

**PORT & HARBORS ADVISORY BOARD
MEETING MINUTES
DATE: 2/14/2017**

CALL TO ORDER:

The Port & Harbors Advisory Board meeting was called to order at 7:00 PM., at the Harbormaster Building at 2933 Tongass, Ketchikan, Alaska.

ROLL CALL:

MEMBERS PRESENT:

<input type="checkbox"/>	Mr. Dan Christensen	
<input checked="" type="checkbox"/>	Mr. John Kimmel	
<input type="checkbox"/>	Mr. John Malouf	
<input checked="" type="checkbox"/>	Mr. Richard "Dick" Allen	
<input checked="" type="checkbox"/>	Mr. Timothy Walker	(Vice Chairman)
<input checked="" type="checkbox"/>	Mr. Dale "Mickey" Robbins	(Chairman)
<input checked="" type="checkbox"/>	Mr. Mark Flora	(Council member)
<input checked="" type="checkbox"/>	Mr. Rod Bray	
<input checked="" type="checkbox"/>	Mr. Mike Lindgren	

MEMBERS ABSENT:

Excused

<input checked="" type="checkbox"/>	Mr. Dan Christensen	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Mr. John Kimmel	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Mr. John Malouf	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Mr. Richard "Dick" Allen	<input type="checkbox"/>
<input type="checkbox"/>	Mr. Timothy Walker	<input type="checkbox"/>
<input type="checkbox"/>	Mr. Dale "Mickey" Robbins	<input type="checkbox"/>
<input type="checkbox"/>	Mr. Mark Flora	<input type="checkbox"/>
<input type="checkbox"/>	Mr. Rod Bray	<input type="checkbox"/>
<input type="checkbox"/>	Mr. Mike Lindgren	<input type="checkbox"/>

Harbor Staff Present:

<input checked="" type="checkbox"/>	Mr. Steve Corporon
<input checked="" type="checkbox"/>	Mr. Dan Berg
<input checked="" type="checkbox"/>	Ms. Angel Holbrook

MINUTES:

MOTION was made by Mr. Walker to accept the minutes of the meeting of the Port & Harbors Advisory Board. **MOTION SECONDED** by Mr. Bray. **MOTION PASSED**

COMMUNICATIONS: None

PERSONS TO BE HEARD: Rob Scheer of The Great Alaskan Lumber Jack Show, Linda Millard of Millard Associates Architects, LLC, Chuck Pool of Pool Engineering, Don Loughlin of Woodwright Construction, and Bruce Ericson of KPFF Engineering, to speak on Old Business Agenda Item Number 4.

Chuck Pool of Pool Engineering and Sever Paulson of Western Dock and Bridge are present to speak on Old Business Agenda Item Number 5.

OLD BUSINESS:

Agenda Item #1: CPV funding update- no update.

Agenda Item #2: 50/50 Harbor Grant Update- Mr. Corporon reports that all voting board members of the Alaska Association of Harbormasters and Port Administrators, except for himself due to medical reasons, are in Juneau lobbying for approval of the Governor's budget as it was released earlier this winter. If budget is approved as it was released, Wrangell's Shoemaker Harbor will be the only project funded. If budget is cut by any amount, Ketchikan and a few other smaller harbor projects will be funded.

Agenda Item #3: Update on implementation of approved changes to KMC Title 14, Boat Harbors Facilities- Dan reports that all is quiet in the harbors, except for one owner who owns two vessels, one an approved live aboard and one that is not an approved live aboard. It has been reported that a male is living aboard the unapproved vessel. Contact with the owner was made, and this claim was denied. Dan has another live aboard boat owner right across the dock from the vessel that is comfortable keeping track of when the male is staying aboard the vessel to obtain the proper documentation of live aboard status to move forward with the issue from a regulatory stand point.

Agenda Item #4: Update on Great Alaska Lumberjack Show sheet pile project: Rob Scheer of The Great Alaskan Lumber Jack Show, Linda Millard of Millard Associates Architects, LLC, Chuck Pool of Pool Engineering, Don Loughman of Woodwright Construction, and Bruce Ericson of KPFF Engineering, are present to speak on this agenda item and answer questions.

Rob Scheer states that today he is here to present the PHAB board with the modified 408 Dredge permits that will be submitted to the Army Corp of Engineers (ACE), in relation to the Spruce Mill Sheet Wall project. The goal is to reach agreement on the modified plan that will be submitted to the ACE to allow dredging in Thomas Basin in an additional 30 foot area during the project. Mr. Scheer states that proposed updates meet the previously requested specifics of all parties involved.

Mr. Scheer states that in 1999 he leased the land from the Spruce Mill, but then the City of Ketchikan (COK) regained ownership due to a foreclosure, and sold the land to Jack Dawson. Mr. Dawson then sold the land to Mr. Scheer. Mr Scheer states 10 years later he then paid to have the wall, which he claims is owned by the COK, assessed and it was determined to be unstable. He spoke with the COK, who was unwilling to pay for the repair or replacement, so he then offered up his own funds to complete the project.

In June 2016, a plan was drafted, approved from all the necessary entities, and then submitted to the ACE. Mr. Scheer states that tonight is not a question of approving or

disapproving the plan, it is about supporting or not supporting the modification to the 408 Dredging limits that will be submitted to the ACE during the final submittal process.

Mr. Allen and Mr. Bray voiced concerns about the velocity of flow out of Ketchikan creek in relation to Thomas Basin after the proposed changes to the 408 permit. Ms. Millard asks for them to please review the technical memorandum presented titled *Spruce Mill Sheet Pile Wall Replacement Impact Analysis of Proposed Project on Current Velocities in Thomas Bay*, authored by Coast & Harbor Engineering on February 26th, 2016. Mr. Scheer paraphrases from this memorandum, that the change in velocity is “negligible” and presents little or no change post dredging activity. Ms. Millar asks that board members please refer to the bathymetry image presented to them in the supplemental material to see where the flow of the channel is, and where it will be.

Mr. Bray voiced his concerns that the supplemental material in relation to this agenda item was not presented prior to the meeting, and that he is not able to fully review the material during this meeting, and form his opinion.

Mr. Bray would like to know how the rock will be placed to build the proposed wall, the substrate composition in Thomas Basin, and if the plans have accounted for settling. Mr. Pool states that much like the Bar Harbor North project, the area to be dredged will be dredged with a backhoe on a barge, and the rock will then be placed via the same method. The substrate in Thomas Basin is silt, sand, glacial till, and some suspected mud—no bedrock is present. He cannot guarantee that the rock fill will not settle, and it is, in fact, expected to settle some with time. However, according to the engineering plans this should not be substantial enough to cause any issues.

Mr. Ericson then went on to explain that the rock will be placed at 1:1.5 slope, as this is the most structurally sound slope for this type of rock. 8”-18” diameter rock will be placed, and this size rock was chosen because it is the most structurally sound diameter for the given velocity of flow in Thomas Basin. Mr. Ericson states that even if the rock does settle, it will settle down—not out, into the navigable channel.

Mr. Bray questions why the placement of a new sheet pile wall is not being done. He is concerned about the distance from the wall that the rock pile will come out and how that may hinder the navigable channel. Mr. Pool, Mr. Scheer, and Mr. Ericson all agree that this is a very expensive option, and would require soil stabilizer nails behind the wall, and this is not feasible with the current budget. Mr. Bray would like to know how deep the current sheet pile wall is, and the engineers all agree that this depth is unknown. Mr. Corporon states that the same care will have to be taken navigating in and out of the harbor as is taken in Bar Harbor due to the slope of the wall, keeping about 6-8 feet away from the waterline.

Ms. Millar then states the part of the wall has already failed, and it is her opinion that it could have been cataclysmic had anyone been present on the wall or on the dock below, during the collapse.

Ms. Millar states that the channel after the new dredge plan is what the PHAB board requested years ago, and agreed to support: 15’ buffer with a 100’ navigable channel at -10’ tide. The plans are a 15’ buffer with a 100’ navigable channel at a -12 tide, post dredging, just to ensure all parties would be satisfied. Mr. Loughlin then pointed out that

-12' tide is an extreme tide, and Mr. Robbins confirms that the most extreme tide experienced in Ketchikan is -4'.

Mr. Walker questions the life span of the repair and if a rock wall is more permanent than a sheet pile wall. Mr. Scheer states that the plan is to entomb the current sheet pile wall. Mr. Pool then states that a rock wall has a much longer life span than a sheet pile wall. He cannot speak to the exact amount of time, but he would guess at least a 100 year life span.

Mr. Walker questions possible increased siltation due to the potential of an increased flow velocity. Ms. Millard states the ACE would not approve the project if it increased siltation because they would then have to dredge the harbor more often.

Mr. Bray and Mr. Flora both question if there is a mitigation plan if the given plan fails and velocity increases, siltation increases, eddies form, or a combination of these scenarios. Mr. Bray states he is skeptical that there will not be an increase in currents and eddies after the dredging and placement of the rock wall. According to Mr. Scheer there is no mitigation plan, nor are there plans to make one.

Mr. Loughman immediately lead into it is not a matter of if, but when, the wall will fail, and that is not Mr. Scheer's wall to worry about replacing at that point. He asks if the COK has considered any alternatives, and that it will be much more costly to replace a failed wall than supporting Mr. Scheer's current attempts to fund and replace the wall. Mr. Scheer than adds that he has spent at least \$800,000 on this project to date, and has offered to donate the rock wall to the COK for the use of building a promenade. He will have spent at least \$1,000,000 on the project after it is all said and done. He also states that because of the failing wall he had to move his grandstands which cost around \$500,000.

Mr. Bray questions if there are any other property owners involved in this project. Mr. Scheer states that Mr. Slagle has assumed no ownership, and that Mr. Dawson and the Federal Government—owners on the north side of the wall, are not involved because they own no portion of the wall.

Mr. Allen questions why a concrete block interlocking wall was not proposed. Mr. Pool states that he placed both the concrete block walls at Northland and Air Marine Harbor. This is not a cost effective option, and would also require a substantial amount of excavating into the bank and this is not feasible with the fill of the bank (it is suspected that the bank is filled with old mill "stuff" such as stumps, logs, and mud).

Mr. Corporon asks permission to summarize the events in relation to this agenda item; Mr. Robbins states he may. Six options were presented two years ago, and it was agreed upon that the rock wall was most suitable option. A revised version of the plans was presented with two new options, totaling eight, and it was again agreed that the rock wall option was most suitable. The PHAB agreed to support the project as long as a 100' navigable channel at -10' tide was maintained.

Mr. Corporon states that the COK does not assume ownership of the Spruce Mill Sheet Pile wall. The purpose of this agenda item is so that when the 408 permit is submitted to the ACE, all parties are in agreeance. It is asked that the PHAB agrees to either

continue support or deny continued support the modified 408 permit submittal. The last time the ACE dredged Thomas Basin was in 1996; they had plans to do it last summer but were unable to find a disposal spot for the material dredged.

MOTION was made by Mr. Allen to support the modified 408 dredge plan that will be submitted to the Army Corps of Engineers by Rob Scheer of the Great Alaskan Lumber Jack Show. **MOTION SECONDED** by Mr. Walker. **MOTION PASSED UNANIMOUSLY.**

Agenda Item #5: Update on Hole In The Wall breakwater enhancement proposal-bidding closed on February 7th, 2017. Pool Engineering and Western Dock and Bridge submitted proposals. A committee composed of Steve Corporon, Dan Berg, Assistant City Manager David Martin, and Rod Bray reviewed the submissions.

All four committee members agreed that only the 60' section of the breakwater should be replaced, and that at a later date the remaining 110' section could be replaced. Both submissions were acceptable and very similar, but the committee agreed that Pool Engineering should be awarded the project because of a slightly lower cost, in addition to having the materials on hand. This recommendation was sent to the City Council for approval.

It was decided by the City Council and Mayor Lew Williams III that the PHAB board should review the submissions and decide if only the 60' section should be replaced, or both the 60' and 110' sections. It is the opinion of the Mayor that both sections should be replaced.

The COK can fund the replacement of both sections of breakwater by using the \$45,000 of revenue from the sale of Ryus float, as well as use funds from the Harbor Reserve Fund to cover the remaining approximately \$160,000. Mr. Corporon states that he is comfortable using the Harbor Reserve Fund, because it will still have a remaining balance of over \$500,000; this is the value he feels the fund should not drop below.

Mr. Allen and Mr. Bray both state they feel the project should be done right, and in entirety the first time.

Mr. Bray asks permission to ask questions of both Engineers present; Mr. Robbins grants permission. Mr. Bray asks Chuck Pool of Pool Engineering why he chose to bid with epoxy coated pipe rather than the galvanized pipe that Western Dock and Bridge bid. Mr. Pool states that he bid factory produced epoxy coated pipe because this is what was used in the project he did by The Edgewater Inn, Restaurant, and Marina in Ketchikan, and that this was the project cited in the RFP. He also states that he can use galvanized pipe if that is what the COK wants, and he can adjust his bid.

Mr. Flora asks if Mr. Corporon foresees any reason why the amount of money in the Harbor Reserve Fund should decrease in the coming years, such as the Bar Harbor Ramp 3 project. Mr. Corporon states that he feels confident he can acquire additional funding to help fund the Ramp 3 project, and does not see any reason why there should be any more major debits made to the Harbor Reserve Fund in the coming years.

Mr. Robbins suggests that the PHAB ask for Pool Engineering to modify their bid to be comparable to Western Dock and Bridge's bid.

MOTION was made by Mr. Walker to request revised proposals from both Pool Engineering and Western Dock and Bridge for the Hole In The Wall Breakwater Repair to be completed in one phase, replacing both the 60' and 110' breakwaters with \pm 6' tires, 30" galvanized piling; submitted by Tuesday February 28th, 2017. **MOTION SECONDED** by Mr. Flora. **MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS:

1. Consideration of Ordinance 17-1838, September 2017 Harbor rate increase.
 - Mr. Corporon states that this is the fifth and final rate increase tied to the bonds issued for harbor repairs.
 - Mr. Corporon sees no reason for any additional rate increases in the coming years.

MOTION was made by Mr. Bray to support Ordinance 17-1838, September 2017 Harbor rate increase. **MOTION SECONDED** by Mr. Allen. **MOTION PASSED UNANIMOUSLY.**

Director's Report:

- No update on Mountain Point Boat Launch parking lot.
- Berth I & II Phase IVa bids have been submitted by Pool Engineering, Western Dock and Bridge, and Orion Marine. It is being recommended to the City Council on 2/16/17 that the project be awarded to Pool Engineering.
- Dave Timmerman, Port Operations Coordinator, has resigned. His position is currently being advertised and is a priority hire. Position closes on 3/1/17.
- 69 applications were submitted for the Port Security Guard recruitment. 22 are returning employees. There is 33 positions total, but Mr. Corporon plans on hiring 40-45 employees to insure all shifts can be covered.
- Positions are advertised for 3 temporary harbormasters and 2 temporary maintenance workers.
- The temporary customer service representative is returning from last year, so this position is not being advertised.
- The department is preparing for Angel Holbrook's maternity leave in late July/early August, and for Pamela Kuehl to move to Montana around the end of August. The plan is to have Ms. Kuhel become acting administrative assistant to cover Ms. Holbrook, and have whomever will fill Ms. Kuhel's position take over customer service full time.
- Mr. Corporon will be on sick leave starting tomorrow, 2/15/16, until next week.
- A few weeks ago Knudson Cove experienced a significant storm event that left one boat sunk, one boat on the beach, lines broken, and one boat with a kicker in the water. The sunken boat has been refloated, but did cause damage to the dock. However, according to Mr. Berg, the dock did not sustain any structural damage, and the repairs can be made in-house. Nick Burns in maintenance is working on the project and is in the process of ordering lumber.

COMMITTEE MEMBER COMMENTS:

Mr. Dan Christensen:

Mr. John Kimmel:

Mr. John Malouf:

Mr. Timothy Walker: Will be absent next month, please excuse.

Mr. Dale "Mickey" Robbins: Welcome Mr. Flora.

Mr. Mark Flora:

Mr. Richard "Dick" Allen:

Mr. Rod Bray: Feels the Board made a mistake on the Spruce Mill Sheet Pile Wall motion to support the revised 408 dredging permit.

Mr. Mike Lindgren: Will be absent next month, please excuse.

ADJOURNMENT:

MOTION TO ADJOURN was made by Mr. Walker at 9:21 pm **MOTION SECONDED** by Mr. Bray . **MOTION PASSED UNANIMOUSLY.**

 3-14-17

Chair/Vice Chair Signature

Date