




CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

MEMORANDUM

To: Mayor Eisenbeisz and Assembly Members

Thru: John Leach, Municipal Administrator 

From: Stan Eliason, Harbormaster and Melissa Wileman, Public and Government Relations Director

Date: July 2, 2024

Subject: ADOT&PF Municipal Harbor Facility Tier II Grant Application: Eliason Harbor Float System and Utilities Repairs

Background

The Alaska Legislature established the State of Alaska Municipal Harbor Facility 50/50 Grant Program in 2006 to provide financial assistance for municipally owned harbor facilities. The grant program is funded on an annual basis at the discretion of the Governor and Legislature. Applications for the grant program are competitively scored on weighted criteria.

The 50/50 Grant Program is comprised of two tiers: Tier I applications are for expansion, new construction, or repair/replacement of facilities. Tier II applications are for expansion, new construction, or repair/replacement of facilities whether formerly State-owned or not. Eliason Harbor was never State-owned therefore this project would fall under the Tier II grant funding.

The FY2026 Municipal Harbor Grants Program applications are due by 5:00 p.m. August 9. Minimum application amount is \$50,000 with a maximum of \$5,000,000.

Analysis

Eliason Harbor was evaluated as a part of the Harbor System Master Plan in late 2011. While the overall harbor facility was deemed in good condition with a remaining safe and useful life of approximately 20 years, the consultants noted that the electrical system required substantial rehabilitation within the next 5 years. Significant issues within the electrical system including feeder cable abrasion/failure and rusting panels and load centers to the point of structural failure.

Moffatt and Nichol recently completed a condition assessment to include a scope of work. The condition assessment found Eliason Harbor to be in fair condition. The primary structural elements were sound, but minor to moderate defects affecting the utility of the harbor were present. There were also localized areas of moderate to advanced deterioration found, which if

unchecked in the future may reduce the load bearing capacity of the float system. The scope of the work consists of major repairs of the electrical system and portions of the float systems:

- Rehabilitate the electrical system
- Replace water system hangers and hardware
- Replace or righten missing, damaged, or loose hinge hardware
- Replace damaged deck boards, bullrail, and rub boards

It is recommended that we apply for funding for the major repairs, and not for full replacement being that this harbor will need to be replaced in phases starting in 2030. This also allows the fund to grow the required capital over time for full replacement.

Fiscal Note

The engineer's estimate for this project to include engineering services, design and permitting is \$1,119,800. Total construction costs are \$480,816. The grant program funds half of the construction costs. The remaining match costs are available and will come from the Harbor Department Enterprise Fund Working Capital. Note that this capital project has been funded at a much higher level than we currently anticipate will be needed. The goal of this project is to extend the life of the electrical system to match the anticipated life of the harbor. Once the final budget has been details any appropriated funding that is not needed will be returned to the Harbor Fund's unrestricted working capital.

Recommendation

Approve this Resolution and authorize the Municipal Administrator to submit an ADOT&PF Municipal Harbor Facility Tier II Grant Application for Eliason Harbor Float System and Utilities Repairs and execute the grants if received.

CITY AND BOROUGH OF SITKA

RESOLUTION NO. 2024-14

A RESOLUTION OF THE CITY AND BOROUGH OF SITKA APPROVING SUBMITTAL AND EXECUTION OF A MUNICIPAL HARBOR FACILITY GRANT TIER II APPLICATION TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES (DOT&PF) IN THE AMOUNT OF \$240,408 FOR THE ELIASON HARBOR FLOAT SYSTEM AND UTILITIES REPAIRS PROJECT

WHEREAS, the State of Alaska, Department of Transportation and Public Facilities administers the Municipal Harbor Facility Grant program; and

WHEREAS, the City and Borough of Sitka owns and maintains Eliason Harbor which is eligible for the Municipal Harbor Facility Tier II Grant which, if awarded, will pay 50 percent of the eligible construction costs (\$240,408) of this project; and

WHEREAS, the City and Borough of Sitka will provide the required 50 percent in local matching funds for construction of the project per the Municipal Harbor Facility Grant program; and

WHEREAS, the working waterfront at Eliason Harbor serves Sitka with moorage, tidal grid, gear work floats, and drive-down load/unloading zones that accommodates up to 242 permanently moored vessels and has averaged approximately 323 unique transient vessels in a given year including commercial fishing, recreation, and charter vessels; and

WHEREAS, the Eliason Harbor system is critical infrastructure and is in need of repairs to the utilities and portions of the float systems.

NOW, THEREFORE, BE IT RESOLVED that the Assembly of the City and Borough of Sitka supports the Eliason Harbor Float System and Utilities Repairs project, and agrees, subject to available Alaska Legislative funding and selection by DOT&PF, to enter into a grant agreement with the State of Alaska DOT&PF through the Municipal Harbor Facility Tier II Grant Program.

BE IT FURTHER RESOLVED by the Assembly that the Municipal Administrator is authorized to apply for the grant and to execute the grant if received.

PASSED, APPROVED AND ADOPTED by the Assembly of the City and Borough of Sitka this 9th day of July 2024.

Steven Eisenbeisz, Mayor

ATTEST:

Sara Peterson, MMC
Municipal Clerk

1st and final reading: 7/9/24

Sponsor: Administrator