

Sitka Port and Harbors Commission Minutes

Wednesday, December 13, 2017 6:00PM
Harrigan Centennial Hall

Port and Harbors Commission Members:

Josh Arnold, Ken Creamer, Melissa Greenhalgh, Dave Gordon,
Michael Nurco, Brendan Jones, Shauna Thornton
Aaron Bean: Assembly Liaison

I. CALL TO ORDER

Chair Nurco called the meeting to order at approximately 6:15pm.

II. ROLL CALL

Present: Chair Michael Nurco, Dave Gordon, Ken Creamer, Josh Arnold, Shauna Thornton,
Brendon Jones (arrived at 6:30pm), Melissa Greenhalgh (excused absence)
Assembly Liaison: Aaron Bean (arrived at 7:25pm)

Staff: Harbormaster Stan Eliason, Office Manager Kristi Jones, Chief Finance and Administrative Officer Jay Sweeney, Municipal Engineer Dan Tadic, Planning Director Michael Scarcelli.

III. CORRESPONDENCE

None.

IV. AGENDA CHANGES

None.

V. PERSONS TO BE HEARD

None.

VI. APPROVAL OF MINUTES

M - Arnold, /S - Gordon moved to approve the October 19, 2017 minutes. Motion carried unanimously.

VII. REPORTS

- 1.) Harbormaster – Harbormaster Eliason, let the Commission know that tomorrow the Harbor Department would be impounding a number of vessels for non-payment and derelict vessel status. Harbormaster Eliason explained that on the outside of float 5, float 6, and the west transient dock at Eliason were built with log-reinforced floats, to serve in two rolls. The first for floatation, the second for a floating breakwater. Harbormaster Eliason showed a corroded bolt that was found during a preventive maintenance check and advised the Harbor Department would be replacing any corroded bolts to stabilize these floats, which he explained were over 20 years old.
- 2.) City Staff – None.
- 3.) Chair – None.
- 4.) Assembly Liaison – None.
- 5.) Other (s) - None

VIII. UNFINISHED BUSINESS

- 1) **Marine Trades annual permit:** The Commission discussed the Marine Trade's annual permit with staff and requested Harbormaster Eliason review permit verbiage with the City and Borough of Sitka's (CBS) Legal Department. Harbormaster Eliason, explained to the Commission that the permit was needed for as many individuals and companies that use the harbor facilities to conduct commercial business. Harbormaster Eliason stated that it was strictly commercial operations that use the facilities for profit. The Commission discussed having two permits. The first permit, would be for a yearly permit (\$400.00 to \$600.00 a year) and the second permit, would be a weekly permit at (\$50.00 a week.) The second permit would be used more for out of towners that only come in for weeks at a time.

Commission members discussed the verbiage needed for the permit. They all agreed that the work areas for the commercial permit would be the Eliason drive down dock, Work float, Crescent net shed, Port Facility, and the new GPIIP dock.

Harbormaster Eliason let the Commission know that he would work with CBS Legal Department to complete the verbiage, as the Commission board members stated, they would talk to the public and trade workers about the cost of the permit.

IX. NEW BUSINESS

- 1) **Moorage rate projection/CIP plan (Jay Sweeney, Chief Finance and Administrative Officer):** CFAO Sweeney, updated the Port & Harbors Commission with the 2017 Capital Improvement Plan. CFAO Sweeney stated that the Harbors Enterprise Fund for 2017 was looking very good. He stated the projected capital for 2017 was \$6,935,000 and the actual revenue generated was \$7,116,000. He said with the Harbormaster, Municipal Engineer and the Commission dedicated to infrastructure reduction, his 2018 yearly rate recommendation was a 5.4% moorage increase. In the last four years the recommendation was over a 6.0% increase. CFAO Sweeney spoke about the Master Plan and explained that the large cost of the plan was driven by the replacement cost of Eliason Harbor.
- 2) **Seaplane base update (Dan Tadic, Municipal Engineer):** Municipal Engineer Tadic updated the Commission with the facts regarding the municipal seaplane float. The current base is approximately 40 years old. The Harbor Department with the Commission and the Assembly approval, put \$175,000 to fix the failing seaplane base in 2016. By doing this the Seaplane base was able to be accepted as a working facility by FAA standards and was accepted back on the NPIAS. (National Plan of Integrated Airport Systems) Municipal Engineer Tadic reminded the Commission of the ongoing FAA recommendations to relocate the facility to an alternate location. This location on Japonski Island is not owned by the CBS and has many explorative talks with the Department of Education (DOE) to either purchase or lease this property. Municipal Engineer Tadic let the Commission know that if the CBS wanted to move forward, the FAA would pay for 93.75% of the project cost and the CBS would be responsible for 6.25%. Commissioner Gordon, asked Municipal Engineer Tadic what the Commission could do to help move the process along. Municipal Engineer Tadic stated that the Commission would take their recommendation to the Assembly and the Assembly would need to speak to local and state representatives.
- 3) **Yacht/Tender Facility piling repair update (Dan Tadic, Municipal Engineer):** Municipal Engineer Tadic explained to the Commission that the 6 pilings that needed to be replaced at the O'Connell Bridge Lightering Facility would be delayed by most likely a year due to the permit process through National Marine Fishing Service (NMFS). The Incidental Harassment Authorization Permit, which relates directly to sea life inside a 7,000 meter range from the

permitted process. The \$80,000 to \$100,000 permit could take up to 9 months to obtain and would allow NMFS to create a study and possibly bring the permitted range to down 2,000 meter range. Municipal Engineer Tadic let the Commission know that not only would the permitting process cost more, but the mobilization fee would increase. The facility would most likely be on the agenda to repair in the early months of 2019.

- 4) **Longliner Lodge tidelands lease 585 Katlian St. (Michael Scarcelli, Planning Director):** Planning Director Scarcelli, spoke to the Commission regarding the new owners at 485 Katlian Street and their proposed projects for the future. The new owners would like to renew the tidelands lease with the CBS as well as lease new tidelands. Planning Director Scarcelli, explained to the Commission that the Planning Department would like to consolidate all the leases in to one combined lease at 485 Katlian Street. The previous owner had three different tidelands leases with the CBS. Planning Director Scarcelli recommended a motion to the Commission to address some of these issues.

M – Jones/S – Arnold moved to recommend approval of a class 3 lease for a portion ATS 15, which are the tidelands adjacent to 485 Katlian Street, the request is filed by MBH properties LLC, DBA as Longliner Lodge. Motion Failed 1-4, with one person abstaining.

- 5) **Transient rates for island dwellers:** Chair Nurco, was approached by a couple who own a 40ft vessel and had a stall in the Sitka Harbor System, they wanted to know what they could do when coming in from their island home once a week for a couple hours to not be charged daily moorage. Harbormaster Eliason and Office Manager Jones, both stated that any vessel tied to the Harbor System would be charged moorage, unless the vessel owner had called and specifically made the Harbormaster aware, they would only be in for 2 hours. Harbormaster Eliason read the secondary boat moorage description to the Commission. Office Manager, Jones explained that if their larger vessel was out of the stall, they would be allowed to tie their smaller vessel in the stall, with no charge. Office Manager Jones explained that if both vessels were tied in the stall, both would be charged for moorage, as the stall was only assigned to the larger vessel.

X. SET NEXT MEETING DATE AND AGENDA ITEMS

- 1.) The next regular meeting would be held Wednesday, January 10, 2018 at 6:15pm.
- 2.) Agenda Items for next meeting;
Unfinished Business: Longerliner Lodge tidelands lease 485 Katlian Street.
(Michael Scarcelli, Planning Director)

XI. ADJOURNMENT

M – Gordon/S – Creamer made a motion that the meeting be adjourned. Motion carried unanimously. Meeting adjourned at 7:37pm.

Attest:
Chuck Hackett, Deputy Harbormaster