\$200.00 per day."

There being no discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #13:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #14: Commission Member Sontag moved, seconded by Commission Member Steed to amend the proposed schedule of harbor rates and fees by inserting the following paragraph adding an additional fee to Section IX. Miscellaneous Harbor Fees/Fines: "25. \$200.00 – Storage on the Drive Down Float (which is prohibited) of unattended gear, vehicles, netting, trailers, etc. shall be charged a fine of two hundred dollars (\$200.00) per day."

There being no discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #14:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #15: Commission Member Morgan moved, seconded by Commission Member Swanson to amend the proposed schedule of harbor rates and fees by inserting the following paragraph adding an additional fee to Section IX. Miscellaneous Harbor Fees/Fines: "26. \$200.00 – Any commercial business or non-commercial entity performing unauthorized work, i.e. no approved permit or registration within the public lands controlled by the Valdez Harbors shall receive a penalty fine of two hundred dollars (\$200.00) for the first incident, four hundred dollars (\$400.00) for the second incident, and eight hundred dollars (\$800.00) for the third incident. After the third incident, the business or entity will be trespassed from the Harbors.

Chair Hirsch questioned on 2 fines then trespass versus 3 fines then trespass. Ms. Von Barga said it could be either but in the end either way a violator would be trespassed.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #15:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #16: Commission Member Steed moved, seconded by Commission Member Swanson to amend the proposed schedule of harbor rates and fees by striking the word "shall" from the first sentence of the first paragraph of Section XI and replacing it with the word "may".

Commission Member Swanson said this gives the Harbormaster discretion to adjust rate if the user is in a tough spot.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #16:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #17: Commission Member Morgan moved, seconded by Commission Member Sontag to amend the proposed schedule of harbor rates and fees by inserting the following at the end of the first paragraph of Section XI: "In the event of unexpected or extenuating circumstances, the rate may be lowered or capped at the discretion of the Harbormaster. Use of maintenance pads is by reservation with Harbor office staff. If use of a maintenance pad is to exceed thirty (30) days, a work plan must be filed with the Harbormaster."

Chair Hirsch confirmed this is what was just discussed above. He asked if a plan must be currently filed with the Harbormaster office and Ms. Von Bargaen responded with no.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #17:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #18: Commission Member Sontag moved, seconded by Commission Member Steed to amend the proposed schedule of harbor rates and fees by inserting the following sentence at the end of Section XII, paragraph 2: "Snow shovelers are also required to register with the Harbormaster by filling out a Waterfront Activity Registration at no cost."

Commission Member Steed confirmed this came about because of younger workers performing the snow shoveling work.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #18:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

MOTION TO AMEND #19: Commission Member Morgan moved, seconded by Commission Member Sontag to amend the proposed schedule of harbor rates and fees by striking the third paragraph of Section XII in its entirety as it is already captured in the fee/fine schedule, which currently reads: "Any commercial business or non-commercial entity performing unauthorized work, i.e. no approved permit or registration within the public lands controlled by the Valdez Harbors shall receive a penalty fine of two hundred dollars (\$200.00) per the 1st incident, four hundred dollars (\$400.00) per the 2nd incident, and eight hundred dollars (\$800.00) for the 3rd incident. After the 3rd incident, business or entity will be trespassed from the Harbors."

There being no discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION TO AMEND #19:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

Chair Hirsch asked Commissioners if there were any other motions or amendments wanting to be made. There being none, Chair Hirsch invited a vote on the motion as amended.

VOTE ON THE MAIN MOTION AS AMENDED:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

VI. NEW BUSINESS

1. Approval of a Recommendation to City Council to Authorize a Lease Amendment with Valdez Motor Sports Club, Inc. for a 52.3-Acre Portion of USS 439 (pipeyard)

MOTION: Commission Member Sontag moved, seconded by Commission Member Morgan to Approve Recommendation to City Council to Authorize a Lease Amendment with Valdez Motor Sports Club, Inc. for a 52.3-Acre Portion of USS 439 (pipeyard). The motion carried by the following vote, after the following discussion occurred.

Commission Member Swanson asked if this was a 5 year extension of an existing lease. Mr. Talbott stated he believed this was a new lease because they only have a short term lease currently. Mr. Nathan Duval, Capital Facilities Director advised they have a 1 year lease and are extending for 5 years. Commission Member Sontag stated the scope of what they are doing out there has increased and asked if the city has any use for it. Mr. Talbott stated nothing is planned.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTE ON MOTION:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

2. Approval of a Recommendation to City Council to Adopt Resolution 21-XX - Adopting Terminal Tariff No.100-22 and Repealing Resolution No. 20-76 Formerly Adopting Tariff No. 100-21 & Repealing Resolution 12-22

MOTION: Commission Member Swanson moved, seconded by Commission Member Sontag to approve Recommendation to City Council to Adopt Resolution 21-XX - Adopting Terminal Tariff No.100-22 and Repealing Resolution No. 20-76 Formerly Adopting Tariff No. 100-21 & Repealing Resolution 12-22. The motion carried by the following vote, after the following discussion occurred.

Commission Member Sontag questioned a specific charge pertaining to storage and Mr. Talbott confirmed and stated the rate would increase if Commissioners agreed. Chair Hirsch asked if everyone had reviewed the comparison. Commissioners agreed that Port of Valdez is still less cost than other locations.

VOTE ON MOTION:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

3. Approval of a Recommendation to City Council to Approve 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 Swanson moved, seconded by Commission Member Morgan to Approve Recommendation to City Council to Approve Establishing Sublease Rates at the Valdez Pioneer Field Airport Terminal Building and Repealing Resolution No. 10-60 Formerly Naming Sublease Rates and Fees. The motion carried by the following vote, after the following discussion occurred.

Commission Member Swanson stated that the Commission has brought up rate increases multiple times but never passed at City Council. All Commissioners agreed that it is time for an increase. Mr. Talbott stated that a comparison was done with other local business around town. The Airport includes electric and snow removal, to name a few, in the lease so the overall cost for renting at the Airport is a better deal. Mr. Talbott provided a rundown of areas that are currently leases and informed the Commission of upcoming changes and new tenants signing and existing tenants resigning.

VOTE ON MOTION:

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

Excused: 2 - Chair Pro Tempore Stephens, and Commission Member Bouchard

4. Discussion Item: H-K Small Boat Harbor Reconstruction Project Update

Mr. Nathan Duval, Capital Facilities Director, stated that the objective of the discussion was to receive direction on how to move forward with the reconstruction project. The Harbor was approved for a state harbor grant but whether it will be funded is still to be determined. Mr. Duval also proposed to the group to have a smaller subcommittee that would be available on shorter notice to pass ideas through. He also introduced the members from PND Engineers that joined for the discussion.

Commission Member Morgan asked if any other Commissioners replied providing preference of layout sent via email. Mr. Duval stated due to lack of response is why the discussion is needed now to get the general consensus.

Mr. Chip Courtright, PND Engineers Project Manager for reconstruction, explained the alternatives and provided background of what has occurred over the last few months. Advised that the Harbor was selected for the State Grant and other program grants. A site survey was performed as well that helped create several concepts that are being presented for consideration. Mr. Courtright discussed each layout and how each one can increase operations in the Harbor.

Mr. Duval stated after the discuss that alternative layout number five would be used as a base map, he said it may change from what is seen, but the overall objective now is to add a finger and reduce the waitlist and do as little harm as possible to existing harbor customers.

Mr. Ron Rozak, construction manager, advised that the additions will result in an increase in cost that is over the current funding available. He advises that Commissioners need to be aware of ways to

increase funds or have a plan B. Chair Hirsch asked for an estimation on how short the funds are now. Mr. Duval stated there is \$7 million in the harbor maintenance reserve and \$5 million from the State. He stated that it is roughly \$1 to \$3 million dollars short.

Mr. Talbott stated that accommodation will be made for displaced boats during this construction period.

Chair Hirsch asked if there were any other comments or questions pertaining to H through K construction. There was no further questions or comments from Commissioners.

Mr. Courtright presented the options for the Tour Dock. He explained the alternatives and showed the concepts that were created. Mr. Duval stated there are minimal users of the tour dock so he would be sure to work more closely to ensure ideas are collected.

VII. REPORTS

1. Ports and Harbor Commission Attendance Report

Ms. Allie Ferko, Deputy City Clerk, discussed City Council strategic planning session where Boards and Commissions recruiting and attendance was discussed. There are high level things that the Boards and Commissions need to handle. It has been noticed attendance is an issue. Ms. Ferko stated Council discussed being stricter on attendance. She explained the rules regarding quorum and remote attendance. Ms. Ferko explained that staff would track attendance and provide a report so that all Commissioners are aware and able to make decisions about continuing service. She also clarified that this update is across all Boards and Commissions throughout the City.

VIII. COMMISSION BUSINESS FROM THE FLOOR

Chair Hirsch opened the floor for business from Commissioners.

Commission Members Swanson, Steed, Morgan, and Sontag stated no business.

Chair Hirsch asked that everyone drive around the North Harbor and look at the uplands to see how much stuff is around. He is simply mentioning the need for storage. He said it would be a good idea for the lift to be able to cross the street over to the extra lot. If Copper Valley would bury the power lines it would allow this option.

IX. ADJOURNMENT

There being no further business, Chair Hirsch adjourned the meeting at 9:09 p.m.



Legislation Text

File #: 22-0253, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Special Meeting Minutes of January 31st, 2022

SUBMITTED BY: Karisa Friend, Ports and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve Ports and Harbor Commission special meeting minutes of January 31st, 2022

SUMMARY STATEMENT:

Ports and Harbor Commission special meeting minutes of January 31st, 2022 attached for review and approval

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City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Monday, January 31, 2022

5:00 PM

Special Meeting

Council Chambers

Ports and Harbor Commission

REGULAR AGENDA - 5:00 PM**I. CALL TO ORDER**

Chair Pro Temp Stephens called the meeting to order at 5:00 p. m. in the Valdez City Council Chambers

II. ROLL CALL

Present 5 - Chair Pro Tempore Colleen Stephens
Commission Member Mark Swanson
Commission Member Alan Steed
Commission Member Ryan Sontag Jr.
Commission Member Monty Morgan

Excused 2 - Chair Stu Hirsch
Commission Member Tim Bouchard

Also Present 2 - Director Ports and Harbor Jeremy Talbott
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 Valdez City Council to Adopt Resolution 22-09 - Adopting Terminal Tariff No.101-22 and Repealing Resolution No. 21-51**

MOTION: Commission Member Steed moved, seconded by Commission Member Swanson, to approve the Recommendation to Valdez City Council to Adopt Resolution 22-09 - Adopting Terminal Tariff No.101-22 and Repealing Resolution No. 21-51 . The motion carried by the following vote after the following discussion occurred.

Mr. Talbott stated the addition in the Tariff is giving some clarification on a competitive rate for Wharfage that would come across the Valdez Container Terminal dock. The second item is in case there is no exclusive use on the Terminal in the future and it will allow for charging.

Chair Pro Temp Stephens asked Commissioners if they have any questions. Commission Member Morgan asked for clarification on the specific item where the adjustment was made.

Commission Member Swanson pointed out a specific page had a typo on the Summary Statement of the Tariff. Mr. Talbott stated that would be corrected before being sent to City Council.

There being no further discussion, Chair Pro Temp Stephens invited a vote on the motion:

VOTE ON THE MOTION:

Yays: 5 - Chair Pro Tempore Stephens, Commission Member Swanson, Commission Member Steed, Commission Member Sontag, and Commission Member Morgan

Excused: 2 - Chair Hirsch, and Commission Member Bouchard

V. COMMISSION BUSINESS FROM THE FLOOR

Chair Pro Temp Stephens opened the floor for business from Commissioners.

Commission Members Steed, Sontag, and Swanson stated no business.

Commission Member Morgan stated he would like to recommend adding a bench or benches memorializing Diane Kinney at Harbor and/or Airport.

Mr. Talbott said he was waiting for information to finish through Council level and there is an idea to do a bench for Diane and Linda Brandenburg together.

Chair Pro Temp Stephens stated she had no business.

VI. ADJOURNMENT

There being no further business, Chair Pro Temp Stephens adjourned the meeting at 5:07 p.m.



Legislation Text

File #: 22-0254, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Regular Meeting Minutes of February 7th, 2022

SUBMITTED BY: Karisa Friend, Ports and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

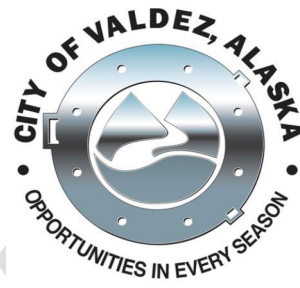
Approve Ports and Harbors Commission regular meeting minutes of February 7th, 2022.

SUMMARY STATEMENT:

Ports and Harbor Commission regular meeting minutes of February 7th, 2022 attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Monday, February 7, 2022

7:00 PM

Regular Meeting

Council Chambers

Ports and Harbor Commission

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

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

II. ROLL CALL

Present 6 - Chair Pro Tempore Colleen Stephens
Commission Member Mark Swanson (Go-To-Meeting)
Commission Member Alan Steed
Commission Member Tim Bouchard
Commission Member Ryan Sontag
Commission Member Monty Morgan

Excused 1 - Chair Stu Hirsch

Also Present 3 - Director Ports and Harbor Jeremy Talbott
Harbor Master Sarah Von Bargaen
Office Manager Karisa Friend

III. PUBLIC BUSINESS FROM THE FLOOR

Chair Pro Temp Stephens called for any public business from the floor. Ms. Nikki Newcome, Valdez Harbors live-aboard, asked that an agenda item for the next Port and Harbor Commission meeting be added to revisit live-aboard fees. Mr. Jared Van Putten, also a Valdez Harbors live-aboard, agrees that he would like the \$75.00 fee discussed at the next Commission meeting and that he is opposed to it. Chair Pro Temp said that this topic would be scheduled to discuss.

IV. NEW BUSINESS**1. Replacement Design of H-K Floats and the Tour Float**

Chair Pro Temp Stephens introduced Nate Duval, Capital Facilities Director. Mr. Duval stated this project is being brought back to the Commission for review and he is looking for feedback about the reconfiguration. He said a big piece of the puzzle is adding float L. This will help with the waitlist and getting customers into slips. Another reconfiguration is H float and the transient moorage side. Also, there will be T's at the end of each float for additional transient moorage. Mr. Duval confirmed there would be no displacement of vessels with the reconfiguration. Ms. Von Bargaen added that with the H float reconfiguration the larger size boats would be moved to another location in either basin, there is space available, so no one will lose a slip, would just be moved. Mr. Duval asked for any questions. There being none, he continued.

Mr. Duval stated material costs have increased adding about a \$1 million to the project. The scope for launch ramps was included in the design, so it is H-K replacements, Tour Dock replacement, utilities on A-G floats and the launch ramps were all a part of the design scope of work. Mr. Duval said the plan is to go for Fish and Game grant money to help with the launch ramp which is on a different timeframe. Tour dock is on the same timeframe and a few options have been explored, also added a 110' ADA gangway. Also replacing a 55' gangway with an existing 65' gangway. Overall trying to be efficient with resources and funds. Mr. Duval

continued by saying a conversation was had with Crowley about the fuel float and they have operational decisions to make. He paused for questions about the Tour Dock.

Commission Member Steed asked about the tour dock floats, clarification on finger extensions and width. Overall decision is for snow removal efforts along with ADA specifications on the extended gangway.

Commission Member Swanson says the diagram shows an 86' gangway, but will actually be a repurposed 65' gangway. Mr. Duval confirmed that the diagram is not entirely up-to-date. Chair Pro Temp Stephens mentioned a staging platform at the top of the 65' gangway. Mr. Duval confirmed correct.

Chair Pro Temp Stephens asked for any additional comments or questions.

Mr. Duval said another area that has been discussed is height of floats off of the water. He said it is currently designed to match what is in the South Harbor, which is 18". It has been mentioned to drop Tour Dock to 15", they are weighing the options on leaving it at 18". More are in favor of taller floats. Mr. Talbott said with snow load, taller is better. Mr. Duval said PND Engineers calculated about a 3" loss over the life span of the floats.

Chair Pro Temp Stephens asked about a cover over the staging area at the top of Tour Dock for customer considering many people gather there. She said it is a service issue. Mr. Duval said at this point nothing is designed, there is more of an evaluation needed of that pier to make sure it is structurally capable.

Ms. Von Barga asked Chair Pro Temp Stephens if the change in dock height would have an impact on the stair and ramp set-up onto their vessels. She deferred to an employee that is present that stated it would.

Commission Member Swanson said that he would like to hear the perspective from Chair Pro Temp Stephens and Commission Member Steed on the extension of the floats. Commission Member Steed said he is happy with just the pilings, he said it would make it nice to have more of an angle. He said it is not really a problem, in the winter it would just add snow removal. Chair Pro Temp Stephens said it is about safety for the line handlers and gives more access to the boat safely. Commission Member Steed said the finger where the pilot boat is at, the finger is not wide enough for the bobcat to get down for the snow removal efforts.

Commission Member Sontag asked about a new sewer pump out. Mr. Talbott stated staff has requested a new deluxe machine. The topic is in discussion.

Mr. Duval stated currently the price tag is about \$13 million, there is \$6 million in a reserve account for this project, and if awarded additional funding that would be about \$5 million, so overall it would still be short a few dollars. Mr. Duval thinks the overall improvements are worthwhile. He wants to make sure it is functional and useable.

Chair Pro Temp Stephens opened the floor for public comment concerning the Tour Dock.

Mr. Tim Duffy, Owner of Pangaea Adventures, commented on the finger dock/slips where they keep kayaks in the water. He mentioned the wooden dock along the sea wall and avoiding raised wooden sections on the side where they get in and out of kayaks. Mr. Duval said it is going to be segmented bull rail sections not continuous. Mr. Talbott said the Engineers can be asked to look at the options, just cannot have cleats on top of bull rails. Mr. Duffy said from the water taxi side, the bull rails are beneficial.

Ms. Amanda Bauer, operator at Stan Stephens Cruises commented on the metal steps that on the floor of the gangway, the Customers like them and its added security when going up and down.

Chair Pro Temp Stephens opened the floor for public comment concerning H – K docks.

No comments made from the public.

Commission Member Swanson commented on elevation of H through L floats, if there is going to be a different height for them. Mr. Duval said they will be higher, at 18" like South Harbor, with a segmented bull rail.

Ms. Von Barga mentioned she had heard about having a step in between the boat and bull rail to help with the transition of getting on to the dock.

Mr. Duval said procedurally it is at about 50% design phase and once it reaches 65% design phase it is not ideal to be changing options. It then has cost impacts and it becomes greater. It is currently still on paper so some updates can be made.

Mr. Duval said the last part of this is that there will be a lot of disruption. The hope is to send to bid this summer, so materials can arrive before winter and most work can happen in the late fall, winter into early spring timeframe, but there will be a fair amount of displacement and disruption. Making an effort to get the project going and will provide updates on what to expect and when to expect it. Also still looking for other grant opportunities and it is up to Council on whether to pay cash or not. Pushing forward as though to start next winter.

Chair Pro Temp Stephens stated if anyone online or present has questions or additional comments to email Ms. Von Barga, Harbormaster. Mr. Duval said they looking for any major comments or concerns within the next 2 to 3 weeks.

Mr. Talbott stated the Waterfront Master Plan calls for a sheet pile behind the H – K area. Which is a long term item, not a short term item.

Chair Pro Temp Stephens asked for any additional comments or questions from Commissioners, there being none she closed the new business item.

V. REPORTS

1. Directors Report

Chair Pro Temp Stephens commented that Mr. Talbott's report is attached to the agenda and asked if there were any questions or comments concerning his report. There were none.

VI. COMMISSION BUSINESS FROM THE FLOOR

Chair Pro Temp Stephens opened the floor for business from Commissioners.

Commission Members Swanson, Steed, Sontag and Bouchard stated no business.

Commission Member Morgan was curious about the topic from last work session and doing something for Linda Brandenburg and Diane Kinney, he asked if anything was decided. Mr. Talbott said the Clerk has been out of town and is the one that spearheads the process. Regardless of what the City does, Port and Harbor will still do something for them. Mr. Duval

spoke up and mentioned there is something in the works for a proclamation during the Celebration of Life.

Chair Pro Temp Stephens had no business.

VII. ADJOURNMENT

There being no further business, Chair Pro Temp Stephens adjourned the meeting at 7:38 p.m.

DRAFT



Legislation Text

File #: 22-0255, **Version:** 1

ITEM TITLE:

Ports and Harbor Commission Regular Meeting Minutes of April 18th, 2022

SUBMITTED BY: Karisa Friend, Ports and Harbor Office Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

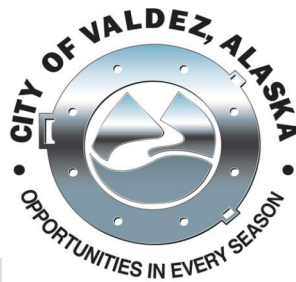
Approve Ports and Harbor Commission regular meeting minutes of April 18th, 2022

SUMMARY STATEMENT:

Ports and Harbor Commission regular meeting minutes of April 18th, 2022 attached for review and approval

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Monday, April 18, 2022

7:00 PM

Regular Meeting

Council Chambers

Ports and Harbor Commission

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

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

II. ROLL CALL

Present 5 - Chair Stu Hirsch
Chair Pro Tempore Colleen Stephens
Commission Member Mark Swanson
Commission Member Alan Steed
Commission Member Monty Morgan

Excused 2 - Commission Member Tim Bouchard
Commission Member Ryan Sontag

Also Present 3 - Director Ports and Harbor Jeremy Talbott
Harbormaster Sarah Von Barga
Ports and Harbor Office Manager Karisa Friend

III. PUBLIC APPEARANCES**1. Report: Peter Pan Seafoods Season and Future Plans Update**

Mr. Talbott stated the Peter Pan Seafoods representative was unable to attend this meeting, but his intent was to inform the Commission of their summer plans. A specific reason for an update is because they received a letter from DEC about their disposal process, so they'll be coming up with a plan to stop dumping offshore.

IV. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

V. NEW BUSINESS**1. Discussion Item: Airport Space Update**

Mr. Talbot stated the Airport has 100% occupancy with a waitlist. He asked if the Commission was ok with managing a waitlist without a fee. He said that someone is interested in the tower with stipulations to not interfere with current operations in the space.

Commission Member Swanson asked if it would be possible to move some of the City Departments out of the Airport and Mr. Talbott stated there would probably only be one of the departments that could be moved. Due to the size of the other departments it would be more difficult to move them.

Mr. Talbott also stated that all businesses are busy and new ones coming in will be busy during the ski seasons.

Chair Hirsch stated that every year a rate comparison is done and it shows how much space the City Departments utilize, he asked if the departments did have to pay would it show better financially. Mr. Talbott said that there would still need to be some subsidizing.

2. Approval of a Recommendation to City Council Authorizing a Lease with Harris Sand & Gravel for 4380 McKinley Street, Parcel B, ATS 10 Owned by the City of Valdez

MOTION: Commission Member Stephens moved, seconded by Commission Member Swanson to approve the Recommendation to City Council Authorizing a Lease with Harris Sand & Gravel for 4380 McKinley Street, Parcel B, ATS 10 Owned by the City of Valdez. The motion carried by the following vote, after the following discussion occurred.

Commission Member Morgan asked about the way the boundary is being moved and if it is approved to change the lot. Kate Huber, Planning Director addressed the question by stating the boundary is not changing of the lease area. It has been noted in the image it could appear the leased area is extending, but it is not and will be addressed with updated imagery and new technology at a later time.

Commission Member Swanson asked about the staff recommendation given it is a 20 year lease, periodically the land needs appraised to have rental value established. This states it is not applicable for appraisal fees. He said if the applicant is not going to pay for these fees and that goes against City policy. Ms. Huber said it is something dictated by City code and not something that would typically change. Nicole LeRoy, Planner stated that the applicant understands it is a required fee and required every 5 years to be reappraised to adjust fair rental value. Ms. Huber said it will be made clear to Council what the applicant is approving.

Commission Member Swanson also noted the requirement of PPE while on and working on the property. Commissioners agreed that it should be on the lessee to ensure the company employees are following proper protocol. Ms. Huber stated she would pass on Commission comments and concerns to City Council.

There being no further discussion, Chair Hirsch invited a vote on the motion:

VOTES ON THE MOTION:

Yays: 5 - Chair Hirsch, Chair Pro Tempore Stephens, Commission Member Swanson, Commission Member Steed, and Commission Member Morgan

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

3. Discussion of Harbor Rates and Fees for Use of Facilities in the Valdez Harbors

Chair Hirsch opened this item for discussion. Mr. Talbott stated that City Council passed the rates and fees and since it was passed there has been emails with feedback from users. This is currently being brought back to the Commission for discussion again. Commission Member Swanson asked if there were any other issues with other rates.

Ms. Von Bargen stated she did forward on all the feedback she received to the Commissioners.

Josh McDonald, Valdez Harbor Resident, stated he is speaking to the new harbor live aboard fee. He stated the \$75.00 fee is the concern and he didn't understand why the Harbor Residential Surcharge was not adjusted instead. Mr. McDonald read his list of concerns, there was no notice for comment about the new fee and it seemed to come out of nowhere, in the new live aboard policy this fee was never listed, in the past it was stated that no additional fees would be added and he wanted to know why this user group needs to be more responsible for the facilities when the public uses them for free. He felt this fee is unnecessary and the Harbor Residential Surcharge is minimal and more reasonable.

He said it would make more sense to adjust that fee.

Mrs. McDonald also stated another concern is additional fees be applied without notice.

Commission Member Swanson stated there are proposals brought to the Commission first. He said Valdez is cheaper across the board on all rates and fees and the Commission is looking to gradually increase over the years. At each of these events new fees are addressed.

Mr. McDonald said he has visited Harbors all over the world and lived on his boat. He stated in California marinas charge \$400 to \$500 a month to be a live aboard. So it is something other harbors do, but this is Valdez Alaska. He asked if this is something to really do, to copycat other places do or should this place be kept a little freer and less government control over things.

Commission Member Swanson said that is exactly why the Commission wants to hear from harbor users. He said the Commission has proposed fee changes to make the harbor pay for itself and pay for maintenance and it has been rejected by City Council and the Council says to subsidize the harbor a little bit. Commission Member Swanson said that in the end the Commission doesn't decide anything, it all gets taken to City Council and they decide.

Mr. McDonald stated he spoke with one City Council member and it was mentioned they just passed the rates and fees without being aware of this particular charge affecting this user group. He said City Council didn't know about this fee.

Commission Member Swanson asked about the Harbor Residential Surcharge and if it is part of the Harbor Rates and Fees. Ms. Von Barga stated that charge was a separate resolution passed in 2000 and there is not a lot of history or information about the charge. She also mentioned she cannot dictate what the City Council reads or does not read in the resolution because all documentation is provided including redlined versions that show changes.

Mr. Talbott stated this is not a live aboard issue, this was a fees and charges discussion that affected the live aboards but all fees across all facilities was raised. All requirements of notification were followed and the Harbor has followed the appropriate procedures.

Chair Hirsch commented on Mr. McDonald's question about generating more fees. He referred to a commercial fee that now affects his business and operations. All fee increases affect everyone.

Commission Member Swanson stated that the Commission has attempted to be very mindful of being slow and incremental of the price increases.

Mr. Talbott explained the process if the Commission decided to change or remove this fee. He said that it is the Harbor's goal to have funds available to replace and repair facilities.

Ms. Nikki Newcome, Valdez Harbor Resident, stated that the new harbor fee was not a gradual increase like moorage. She said the Harbor Residential Surcharge goes into the City fund in lieu of paying taxes and she understands that. She knows that the fees go into different accounts for different purposes. She has recommended the increase of the surcharge to put these users more in line with the

people who pay City taxes.

Mr. Talbott clarified the only user group that is putting money toward future replacements and repairs is the commercial fisherman which comes out of the annual fish tax. These specific funds being discussed go into the general fund.

Mr. Talbott also reiterated that the harbor live aboards were not singled out in this process of raising fees. He also said that the live aboards have valid points to address. Ms. Von Barga agrees that either the Harbor Residential Surcharge or this live aboard fee can be adjusted.

Chair Hirsch asked if there were any comments from Commissioners.

Mr. McDonald asked about the revenue and the reason to raise rates to meet the revenue need. Commission Member Swanson stated that there is a larger picture and the task of the Commission is to be good stewards of the infrastructure and of the Harbor and responsive to the needs of the citizens and harbor users. He stated there is no single fee in the harbor that will pay the way for improvements.

Commission Member Steed reiterated that the live aboards were not the only ones to receive an increase in rates. Commission Member Stephens stated she understands what the live aboards are saying and sees the oversight and will address it pertaining to the Harbor Residential Surcharge and the new live aboard fee.

Commission Member Morgan stated it appears the Harbor Residential Surcharge has been the same amount since 2000. He said if this fee is raised to what it should be based on percentages then this becomes the 75.00 fee that is in place. He said the Surcharge could be much higher if bringing it up to today's rates.

Mr. Talbott asked for 3 volunteers from the Commission and 2 live aboards to form a small group to further discuss this fee and then to bring it to Council. He stated that the live aboards have been heard loud and clear and this will be addressed.

Ms. Colleen Stephens, Stan Stephens Cruises wanted to provide comment about the rates. She wanted to respond to the commercial per head fee, she heard a lot of feedback about this fee that will take place in 2023. She stated that pertaining to her business in particular that bookings are done a year in advance so in order to capture that fee from the passengers it needs to be decided in advance.

Chair Hirsch asked if there were any comments from Commissioners.

4. Discussion of Lease Space for Privately Owned Vending Machines on Port & Harbor Property

Kaitlin Kramer, Valdez Resident, stated that she has two vending machines that she would like to install at the Harbor facilities, one at North Harbor and one at South Harbor. She explained the variety of items that the machine could hold and her idea of what to provide. She provided information on the logistics of placement, operation, and use of electric. She confirmed that she owns the machines and will be responsible for maintaining and cleaning them and can monitor them remotely.

Commission Member Swanson asked about the planned location of the machines and if they are covered by security cameras to deter vandalism. Ms. Kramer confirmed there are internal cameras that will be installed within the units themselves, but she does hope that maybe at some point external cameras would be placed around the area at North Harbor. She was informed that at South Harbor there is a possibility it will be within the scope of existing security cameras.

Chair Hirsch asked how long she has done this venture. Ms. Kramer said this is her first time to do this. He also asked if she plans on maintaining them year round. Ms. Kramer said that with these machines she can access them remotely so she will be able to monitor sales and any errors that would occur.

Commission Member Steed asked about her timeframe. Ms. Kramer said that the machines are on order and they will hopefully arrive within the next few weeks.

Ms. Von Barga confirmed there is a space lease agreement in the works and once approved, will be signed and executed.

Chair Hirsch asked for any additional comments or questions from the Commission.

VI. REPORTS

1. Report: SBH H-K Major Reconstruction: 65% Design Update

Nate Duval, Capital Facilities Director, wanted to provide an update on the progress and now PND Engineers has completed 65% of the design drawings. Mr. Duval said he wanted to point out the cost of construction is so unpredictable right now, so trying to find ways to mitigate risk and minimize cost as much as possible. He also stated that the budget is currently short on funds but the effort will be made to maintain it and accomplish all requests.

Chip Courtright, PND Engineers provided a verbal overview of the written report included in the agenda packet. Mr. Courtright asked for any comments or questions.

Chair Hirsch asked about the seawall float width and Mr. Courtright confirmed it will be about 15 feet wide.

Commission Member Swanson asked about electrical service and recommended the outlets being installed meet the needs of the users. He also asked about slips designed as ADA and he wanted to know what the requirements were. Mr. Courtright explained those requirements based on compliance.

Commission Member Stephens commented that she is still looking for a meeting to occur with tour dock users and now that the design has progressed to 65% she wants to ensure this meeting does happen before design completion.

Ron Rozak, project manager, asked Mr. Duval if there is a likelihood the schedule for the project will be extended beyond the current scope. Mr. Duval stated there will be an understanding that this will be a fall/winter of 2023 versus a fall/winter of 2022 start of construction.

Chair Hirsch asked for any additional comments or questions from Commissioners.

VII. COMMISSION BUSINESS FROM THE FLOOR

Chair Hirsch opened the floor for business from Commissioners.

Commission Members Steed and Morgan stated no business.

Commission Member Swanson mentioned the barge loading facility. He said every time the barge loads there is significant BTX vapors in the air and it is near the docks where cruise ships will be docked and near the tour dock in the harbor where other operations take place. He said that since we are trying to be good stewards maybe the Commission could ask if the company would be willing to invest in vapor control because the smell is horrible and could potentially have health impacts. He said it is enough of a deal to bring it to their attention. Due to the vicinity of these docks everyone is affected. Also mentioned having the City send a formal letter if it came to it.

Commission Member Stephens and Chair Hirsch stated no business.

VIII. ADJOURNMENT

There being no further business, Chair Hirsch adjourned the meeting at 9:07 p.m.



Legislation Text

File #: 22-0256, **Version:** 1

ITEM TITLE:

Peter Pan Seafoods, Public Appearance

SUBMITTED BY: Jeremy Talbott, Ports and Harbors Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Public Appearance only, no action required.

SUMMARY STATEMENT:

Vice President Jon Hickman, from Peter Pan Seafoods will be calling in to give an update for the upcoming 2022 commercial salmon season. Vice President Hickman will also touch on future plans for the Valdez plant, and be available to the Commission for questions.



Legislation Text

File #: 22-0257, **Version:** 1

ITEM TITLE:

Discussion: Valdez SBH Boat Ramp Concepts

SUBMITTED BY: Austin Rake, Capital Facilities Project Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

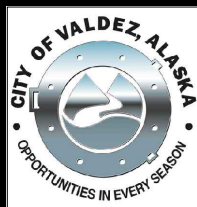
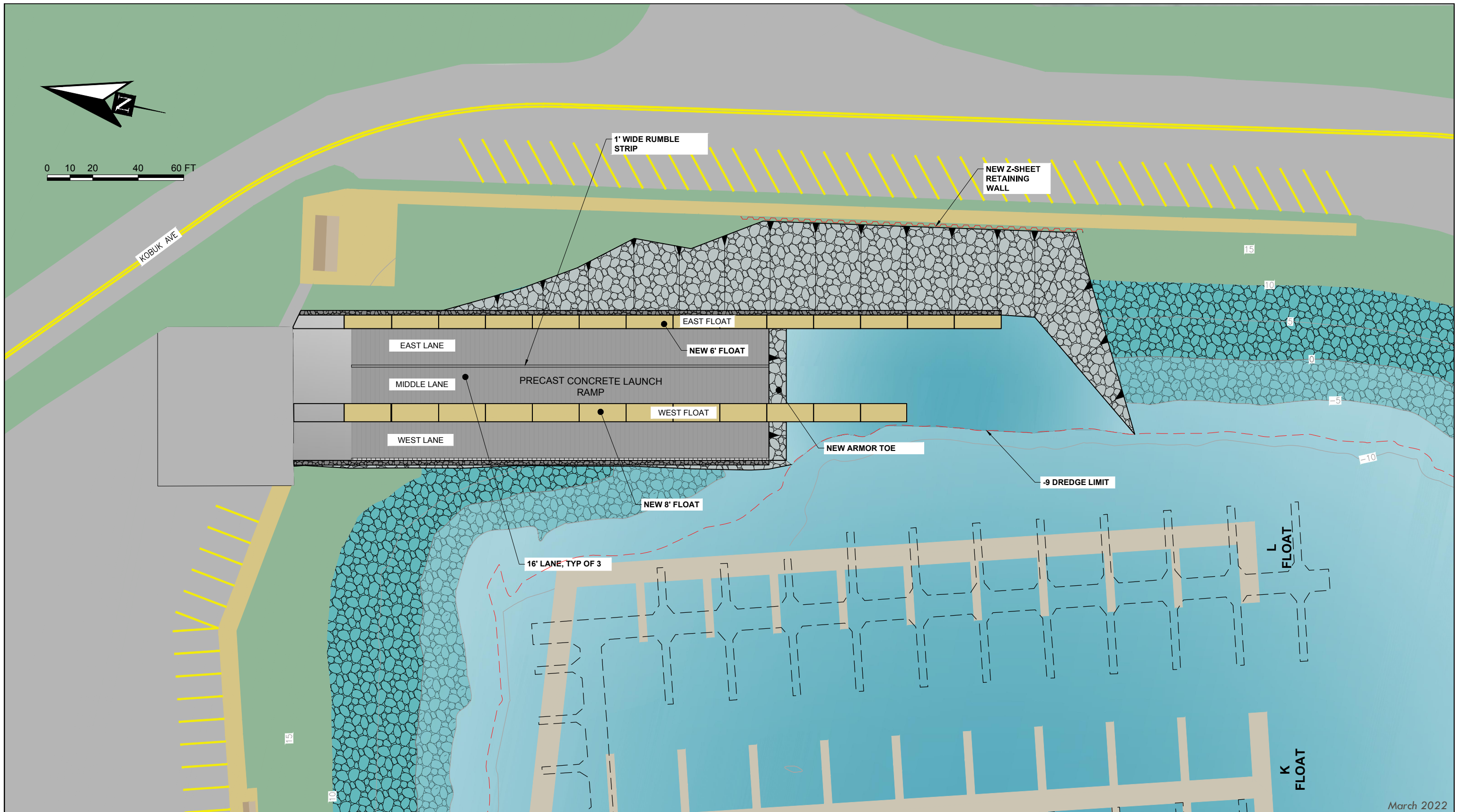
RECOMMENDATION:

Discussion Item Only

SUMMARY STATEMENT:

As part of the Valdez SBH H-K Major Reconstruction project the City of Valdez has submitted grant applications through ADF&G and others to receive funding for a new and improved Launch Ramp. Increased lane widths, longer floats, as well as the addition of rip rap and sheet pile along the edge of the launch ramp are some of the designs that have been explored.

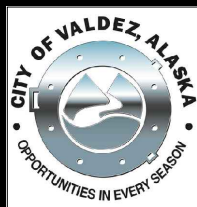
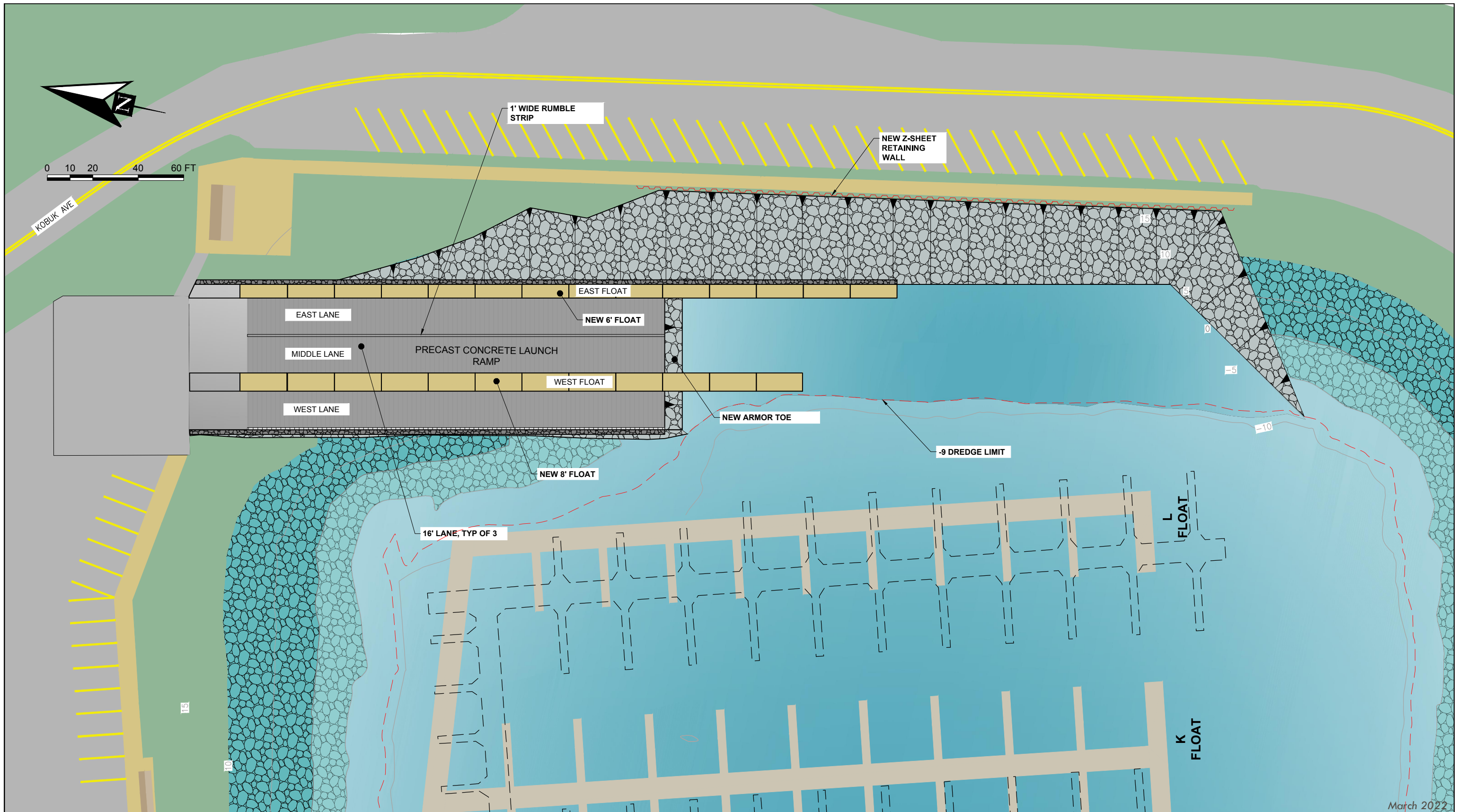
PND Engineers INC will be presenting their concepts at the upcoming Ports and Harbor commission meeting.



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ENGINEERS, INC.

SITE PLAN - OPTION 1

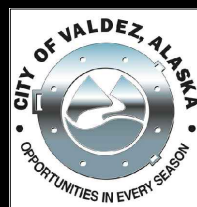
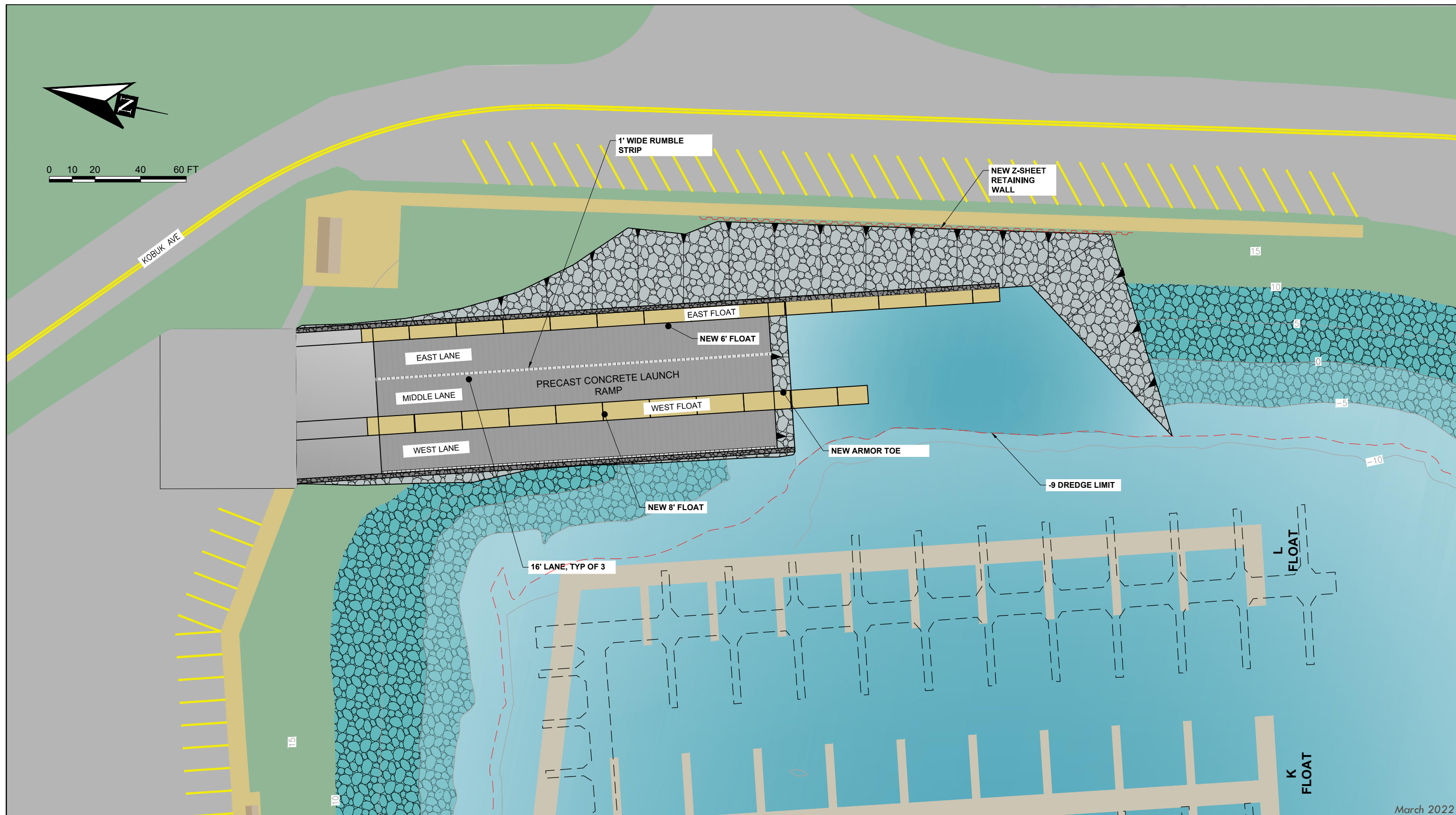
VALDEZ BOAT LAUNCH RAMP CONCEPTUAL DESIGNS



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ENGINEERS, INC.

SITE PLAN - OPTION 2

VALDEZ BOAT LAUNCH RAMP CONCEPTUAL DESIGNS

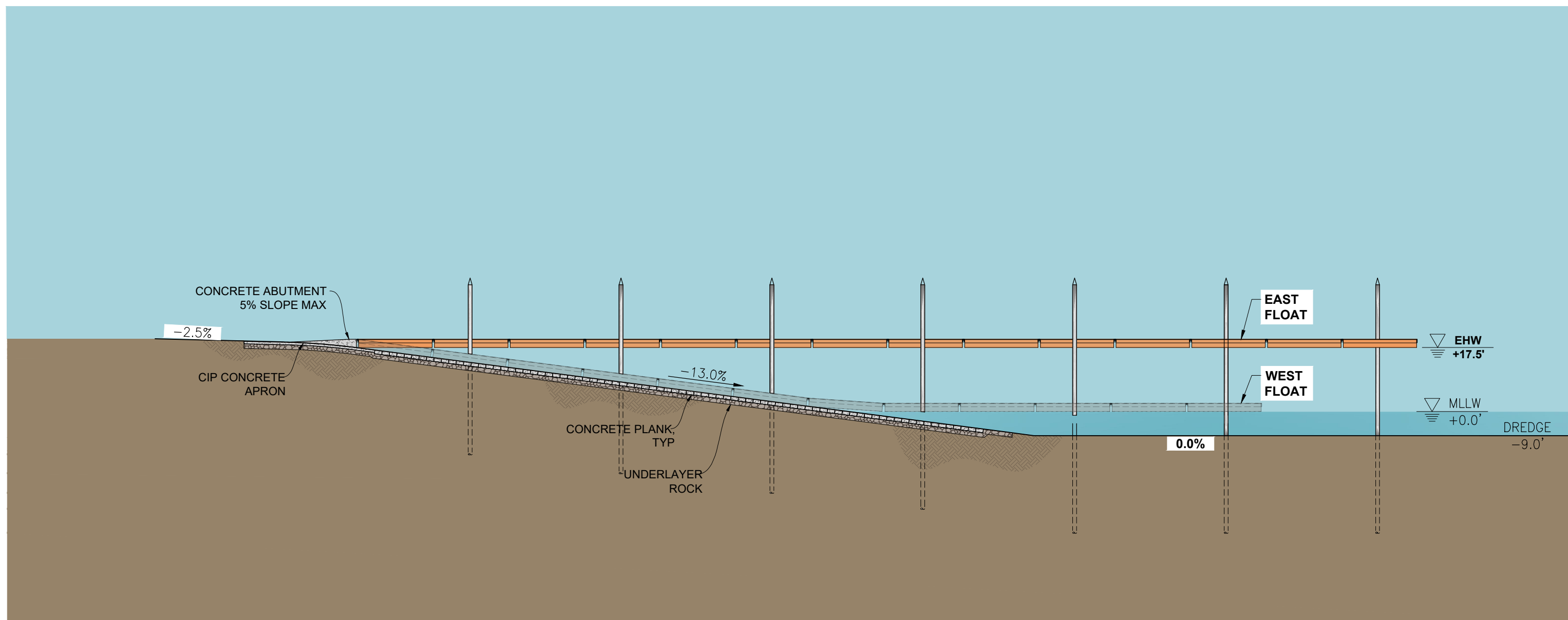


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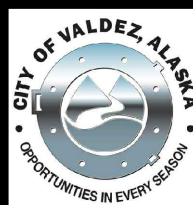
SITE PLAN - OPTION 3

VALDEZ BOAT LAUNCH RAMP CONCEPTUAL DESIGNS

March 2022



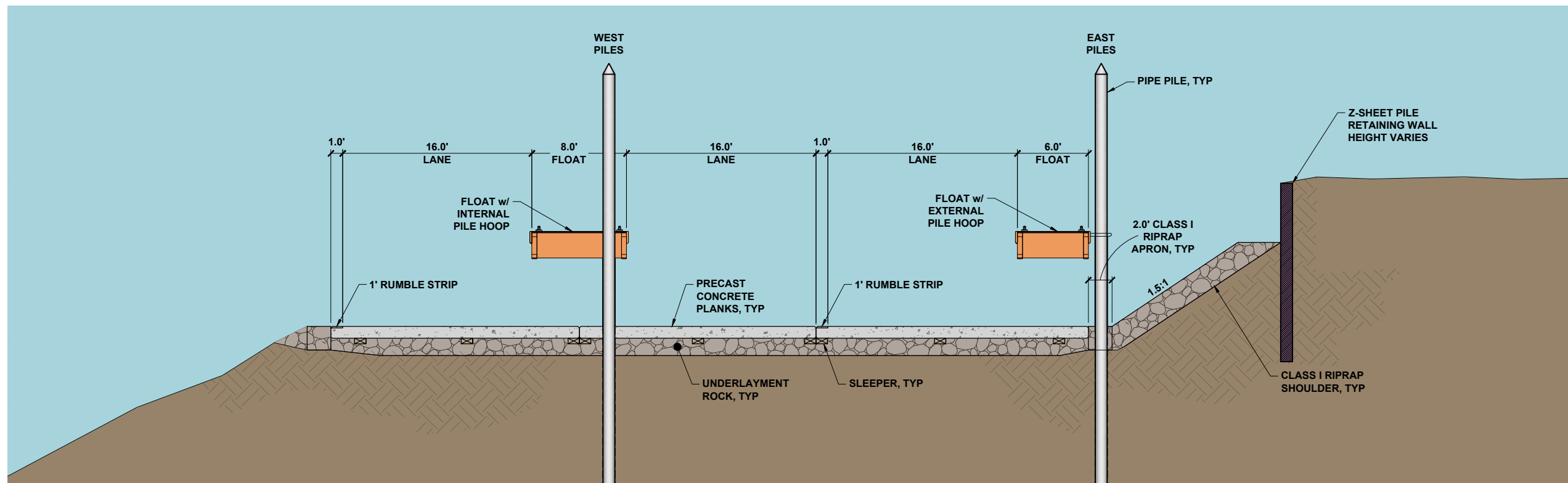
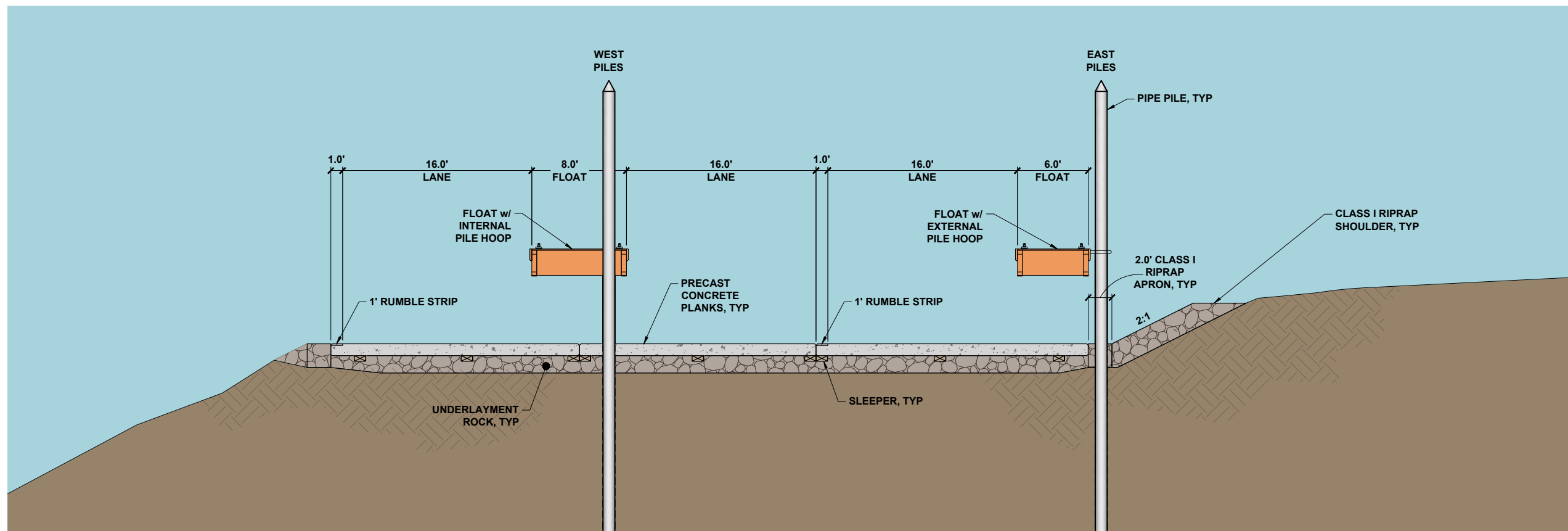
March 2022



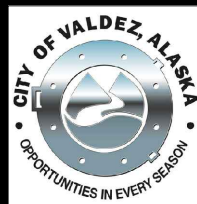
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ENGINEERS, INC.

LAUNCH PROFILE (NTS)

VALDEZ BOAT LAUNCH RAMP CONCEPTUAL DESIGNS



March 2022



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ENGINEERS, INC.

TYPICAL SECTIONS

VALDEZ BOAT LAUNCH RAMP CONCEPTUAL DESIGNS



Legislation Text

File #: 22-0258, **Version:** 1

ITEM TITLE:

Resolution of support for the USDA Partnerships for Climate Smart Commodities Grant application

SUBMITTED BY: Martha Barberio, Economic Development Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Recommend to City Council to Approve

SUMMARY STATEMENT:

The Alaska Blue Economy Center (ABEC) at the University of Alaska Fairbanks (UAF) has convened a team that includes the City of Valdez, University of California (UC) Davis, Blue Evolution, a broad consortium of Alaska Native stakeholders, the Alaska Conservation Foundation, and others to apply for the USDA Partnerships for Climate Smart Commodities grant.

This grant application proposes to pilot and scale various seaweed processing technologies and develop markets for these products. UC Davis is the lead investigator and one of USDA's primary grantees. As such, they have the public private partnerships in place to pilot and commercialize products that could be sold into large-scale markets including animal feed, fertilizer, building materials, carbon credits, etc. that would then be primed for the Alaska seaweed industry to sell into as a whole. Similar parallel market development programs will also be created within Alaska in partnership with UAF. The grant also serves as an opportunity to develop the relationship between the University of California and University of Alaska.

While seaweed production will be initially focused in Kodiak, the epicenter for Alaskan seaweed mariculture to date, the grant funds the strategic development of seaweed mariculture in Prince William Sound and positions Valdez as the future hub for this growth. ABEC will work closely with the City of Valdez and community stakeholders to shepherd this process. Technology and knowledge transfer from Kodiak to Valdez are a key component of this work. The grant would fund a new Sea Grant mariculture position, based in Valdez, to serve all of PWS and also provide funding for the Prince William Sound College to engage with project partners. ABEC will work with entrepreneurs interested in becoming seaweed farmers to facilitate access to training and capital, while also

developing relationships with seaweed processing companies to build out the regional supply chain.

CITY OF VALDEZ, ALASKA

RESOLUTION NO. 22-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA,
SUPPORTING USE OF THE VALDEZ GRAIN TERMINAL AS MATCHING
RESOURCES FOR GRANT FUNDED MARICULTURE-RELATED
DEVELOPMENT

WHEREAS, The City of Valdez is a founding member of the Alaska Mariculture Alliance (AMA), which is a private non-profit organization established in June 2021 with a mission to “develop and support a robust and sustainable mariculture industry, producing shellfish and aquatic plants for the long-term benefit of Alaska's economy, environment and communities;” and

WHEREAS, The City of Valdez is a municipal member of the Alaska Fisheries Development Foundation (AFDF), which is a nonprofit representative of harvesters, processors and support sector businesses that identifies opportunities common to the Alaska seafood industry and collaborates with coastal communities, research institutes and government agencies to develop effective solutions with shared benefits; and

WHEREAS, in October 2021, The City of Valdez coordinated and hosted an AFDF-sponsored tour with the goal of increasing the capacity of seaweed processing in Alaska; and

WHEREAS, as part of the COV-AFDF October 2021 Valdez visit, local, state, Tribal, university and seafood industry leaders engaged with international seaweed processing experts in a series of visits to local sites of relevance to mariculture development; and

WHEREAS, it has been identified by industry experts that the Valdez Grain Terminal is a potentially significant asset for use in secondary processing of macroalgae (kelp and seaweed), and which is unique infrastructure among coastal Alaskan communities considered for shore-based macroalgae processing; and

WHEREAS, The Alaska Governor's Mariculture Task Force recommended that mariculture stakeholders utilize existing Alaska assets and infrastructure; and

WHEREAS, The City of Valdez is engaged with The University of Alaska Fairbanks Alaska Blue Economy Center (ABEC) and has convened a team that includes, University of California (UC) Davis, Blue Evolution, a broad consortium of Alaska Native stakeholders, the Alaska Conservation Foundation, and others to apply for the USDA Partnerships for Climate Smart Commodities grant (Grant); and

WHEREAS, the Grant application proposes to pilot and scale various seaweed processing technologies and develop markets for these products. UC Davis is the lead investigator and one of USDA's primary grantees. As such, they have the public private partnerships in place to pilot and commercialize products that could be sold into large-scale markets including animal feed, fertilizer, building materials, carbon credits, etc. that would then be primed for the Alaska seaweed industry to sell into as a whole.

WHEREAS, similar parallel market development programs will also be created within Alaska in partnership with UAF. The Grant also serves as an opportunity to develop the relationship between the University of California and University of Alaska.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ that

Section 1. The City of Valdez, subject to all required appropriations and approvals from the City Council, will allow partial and pro-rated use of the Valdez Grain Terminal or a portion thereof to support proposed Grant activities, including, but not limited to, the research and development of seaweed-based agricultural feed and fertilizer products.

Section 2. For purposes of in-kind valuation of this partial and pro-rated use of the Valdez Grain Terminal, the City of Valdez, subject to all required appropriations and approvals from the City Council, will commit the use of Port of Valdez infrastructure and in-kind services for the life of the Grant as matching resources for the Grant.

Section 3. Subject to all required appropriations and approvals from the City Council, ABEC will use the Valdez Grain Terminal as part of an AMC-sponsored "Prince William Sound Mariculture Hub" project, which will be managed by ABEC in coordination with the City of Valdez and its stakeholders.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this ____* day of May, 2022.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk



Legislation Text

File #: 22-0259, **Version:** 1

ITEM TITLE:

Kelsey Dock Vending Machine Lease

SUBMITTED BY: Jeremy Talbott, Ports & Harbors Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Discussion Item only, no action required.

SUMMARY STATEMENT:

Owner/Operator Kaitlin Kramer and Ports & Harbor Staff would like to have a discussion with the commission and consider allowing for an additional vending machine to be placed at the Kelsey Dock and Valdez Pioneer Field Airport.

As the Ports & Harbors Commission is aware we have remained strict on the intended uses at the Kelsey Dock during Cruise Ship Port Calls. When cruise lines returned to Valdez we received strong feedback from the “brick and mortar” business sector in town. From that feedback we adopted a strategy of allowing transportation and tour operators to operate from the Kelsey dock uplands but denied several “pop-up” vendors the opportunity to set up along the waterfront facility. The businesses in town were more than happy to allow pop-up style itinerant vendors to set up short term next to their establishments.

We incorporated that feedback into the design strategy when the Kelsey Dock was upgraded in 2018. The design team wanted to create a functional transportation hub when cruise ships were in Port, and a sanctuary/events space for the local residents and shore side visitors. The intent of the facility when passenger ships were in was to get people off of the vessels, and into the downtown business sector as quickly as possible.

We have had strong positive feedback from the cruise lines exit surveys post Valdez port calls. Guest love the fact that they did not feel swarmed with ziplines, retail and “Diamond Vendors”. Guests love our unique world class facilities backed up behind our natural Alaskan waterfront. It sets us apart from every other Alaskan waterfront community when it comes to guest experience.

There is one other user group that did not give feedback and was not strongly considered when the

Kelsey Dock upgrades were in design. This is our summer Salmon tender fleet that often lays into the Kelsey Dock when waiting for openings and dispatch to pick-up a load of salmon from the seine fleet.

Staff would like to gain commissioner feedback on the following items in order to prepare a formal recommendation to the Valdez City Council;

- Do vending machines conflict with intended uses at the Kelsey dock?
- What would be the ideal location should the Commission feel this is an appropriate use of the uplands space?
- Is a standard five-year lease term an appropriate length, with additional extensions?
- Staff has previously discussed this type of contract and business opportunity with Ms. Kramer and the Ports & Harbor Commission in the location of the boat harbors. Should the fees and charges be similar?
- Staff assumes from previous discussions and like uses that the commission is ok with vending machine operations at the boat harbors and airport. Is this correct?

Staff will take the Commissions feedback and return with a formal recommendation for lease/contract approval at the next regular Ports and Harbor meeting.



