



THE CITY OF WHITTIER

Gateway to Western Prince William Sound

P.O. Box 608 • Whittier, Alaska 99693 • (907) 427-2327 • Fax (907) 472-2404

**PORT & HARBOR COMMISSION
REGULAR MEETING
Thursday, March 2, 2017
Homeowners' Lounge, BTI Building
6:00 pm**

MINUTES

CALL TO ORDER

Ed Hedges called the meeting to order at 6:02 pm.

OPENING CEREMONY

Ed Hedges led the Pledge of Allegiance.

ROLL CALL

Commission members present: Ed Hedges, Greg Clifford, Arnie Arneson, Dave Goldstein, and Brad VonWichman

ABSENT MEMBERS

Mark Mitchell

ADMINISTRATION PRESENT

Kyle Sinclair, Harbormaster
Mark Lynch, City Manager
Naelene Matsumiya, Office Assistant

PUBLIC CITIZENS PRESENT

John Li, Terry Morrison

APPROVAL OF AGENDA

MOTION: Dave Goldstein made a motion to approve the Regular Meeting Agenda of March 2, 2017 as is.

SECOND: Brad VonWichman

Ed Hedges: Yes, Arnie Arneson: Yes, Brad VonWhichman: Yes, Greg Clifford: Yes, Dave Goldstein: Yes.

DISCUSSION: None

VOTE: Unanimous

APPROVAL OF MINUTES

MOTION: Greg Clifford made a motion to approve the Port & Harbor Regular Meeting Minutes of November 3, 2016 as is.

SECOND: Dave Goldstein

Dave Goldstein: Yes, Arnie Arneson: Yes, Brad VonWichman: Yes, Greg Clifford: Yes, Ed Hedges: Yes

DISCUSSION: None

VOTE: Passed Unanimously

ADMINISTRATIVE REPORTS

A. Harbormaster Report

New Harbormaster, Kyle Sinclair, introduced himself to the Commission.

B. City Manager's Report

None

CORRESPONDENCE

None

UNFINISHED BUSINESS

A. Harbor Policy & Procedure Review

Ed Hedges asked Harbormaster, Kyle Sinclair, if he had seen the Harbor's Policy and Procedures handbook. Kyle stated that he has not seen any comments back from anyone about it. Dave Goldstein said that he had talked to Andy Dennis before he left and they went through the document and made some changes. He said the file is saved onto the computer. Kyle said he will print out the document with the changes. Kyle stated that the document needed grammatical corrections and Dave agreed, adding that the document was pretty old and it needed to be renewed. Dave and Kyle's conversation was made inaudible by technical difficulties with Arnie Arneson via the conference phone. Kyle said that he thinks some of the information that was taken out should be put back in. Kyle said that Andy had taken them out because they were redundant. Kyle said he will redo it.

Arnie Arneson disconnected and exited the meeting.

B. Annual Transients

Ed Hedges asked Kyle if Andy wrote anything up for Annual Transients. He gave a brief description saying, there has been a little confusion whether you can transfer Annual Transient or not and stated that the Commission has been working on a paper trail for the procedure. Dave Goldstein stated that Andy may have done some work on it and it may be in the new document. Kyle said he'll take a look at it. Dave suggested that once it is finished, that Kyle email it to the Commission members and that way they can make comments on it when the time comes.

C. Moorage Agreements

Nothing new to report.

NEW BUSINESS

A. Plan for Harbor and Facilities at Head of the Bay

Naelene Matsumiya stated that Mark Mitchell had requested this to be on the agenda, however, he was unable to attend the meeting due to a death in the family. Dave Goldstein said that he had a presentation for the Commission where the subject will be discussed.

B. Upcoming Rebuild for "B" and "C" Float

Briefly discussed.

C. Ordinance #10-2016 Language Amendment

Dave Goldstein stated that in the Ordinance that the Commission initially submitted there were no references to absences. He did not know where the reference came from. Ed Hedges commented that it must have come from an original Ordinance. Dave said that it didn't make a lot of sense since the Commission only meets four times out of the year. He read the sentence out loud, "*No member shall miss more than three consecutive regular meetings or three unexcused meetings.*" Not only does it not make sense, there are no consequences." He added. Dave stated that since it is an official document that will go into our records it should be more professional and the removal of the sentence will be the best thing for it.

MOTION: Dave Goldstein made a motion to recommend to the Council that they delete the sentence, "*No member shall miss more than three consecutive regular meetings or three unexcused meetings*"

SECOND: Brad VonWichman

DISCUSSION: None

VOTE: Unanimous

D. Power Point Presentation led by Dave Goldstein

Dave Goldstein told the Commission that the presentation brings up 4 different areas of concern: the Harbor and its physical issues, the projects happening at the Head of the Bay, issues with the Policy and Procedures, and the triangle piece.

Dave Goldstein gave a brief history about the Whittier Harbor's original design. He made comparisons between the Harbor then and now. He noted that boat sizes were increasing and more diverse boats were coming into our harbor and that in 2005, there were plans to modernize the Whittier Harbor to accommodate these boats. Dave Goldstein talked about the floats for the harbor back then and how they gradually began to change. "The big change," he added, "was the additional slips in the 36 and a demand for larger boats." Dave stated that in 2016, 63 slips were assigned and the wait-list had gone down. The oldest goes back to June of 2015, he noted. Dave continued to talk about the wait-list. "We now have wait-lists for each float," he said. Harbormaster, Kyle Sinclair, clarified by saying the Harbor doesn't have a wait lists for the floats; it's a wait list for different boat lengths. City Manager, Mark Lynch commented saying no matter what the boat size; the Harbor will assign that boat to a slip that will accommodate it. Mark Lynch stated that, ultimately, Council has made the final decision on how the harbor is going to be built. There was a long discussion about the floats and the wait-list.

Brad VonWichman asked how the harbor will be changing the reconfiguration. Mark Lynch stated that Bellingham Marine's progress is underway because the money has already been approved. Mark referenced a slide that Dave had displayed of a plan that was designed by PND. He clarified that under that specific plan, the Harbor would have to have been cleared out for an entire season and Council decided it was unacceptable. Mark Lynch explained the plan that Bellingham Marine came up with for the slips and fingers. He described it as the *Lego* system, meaning; they're able to be connected in various configurations. Mark concluded, "The final design plan builds the Harbor pretty much back to the original PND plan without having to shut it down."

City Manager, Mark Lynch, briefly explained the budget for the Harbor to the commission and the time frame as to when it will all be completed.

The topic changed to slip fees. Dave said he had a conversation with a Council member about revenue that generated from the Harbor from the slips. Dave discovered that smaller boat owners pay a lot more than owners of bigger boats. The Council member told him it was because small boats contribute more to the overall revenue. Dave collected some measurements and calculated the charges. He began to explain that some floats are used for a short period of time throughout the year but the people are paying more for it. He said that he had spoken to the Harbormaster in Homer and they had the same issue and they thought the same thing. In the end, they went through an exercise and initially they wanted to charge by square foot, but they were met with resistance from owners of larger boats. He told the Commission that Homer's Harbormaster eventually created The Graduated Fee. The Graduated Fee is meant for larger boats to pay more because they take up more space. Dave commented that this made sense to him. He said that the fee schedule in Homer seemed equitable and if

Whittier adopted it, it may bring in a little more money into the Harbor.

Dave began to talk about the plans at the Head of the Bay. He commented that the plan has changed a lot of times. Dave mentioned the three (3) proposals that Mark Earnest had come up with. Photos were displayed via projector. At the time, Council was unsure if the City had money for it. Chairman, Ed Hedges, replied that the first option was the option that City Council voted for and what the Corp. of Engineers are working on. Mark Lynch explained the differences of the plans and their estimated prices. He also explained where the turning basins and breakwaters were going to be for each option. He made his way to the board to demonstrate this for the Commission. While at the board, he pointed out where the Corp. is doing the dredging. He went on and described the prices for each option for the Commission once more and then explained the payment plan for option 1. There was a long discussion about the different project plans as Dave was unaware that Council had already voted for the first option. Dave asked Mark if money had already been spent for the first option. Ed Hedges told Dave that money *has* been spent and that the project is underway, adding, "There really isn't anything we could do about it anymore." Dave Goldstein disappointedly stated that the plan should have been put in front of the Port and Harbor Commission. Mark replied that option 1 was the option the City could afford and so Council went for it.

Dave Goldstein's last topic was about the triangle piece. He explained to Kyle that he was on the wait list for twenty (20) years and when he was finally assigned a slip; his boat was unable to fit into it because of the triangle piece. He tells the Commission that he's lost six ft. of useable space. Kyle Sinclair reassured Dave that he will talk to the Project Director of the reconfiguration about this problem. Kyle stated that he will try to resolve the problem and work with the Commission to figure out what to do. He commented that he didn't see it as a problem. Dave interjected saying it was a problem for him and many people on the wait list and for people with square hull boats. Ed reminded Dave that the problem cannot be solved tonight. Dave expressed his aggravation about plans for the Harbor being passed without input from the Port and Harbor Commission by concluding, "If they're going to continue to do this, we might as well just dissolve [The Port and Harbor Commission] this."

Greg Clifford then asked Kyle about the road leading to the launch ramp at Smitty's Cove; if it will be repaired and how long it will take if work was to be done. He justified that it wouldn't take a whole lot to make it more usable for the community. Kyle said he'd talk to, Public Works Director, Scott Korbe. Greg said that he had mentioned it to Scott and Councilman Dave Dickason. Greg understandingly stated that he is aware that nothing can be done right as of now because of the weather. Commission members continued to talk about future development plans for Smitty's Cove.

CITIZENS COMMENTS

None

COMMISSION COMMENTS

None

NEXT MEETING ATTENDANCE PLANS:

Next meeting date: Thursday, April 6, 2017.

ADJOURNMENT

MOTION: Brad Von Wichman made a motion to adjourn the meeting.

SECOND: Dave Goldstein

DISCUSSION: None

VOTE: Unanimous

Meeting adjourned at 7:49 pm

Attest:



Naelene Matsumiya
Office Assistant



Ed Hedges
Chair of Port & Harbor Commission