



THE CITY OF WHITTIER

Gateway to Western Prince William Sound

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**PORT & HARBOR COMMISSION
REGULAR MEETING
Tuesday, December 3, 2013
COUNCIL CHAMBERS, P-12 BUILDING
6:00 pm**

MINUTES

CALL TO ORDER

Monty Irvin called the meeting to order at 6:00 pm.

OPENING CEREMONY

Monty Irvin led the Pledge of Allegiance.

ROLL CALL

Ed Hedges	Seat A	P
Peter Denmark	Seat B	P
Brad Von Wichman	Seat C	P
Monty Irvin	Seat D	P
Seat E	Vacant	
Seat F	Vacant	
Seat G	Vacant	

ADMINISTRATION PRESENT

Sue Miller, Harbormaster
Thomas Bolen, City Manager
Jennifer Rogers, Deputy City Clerk

PUBLIC CITIZENS PRESENT

David Goldstein

Victor Shen

Matt Kopec joined the meeting telephonically.

APPROVAL OF AGENDA

MOTION: Ed Hedges made a motion to approve the Regular Meeting Agenda of December 3, 2013.

SECOND: Brad Von Wichman seconded the motion.

Ed Hedges Y Peter Denmark Y Brad VonWichman Y Monty Irvin Y Seat E__ F__ Seat G__

VOTE: The vote passed by unanimous decision.

DISCUSSION: None

APPROVAL OF MINUTES

MOTION: Monty Irvin made a motion to approve the Port & Harbor Special Meeting Minutes of November 12, 2013 as is.

SECOND: Brad VonWichman seconded the motion.

VOTE: The vote passed by unanimous decision.

ADMINISTRATIVE REPORTS

A. Harbormaster Report

Sue Miller reported that she has hired a harbor officer to replace the employee that resigned a couple of weeks ago. The new hire was working as a temporary who was trained both inside and outside the harbor.

Sue provided the members a handout of the history rate changes for the harbor. Peter Denmark stated that Sue stopped by his building sometime this summer when there was a 3ft minus tide. He said that there has been a flow of water for years now and added that the wherever the water is coming from, there could be erosion. Sue replied that she will look into this.

B. City Manager's Report

Passenger Float

Tom reported that he has not sent out the RFP for the passenger float yet. The old CIRI dock was an option. Scott Korbe accompanied him to Seward the previous week to look at the CIRI dock. CIRI offered to lease it to the City of Whittier, but it would have to be towed here at the beginning of the season and back at the end of the season. The cost quoted to tow the dock from Seward to Whittier was \$7,000.

Tom stated that it would cost the City \$429,000 to build our own dock. He would be interested in purchasing the float if we can get it for \$150,000. The only problem Tom noticed in having a 150 ft. dock is that we would have a float that is larger in mass and weight.

There was much discussion among the members regarding the dock.

Head of Passage Canal

Drilling and sampling at both harbor sites at the Head of the Bay was completed in late October. There was a smell of diesel fuel. The sample was sent to the lab and it will be analyzed. One hole at the central uplands had contamination. Bedrock was not found, nor was there any contamination in the holes that were drilled at Shakespeare Creek. Army Corps of Engineers will not move forward with a project while there is contamination on site. Another responsible party will have to clean up the contamination before a Corps funded project can move forward. Lab reports and the final reports from the geotech engineers until sometime in February.

The Governor has included \$2 million for the harbor grant in his FY2014 budget. There has been no progress on the finger float replacement. Monty Irvin asked Tom if there is a specific earmark for the \$2 million harbor grant. Tom replied that it was proposed in the grant that their \$2 million and our \$2 million would go towards replacing the floats in the east end. We would replace as much floats as can be achieved with the money.

Tom added that he wanted to purchase the materials by the end of the year and begin building floats by the beginning of the year. We have received one proposal from one vendor to build the three different versions. We need to follow the City Code and this project and we need three different vendors to bid. The floats will be built in-house.

Dave Goldstein asked Tom what are the plans for the east side of the harbor. Will the fingers and floats go into the new design or will the new floats replace the existing floats? Tom replied that he has asked for guidance on this, but hasn't received any. It was his understanding that there is new conversation ongoing that Councilman David Pinguoch is pressing the City Council to make a decision on this matter.

Tom has two plans, he just needs to know which plan to execute. That is not a decision he'll make, but a decision that the City Council will make. There was much discussion regarding the harbor plans among the members.

Peter Denmark asked if there are any other designs for the harbor as he would like to make a recommendation to the Council. The new harbor should allow room for the smaller boats. Brad Von Wichman stated that there have been grants available in the past to replace existing harbors. Tom replied that he will look into this.

Peter Denmark reported that a representative of the ARR attended the last City Council meeting to discuss land trades.

MOTION: Monty Irvin made a motion to make a recommendation to the City Council to choose the modern version of the harbor rebuild.

SECOND: Ed Hedges seconded the motion.

Peter Denmark stated that he'd like to amend the motion by adding that the modern version of the harbor rebuild include launching at the head of the bay.

Ed Hedges Y Peter Denmark __ Brad VonWichman Y Monty Irvin Y Seat E __ Seat F __ Seat G __

VOTE: The vote passed unanimously

Thomas Bolen recommended that the Port & Harbor Commission submit a written request to the City Council regarding this motion. Monty Irvin asked Deputy Clerk, Jennifer Rogers, to write a resolution.

Thomas Bolen stated that he submitted an application to build a launch ramp. He is unsure as to whether or not we can get funding from EDA. It might be necessary to submit a plan first.

OLD BUSINESS

A. Facility Assessment-

Covered in City Manager's Report

B. Passenger Floating Dock Repairs-

Covered in City Manager's Report

NEW BUSINESS

A. Swear in New Member Matt Kopec

MOTION: Monty Irvin made a motion to postpone swearing in Matt Kopec until he is present.

SECOND: Peter Denmark seconded the motion.

Ed Hedges Y Peter Denmark __ Brad VonWichman Y Monty Irvin Y Seat E __ Seat F __ Seat G __

VOTE: The vote passed unanimously

B. Long Term and Short Term Goals

Thomas Bolen stated that there is an option to borrow the money to complete all these tasks. The problem lies in repaying the money. There are loan opportunities in various areas. Tom added that he was told by the state lobbyist that there is a chance that we might see an effort on the part of the state to pay for projects. We might be able to fund phase 2 of the harbor projects with bonds. A bond will not have limitations.

Peter Denmark said that we have \$4 million dollars. We can be creative and get the projects done locally. One debate raised was whether or not we should build concrete floats or wooden floats. Concrete floats will have to be built somewhere else, while wooden floats can be built here. The issue will need to be taken up in a City Council meeting. Tom encouraged the members to consider that there will be displacements of boats during the construction projects.

Brad Von Wichman suggested that we be proactive in informing boaters of the projects. Ed Hedges suggested that work on projects during the winter so fewer boats will be displaced.

C. Review Phase 4, 5 of the Harbor Redevelopment as Previously Designed

There was much discussion about this topic among the members. Peter Denmark suggested that we look for ways to finance the completion steps of the projects. Thomas Bolen confirmed with Sue Miller that there was a rate increase put in place in 2011. There was supposed to be enough money to pay off the annual debt on bonds to be able to fund it. The money is being collected, but it's not ready to be spent. There are loan opportunities with USDA and possibly EDA.

Monty Irvin mentioned that there is an electrical problem, which is a safety issue which needs to be dealt with. He asked Tom if we can deal with it with force accounting; hire an electrician to take care of it. Tom stated that we have an electrical contractor who might be put to work in December.

Brad Von Wichman asked Tom to direct the electrician to inspect the electrical box. Tom replied that he would.

Tom stated that there were some issues raised about the structural integrity of the ocean dock. He welcomed feedback on the notion of expanding the ocean dock in the future.

Overtime, moving the ocean dock in the western direction should be considered for additional space. He asked whether or not there is anything that can be done to expand its revenue capabilities. Ed Hedges suggested that the fishermen unload at the head of the bay.

Victor Shen asked about the CIRI dock. There was much discussion about this topic.

D. Insurance for Assets

Peter Denmark asked to what degree will we have to purchase insurance for physical harbor assets. Thomas Bolen stated that any assets put in place by state funding will have to be insured. Peter asked Tom if he felt there are other infrastructure that should be insured at this time. Tom said he didn't think so.

E. Commercial Lease/Harbor Uplands Compliance Issues

Peter Denmark stated that the City Manager suggested that the members be more proactive with the leases, but they have yet to receive an inventory of the leases.

Monty asked Tom if the boat parking lot has a 33 year lease. Tom stated that he could not give him an answer, without looking it up, but a lot of those leases had a 35 year lease. He further stated that the City is in the process of trying to address and resolve that issue. Peter Denmark said that we need to take a look at the inventory of leases before making a decision.

MOTION: Monty Irvin made a motion to postpone the remaining topics on the agenda for a future meeting.

SECOND: Peter Denmark seconded the motion.

Ed Hedges Y Peter Denmark __ Brad VonWichman Y Monty Irvin Y Seat E __ Seat F __ Seat G __

VOTE: The vote passed unanimously

CITIZENS COMMENTS

None

COMMISSION COMMENTS

Peter Denmark asked Sue and Tom if there was supposed to be a fund created when the winter moorage rates were increased in 2011. Tom responded that there is \$57,000 in the AMLET fund this year. There should be more than that, but there isn't. One of the reasons for that is the moorage in arrears. There is \$300,000 in moorage in arrears every month.

Tom clarified that there is a rough balance of \$800,000 in the AMLET fund, but the contribution in 2012 was \$57,000. Ed Hedges asked if we can find someone to do the collections. Tom replied that there are no provisions in the code for collections.

NEXT MEETING ATTENDANCE PLANS: January 7, 2014

ADJOURNMENT

MOTION: Peter Denmark made a motion to adjourn the meeting.

SECOND: Ed Hedges seconded the motion.

Ed Hedges Y Peter Denmark __ Brad VonWichman Y Monty Irvin Y Seat E __ Seat F __ Seat G __

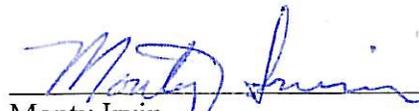
VOTE: The vote passed unanimously

Meeting adjourned at 8:01 pm

Attest:



Jennifer Rogers
Deputy City Clerk



Monty Irvin
Chair