

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINUTES**

**Wednesday, May 17th, 2023**

5:00pm in CBJ Room 224 & Zoom meeting

**A. Call to Order:** Mr. Ridgway called the meeting to order at 5:00pm in CBJ Room 224 and via Zoom.

**B. Roll Call :** The following members were in attendance in CBJ Room 224 or via zoom - James Becker, Don Etheridge, Paul Grant, Debbie Hart, David Larkin, Matthew Leither, and Mark Ridgway.

Also in Attendance: Mr. Uchtyl – Port Director, Matthew Sill – Port Engineer, Matthew Creswell – Harbormaster, and Teena Larson – Administrative Officer.

Absent: Annette Smith

**C. Port Director requests for Agenda changes**

**MOTION By MR. LARKIN: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**

Motion approved with no objection.

**D. Public Participation on Non-Agenda Items - None**

**E. Approval of Minutes**

1. Hearing no objection, the April 19th, 2023 minutes were approved with no objection.

**F. Unfinished Business**

2. Harbor Rate Increase – Next Steps

Mr. Uchtyl said on page 11 in the packet is the schedule to advance the rate study. The whole idea for this schedule is to notify the public. The expectation for this meeting and next week's Board meeting is to communicate with the public what the Board wants to do in regards to the 9% proposed rate increase. Nothing will happen over the summer. Staff will bring this back to the Board in August with an action item to go forth with advertisement, a public hearing, and move the proposed rate to the Assembly for final approval. Also in the packet is the HDR report and the presentation from the two public outreach meetings. On page 39 and 40 shows rates with a 3%, 4.5% and 9% increases, and the Board can decide how much of an increase to implement. It can be smaller amounts for a few years or the whole 9%.

Committee Questions-

Mr. Grant asked to hear from staff what the implications for the budget would be to do the smaller increase over a few years.

Mr Uchtyl said we have had about 15 years of getting by with unchanged rates. This is a policy decision and staff will work with what the Board decides.

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINTES Continued**  
**For Wednesday, May 17th, 2023**

Mr. Ridgway commented that one part of the rate study is how much to keep in our fund balance. Given the last bid opening, should the Board lean toward a more significant fund balance?

Mr. Uchtyl said we have made it through a pandemic. He does not see the fund balance staying at a set amount. We rub nickles together to try to save up enough money to move forward with a project. We would like to have a healthier fund balance but we don't have deep pockets. He said the Administrative staff has received comments from Harbor patrons about the rate increases and they have been told to send their comments to the Board or the Port Director and he has heard nothing.

Mr. Grant said he sat through both public hearings and he did not hear concern from patrons about the increase but he heard other concerns. He does not see the timing as a big of issue as originally thought. The public participation at those meeting was just a few patrons, and he is unsure if the public is aware of the process.

Mr. Becker commented that he heard from one individual that he was on a fixed income and raising fees would be a hardship. Are there programs to help people on a fixed income?

Mr. Uchtyl said he does not know of any.

Mr. Etheridge said that individual was complaining about the storage fees.

Mr. Ridgway asked if staff could look to see if there are any programs to help people on a fixed income?

Mr. Ridgway commented that we have several safety projects, safety rails, safety ladders (currently being installed), and also a security gate at the harbors. Does the Harbors have enough money to install gates in all our Harbors?

Mr. Uchtyl said it would be a prioritization of our resources if that is what the Board wanted to do.

Mr. Ridgway commented that it also has to do with our fund balance.

Mr. Uchtyl said we do have approximately \$300K in our budget under repairs and materials and commodities. That is the amount we can spend, and if we do not exceed that, it will move to the next fiscal year. Using those funds would be a way to fund projects.

Mr. Larkin asked Mr. Grant what were the other items talked about at the public outreach meetings?

Mr. Grant said it was primarily the security issues in Douglas. The patrons commented that there is a lot of drug use and theft. With the immediate need for security in Douglas, he suggested putting the test gates in Douglas first. Staff said it would be more expensive because there are two gates needed and not just one like in Harris. The other items

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINTES Continued**  
**For Wednesday, May 17th, 2023**

requested for Douglas was lighting and paving. Nothing was really related to the rate increase.

Mr. Uchytel said Mr. Sill will talk about the lighting and security a little later in the meeting.

Public Comment - None

Committee Discussion/Action

Mr. Ridgway said he does not like raising rates but he would be in favor of increasing all the rates the whole 9% and move to the full Board.

Mr. Larkin commented that the 9% increase will be one and done.

Mr. Ridgway asked what if there is any idea what the CPI will be for this year?

Mr. Etheridge said he has heard 4%.

Mr. Leither said there was a commercial fisherman at the first meeting that was upset about the 9% increase. There was discussion about a lesser amount and she seemed to be more in favor of a smaller amount so there are people upset about the 9% increase. At both presentations, the discussion was tempered because we kept saying we were unsure of the increase amount. If we did decide to go with 9% that might be harder to say we hear what the public is saying but we are still going to increase the fees by 9%. He said he would prefer to do 3% increase, 3 years in a row. The most he heard at the meeting also was about the need for security. His concern is that we initially presented this as a possible 3%, 3-years and when this goes to the Assembly they will come back and ask if we listened to the public.

Mr. Larkin said the Board needs to decide on an increase amount and stick to that amount. Everyone says we need to do these safety projects, we should commit this increase to the safety projects.

Mr. Ridgway said he does not believe this will not be well received from the Assembly because it is backed by a rate study and it will get our rates where they need to be. He also suggested with the advertisement to raise rates to point out the projects that are going to be prioritized with this rate increase. He would like to just do an onetime 9%.

Ms. Hart said the one meeting she attended, she heard the suggestion to push out the fee increase. She asked, with the process, whatever being proposed will be pushed out to the public and then will come back to the Board?

Mr. Uchytel said yes.

Ms. Hart asked when additional feedback is received, is the Board allowed to adjust at that point?

Mr. Etheridge said yes. He said he agreed with Mr. Larkin's suggestion to add with the increase the priority list from the patrons.

Mr. Ridgway commented that he agrees with that approach as well.

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINTES Continued**  
**For Wednesday, May 17th, 2023**

Mr. Etheridge said the motion needed tonight needs to provide a specific percentage increase. Moving forward after that, the Board can decide on a project priority list.

Mr. Larkin suggested to forward the 9% increase to the full Board.

Mr. Leither said he worries about tying the priority list to the increase because it may give the public perception that is what they are buying for the increase.

Mr. Grant commented the question before the Board is what percentage to increase rates. He does not believe in tying the projects to the increase.

Mr. Ridgway commented that there is a connection but they do not need to be tied together.

Mr. Larkin suggested not to tie them together but to point out, to do what the public wants, we need to raise money.

Mr. Leither agreed, and he likes that the security topics are being discussed and moved forward.

Mr. Etheridge said the only person he heard from was a commercial fisherman from Douglas that said raising the rates will kill off the commercial fishermen.

Mr. Ridgway said he has had two people tell him they do not like the increase. However, he does not like the prices going up either.

Mr. Becker commented that he talked to the patrons at Douglas after the last meeting. He asked if we could hire another night watchman?

Mr. Ridgway said this Board decides the priority of what to do. The point of the fund balance and the financials is to make us healthy again. The purpose of this is to make sure we have a healthy fund balance so the Board can prioritize projects.

Mr. Uchtyl said if the Board wants another full-time security person, we can do that with the direction from the Board. He commented that linking the rate to the priority list we may be able to get the lighting in Douglas sooner than the August timeline. The comment he heard from a Douglas patron was not to spend any money on new projects until the safety and security problem is figured out. He said harbor rates are the only increase that a harbor patron can have some input on. All other fees are just increasing by market forcing, such as fuel, insurance, bait, with no ability to provide input. Before the rate study, we did not advance the liveaboard fees to the Assembly because the Board did not recommend it. This was a time when the Board was trying to increase the cruise ship and high-end yacht rates.

Mr. Leither commented that when the fees were shot down from the Assembly, the patrons that did provide public input were testifying for harbor rates and he believes there was confusion from the patrons and the Assembly.

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINTES Continued**  
**For Wednesday, May 17th, 2023**

Mr. Ridgway commented that we have a study to back up the fee increase and this increase will get us to where we need to be.

**MOTION By MR. LARKIN: MOVE TO FORWARD TO THE FULL BOARD THE RECOMMENDATION TO USE 9% EFFECTIVE JANUARY 1, 2024 AND ASK UNANIMOUS CONSENT.**

Motion passed with no objection.

**G. New Business**

**4. Aurora Phase IV – Funding Strategy**

Mr. Uchytel said on page 41 in the packet is a letter to the ADOT Harbor Grant Program. We just awarded Aurora Phase III and we will have a signed contract within a day or two. One thing about this grant is that you need to have the previous grant closed out before applying for another grant. The people he spoke to at ADOT are sympathetic to Docks & Harbors but staff is unsure this will be accepted. The ADOT Harbor Grant application is due in August. By August we need to know how much we will put forward for the match with that application. In the 1% sales tax initiative, we received \$5M and he thought that was a healthy amount but now he knows with this last bid opening we are not able to do all the projects staff wanted to do. This can be postponed a month if needed. The \$5M is the maximum amount to ask for and would hopefully fund Aurora phase IV and Aurora phase V. The two options in the additional handout are basically the same but there needs to be a decision on where the side ties are going to be.

Mr. Sill said the last bid opening got us 90% of H Float, next will be I and J float so it is not unreasonable to predict that each one will be \$5M each.

**Committee Questions**

Mr. Larkin asked with applying for the next grant, does the current grant money need to be expended or obligated?

Mr. Uchytel said the rules ADOT is under with their internal policy is you cannot apply for another DOT harbor grant for the same harbor until the last one is closed out.

Mr. Ridgway commented that we definitely pushed this forward to try to get it closed out. He said we did provide to the City a list of projects for the 1% tax initiative. Is there any obligation on Docks & Harbors part for the four things on the Assembly priority list?

Mr. Uchytel said with the estimates, supply chains, and cost all included as a good faith effort, we are now not able to complete them with these astronomical increases. All these things were included but this was essentially the first float project awarded post pandemic and are now the realities of new marine construction.

Mr. Etheridge said in talking with the Assembly, their priority is Aurora Harbor.

Mr. Larkin asked Mr. Sill that the difference in the Aurora Harbor Phase III option would be to put fingers on floats I or J? He asked if they are removable and can be moved if needed?

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINTES Continued**  
**For Wednesday, May 17th, 2023**

Mr. Uchytal said no, not with the electrical cable runs.

Public Comment - None

Committee Discussion/Action

Mr. Larkin said looking at the two plans, he would go with Option A specifically for a little more protection from the weather behind the breakwater on floats J and it could be a little easier to tow boats into the Harbor with this option.

Mr. Ridgway asked how fast the slips will be filled to start seeing the income?

Mr. Uchytal said substantial completion is May 15<sup>th</sup> 2024 and final completion is on Memorial Day.

Mr. Ridgway asked if we had a waiting list and if it would fill up fast?

Mr. Uchytal said we do have a 60' vessel waiting for a slip. That is why we are building this layout is from the waitlist.

**MOTION By MR. ETHERIDGE: MOVE TO FORWARD THE \$5M FOR THE MATCHING ADOT GRANT FOR AURORA HARBOR AND ASK UNANIMOUS CONSENT.**

Motion passed with no objection.

**H. Items for Information/Discussion**

**6. Harris Harbor Gate - Update**

Mr. Sill provided a presentation. He showed an illustration of a gate at the top of the ramp at Harris Harbor. He received different gate options and ideas for installation of a gate from Topper Industries and Mantle Industries. He commented that with the different tides making for steep ramps, he does not believe installing a gate in the middle of the ramp will be a good idea. He has been looking at putting a gateway on the wharf portion to secure that area. This will be the first gated harbor in Southeast Alaska. He recommends installing a visually attractive gateway. The Harris Harbor will require a U-shape enclosure so someone cannot climb around it. Access would probably be from a key fob and keypad access and have lights and cameras. He would like to come up with a list of goals for performance specification for an engineer to provide a concept for our needs and provide a cost estimate. He showed one idea for a gateway without doors that had a U-shape enclosure, lights, and place for a harbor name. He thought this idea was the best way to go with a door. The estimated price for an option manufactured and installed with light, cameras, and key fob accessible will be between \$43K and \$65K. He said his next step is to solicit comments from tonight and provide to the different companies so they can provide a more specific quote and then bring this back to this Committee to get guidance for moving forward.

Committee Discussion –

Mr. Leither asked how someone could get around the gate?

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINTES Continued**  
**For Wednesday, May 17th, 2023**

Mr. Sill said anyone would be able to get around the gate if it is a flat gate. He said there also needs to be room from the ramp to the door so someone can have their cart on flat ground while maneuvering the door.

Mr. Larkin said all the Harbors down south have bars and that is for ease of maintenance. They all have a set back and the bars make it look like a secure area. He suggested having the sides of the enclosure go down the outside of the ramp about ten feet. He has used a lot of the gates and they are easy to use. From the inside, it is just a lever to get out. Someone will need to use a key fob to get in. The gates are open in the day and automatically lock at night.

Mr. Grant commented he does not like glass for a door and prefers bars. He said the expanded metal if cheaper would be a fine option.

Mr. Etheridge said he also does not like the glass option.

Mr. Ridgway suggested seeing if there are any fabricators in Juneau that he could work with. Another idea would be to install the gate at the bottom of the ramp. He also does not want glass.

Public Comment – None

Douglas Lighting status update –

Mr. Sill said he has been working with SECON to provide conduit for lighting in exchange for using the Douglas parking lot for equipment while working on the Douglas road. Staff worked with our Term Contractor to provide a design for lighting. We met with them today and they will be installing a light pole at the top of the launch ramp in the next few weeks. His understanding is that this will be less expensive because it was left over from the road project from back loop. It is a street light and it will be tall and bright.

Regarding the more general lighting in Douglas Harbor - staff reached out to our electrical engineer term contractor and we requested a lighting study to get a cost estimate to add lighting in both parking lots.

For a quick lighting option - staff requested to put together a package to get three or four lights at the top of the gangways in the parking lots in the location of where the harbor residence park their vehicles.

Mr. Uchytel said these are not going to be attractive lights but this is our option to get lights at this time.

Mr. Becker asked if the lights are going to shine in people's windows?

Mr. Uchytel said we will probably get complaints, but Morris Engineering recommended using this and it should not bother St. Ann's street residents.

Mr. Grant asked if we would be looking at different gates for Douglas because it is not paved and does not have an approach dock as in other Harbors?

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINTES Continued**  
**For Wednesday, May 17th, 2023**

Mr. Sill said it will be a little more expensive and will be trickier than Harris.

Mr. Ridgway commented that some people like lights and some do not and please be mindful to try not to cause more issues.

Mr. Larkin commented that the gates can be installed at the bottom of the ramp also.

Mr. Grant recommended not install a gate in the middle of the ramp due to the tides and steep ramps. The bottom would work better.

Mr. Etheridge said a concrete pad at the top would be cheap and easy.

Public Comment - None

7. UAS Property/Boatyard Status – Update

Mr. Uchytel said in the packet on page 45 is the amended lease agreement with UAS and CBJ. The Board approved this, and it is at the City Manager at this point. When he presented the budget, the Mayor and others balked on the \$100K and the Mayor made a comment that she would not support this if it came to a vote. The City manager wants to bring this back to the Assembly. This will go before the Committee of the Whole next Monday May 22<sup>nd</sup>. However, today he heard that meeting may be cancelled. He is unsure how this will end up. We currently have a one-month extension. Page 46 in the lease agreement is the free passes from Eaglecrest for the UAS students. Eaglecrest is asking for more money from the Assembly and now they are thinking Eaglecrest can not afford to give these passes away for free. They are an enterprise but subsidized by City 25%. It is now in the Managers office for execution.

Committee Discussion -

Mr. Etheridge asked if there is a problem with the Eaglecrest part, could we subsidize what that would be equivalent to?

Mr. Uchytel said we are weathering a 256% increase in our insurance. He is unsure what the cost equivalent will be for the free passes. He does not know how many students would even take advantage of this. The thought might be to do a cap so it is a known amount. There could be some equity issues with doing a cap.

Mr. Leither asked how many students are at UAS?

Mr. Uchytel said that could be a challenging question because what defines a student. Is it full time, or eight credit hours?

Mr. Larkin asked if we gave 100 passes to UAS would they figure out how to distribute them?

Mr. Uchytel said that would be one option, or we could say Docks & Harbors would subsidize Eaglecrest for \$25K.

Mr. Leither said he sees this as UAS can offer this to every student.



**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINTES Continued**  
**For Wednesday, May 17th, 2023**

Mr. Uchytel said there was no dollar value added to the UAS agreement for the educational benefits because there is a lot of uncertainty and he does not know if it is equivalent to the \$130K.

Mr. Ridgway asked if this lease agreement is for the cranes, UAS Dock, Maritime Hydraulic space, and the boatyard. Has anyone ever expressed the desire to operate this space?

Mr. Uchytel said no.

Mr. Leither asked if the Assembly is more upset with the \$100K or the free ski passes?

Mr. Uchytel said the Assembly is upset that UAS would not work with the City for the purchase.

Mr. Leither commented that with the Eaglecrest being subsidized 25% from the City, they do not get the option to say this cannot be offered.

Mr. Becker commented that UAS was waiting for the new Chancellor to come on board. Is there any indication now if they are willing to sell a portion or the whole thing?

Mr. Ridgway commented that we do not need this lease area, but we need the cranes and the boat yard to be available to our customers. However we get this is irrelevant. We only get \$30K from the boat yard. An idea would be to subsidize someone to take care of this area, and let them try to operate these services.

Ms. Hart asked if the Assembly has challenges with the new lease, would UAS be willing to allow us to still have our current lease agreement while UAS exercises their right to go out with an RFP process. Another thought is to offer to Eaglecrest 100 transferrable passes managed by UAS. She commented there were 3400 UAS students in 2010. That would be challenging for Eaglecrest to give away that much revenue.

Mr. Grant said he originally did not want to do this new lease and he will not be upset if the Assembly walks away from this agreement.

Mr. Ridgway said the reason the Board voted for this is because the services are critical to the Juneau boaters.

Mr. Becker commented that we have a very active boatyard and there is nothing that could happen in a hurry. He would like to make this work.

Mr. Ridgway asked how it would work to try to amend this to a definitive number of Eaglecrest passes?

Mr. Uchytel said an annual ski pass is \$600 per year, but Eaglecrest already offers discounts to UAS Students. If we offer 100 passes, that is equivalent to about \$60K. The COW is still scheduled for Monday May 22<sup>nd</sup>. There are other financial offerings with our paid internships. He is unsure what the Assembly will decide to do.

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINTES Continued**  
**For Wednesday, May 17th, 2023**

Mr. Larkin asked when the latest extension expires?

Mr. Uchytel said June 5<sup>th</sup>.

Mr. Larkin commented that if we walk away, they will not care to lose \$12K annually.

Ms. Hart said she thinks there is a public relations problem. This space is providing a lot of services and this is a difficult time.

Mr. Leither commented that with the additional \$60K for the ski passes, we are almost at the \$230K already. He does not want to walk away because of the boatyard, but he is unsure what to do.

Mr. Larkin suggested putting something in the Juneau Empire for the public to decide what to do.

Mr. Leither said Juneau Empire already wrote an article that Docks & Harbor will provide ski passes to UAS students to keep the boatyard open. The ski passes were not offered up by Docks & Harbors but by the City Manager.

Mr. Ridgway commented all the additional educational benefits added in this lease agreement are probably close to adding up to \$130,000.

Mr. Larkin suggested to take out the Eaglecrest ski passes and pay an additional \$50,000 so it would be \$150,000 instead of \$100,000.

Mr. Grant recommended having a specific number for the Eaglecrest ski passes.

Mr. Leither commented that it is unknown what is agreed to when there are not numbers with the educational benefits portion of the lease.

Public Comment - None

Boatyard Sub-Lease discussion –

Mr. Uchytel said he had a discussion with Jeff Duvernay, the owner of the boatyard, and he indicated he wanted to extend his lease for four more years. He currently pays \$30K and we can renegotiate that rate. The sub-lease area is worth about \$125K based on the fair market value. If we discount at the same rate UAS discounted to CBJ, he would be paying around \$53K. He said Mr. Duvernay is planning to come to the next Board meeting and talk about his operations and willingness to pay more.

Mr. Becker said the boatyard is well staffed with a lot of good expertise and they are making good money.

Ms. Hart asked if the decision from the Assembly is to cancel the lease, will there be time with an extension for the boat yard to still operate and get through the busy season?

Mr. Uchytel commented that there is a holdover clause.

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINTES Continued**  
**For Wednesday, May 17th, 2023**

Mr. Ridgway said the Assembly gave us \$2M toward the purchase of the area we currently lease from UAS. Given that UAS is looking at two numbers, the fixed purchase price and the lease price, is there any chance the City could offer more money than asked so UAS will sell it to us?

Mr. Uchytel said City code is that you cannot pay any more than fair market value for property, but the Assembly can override that.

Mr. Ridgway asked why the boatyard has not been paying fair market value at \$125,300?

Mr. Uchytel said the boatyard sub-lease written in 1988 set the rent based on assessed value determined by the Assessor.

Ms. Hart asked if a Board member should be present at the Assembly COW where this will be discussed.

Mr. Etheridge commented the Assembly does not take testimony during their COW. He recommended contacting the Assembly members and talk to them on this topic.

Ms. Hart asked if there was another location to move the boatyard to.

Mr. Uchytel said there is not a lot of flat useable, water accessible land. He said Mr. Grant suggested a location on channel drive that we do not have title for, but it is an idea. The Assembly was also upset with providing UAS ski passes when they were not able to give free ski passes to CBJ employees in the MEBA negotiations. He asked if he should talk to the City Manager and suggest the Board is willing to subsidize Eaglecrest for the ski passes.

Mr. Ridgway suggested to talk to UAS to see if raising the amount of money paid by \$22K and taking out the Eaglecrest ski passes would still work for them. Also, communicate with the Assembly what the Board is suggesting doing.

Mr. Leither commented to not give away bargaining chips until we have to. He would prefer the Assembly decide.

Public Comment – None

**8. Board Recruitment Efforts**

Mr. Uchytel said in the past the Board has been asked what qualities they would prefer in a Board Member. In the packet on page 51 is the updated Board appointment process from 2021. There will be two vacancies for the Board.

Committee Discussion -

Mr. Etheridge commented that he thought what is in the packet it good as is.

Public Comment - None

**I. Staff, Committee & Member Reports**

Mr. Larkin said when he came on the Board, his priority was and always will be safety.

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINTES Continued**  
**For Wednesday, May 17th, 2023**

His main two big things he wanted to see was rescue ladders in the harbors, which are installed now, and safety rails on the pier downtown. For the safety rails he suggested simple welded/painted pipe safety rail bolted to the deck. Docks & Harbors could employ a welder as a staff member that could do this project and possibly the security gates.

Mr. Uchytel said every year we put in for Marine Passenger fees for this project. This has not been funded and he is unsure why. He said he has been working with the Port Engineer to spend money for the safety rails. Staff sees the need for this and the safety rail will be similar to the rail just installed with the deckover.

Mr. Sill said the safety rail still needed is over 800', but this could be completed in sections. We could have the components fabricated from the supplier and sent to Juneau, and then staff could start assembling them.

Mr. Larkin asked if we can move forward with the safety rail or does this need Assembly approval?

Mr. Uchytel said there has been conflict with his colleges about who is responsible for the Seawalk. People have fallen off the Seawalk and perished. He is unsure why the Assembly does not see this as a safety issue. Since 2017, he has asked for \$1M of Marine Passenger Fees for the safety rail and every year it does not make the cut.

**Staff Reports –**

Mr. Uchytel said staff had a ribbon cutting event on Monday and an ASCE event at noon today in the Assembly Chambers. There was going to be a ribbon cutting event on Friday at Statter Harbor but that has moved to June 16th due to the restrooms not being completed.

Mr. Sill said Dawson Construction just put in a request for an additional 21 days to make up for the freezing temperatures this spring to finish the restrooms at Statter Harbor. The freezing temperatures did not allow them to get the pipes in the ground and the concrete poured. Dawson is working long days and moving along quickly now.

Mr. Leither asked with the roof like it is, where does the snow go?

Mr Sill commented that the roof bird-wing design will hold the snow.

Mr. Leither asked Mr. Creswell how the enforcement for the ten-day move rule is going?

Mr. Creswell said Mr. Norbryhn is working hard on this. He anticipates at the beginning of next week he will start assessing the fees to the vessels that have not moved or requested an exemption. There are not many boats. We had some boats move this weekend and we authorized a few extensions to the end of May but not after May.

**Member Report –**

Mr. Grant said he had an idea for a boatyard between Shorty Tonsgards building and the end of the fill to the South. There are four lots there and we own two of them that have a current lease. With a little fill, it would solve the boatyard location problem.

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINUTES Continued**  
**For Wednesday, May 17th, 2023**

Mr. Etheridge said he suggested this location about 12 years ago. There was a study that determined that location would not work, but he is unsure why.

Ms. Hart asked if when these ideas come up, we could add them to unfinished business on our agenda to keep them on our radar?

Mr. Ridgway asked to put this on the next Operations meeting. He would like to be on a Sub-committee looking into future boatyard locations.

Mr. Leither commented that if the City was willing to provide \$2M for the UAS lease property, maybe they would provide more for a new boatyard.

**J. Committee Administrative Matters**

Next Operations/Planning Committee Meeting-**Wednesday, June 21st, 2023**

Mr. Ridgway said he may not be able to attend this meeting and may need someone else to chair this meeting.

**K. Adjournment** – The meeting adjourned at 7:39pm.