

# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

## MEMORANDUM

**To:** Mayor Eisenbeisz and Assembly Members

**Thru:** John Leach, Municipal Administrator 

**From:** Melissa Haley, Finance Director and Stan Eliason, Harbormaster

**Date:** September 7, 2022

**Subject:** Crescent Harbor Vandalism Repair

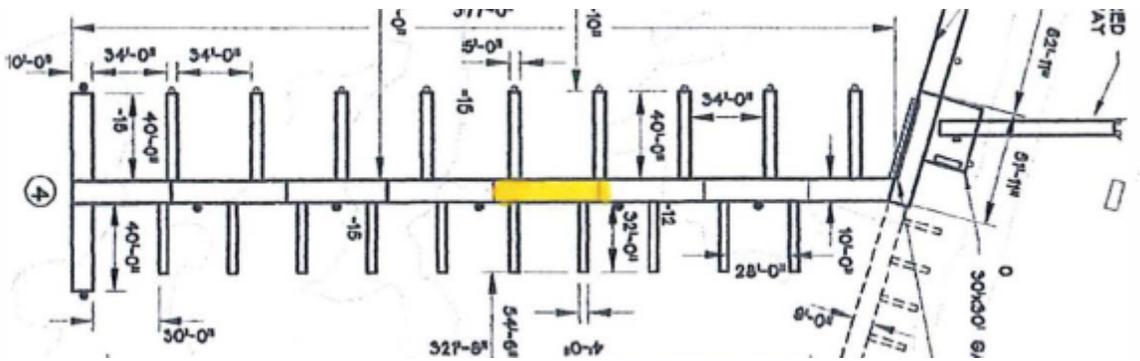
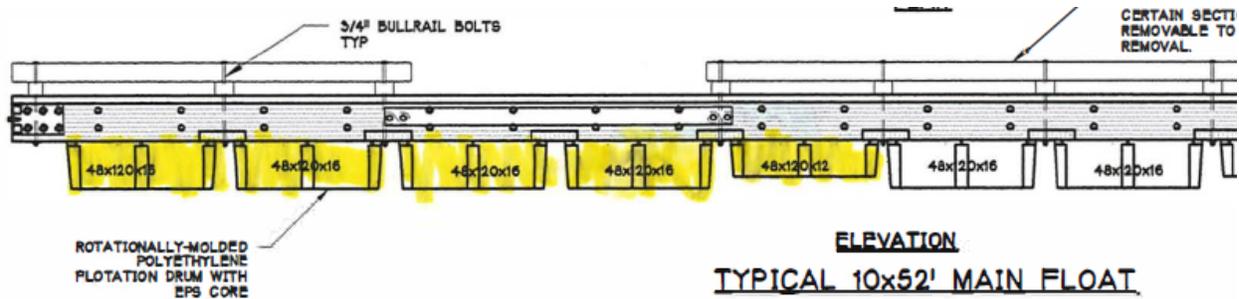
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### Background

On the evening of May 20, 2022, a fire was report at Crescent Harbor on finger 4. The fire was determined to be the result of arson and the damage to the burned area was extensive. This finger was one that was entirely replaced in the recent project to replace all of the harbor's wooden sections (completed in 2020). Upon investigation, it was determined that a fairly immediate repair is needed to ensure the damaged sections remain useable through the winter and cause no further damage to the rest of the dock. Given that the finger was so newly replaced, further work will be required to ensure that the original lifespan of the asset will be realized—the second phase of the repair is anticipated to take place in the fall of 2023.

To repair the float to its original integrity two of three longitudinal 53' Glulam beams must be replaced. The replacement of these beams may not be possible to do in the water. Therefore, an entire new 53' dock section may be a more feasible and economical repair as it can be floated into place and will not need heavy lifting equipment. Eight of eleven flotation tubs were damaged, five of which need to be replaced this fall. The fire burned these five float tubs to an extent that the foam inside the tubs is exposed and will absorb water and lose buoyancy. Once buoyancy is lost the float section will sag putting more strain on the connected float sections and finger floats. Electrical and water service will need to be disconnected and removed for repair, fused HDPE water line will have to be cut, removed, and re-fused in place during the repair, all of which adds to the cost.

The following drawing show the tubs that need to be replaced immediately replaced and the second graphic shows the full section of finger 4 that needs to be replaced.



**Analysis**

It is critical that the repair to bring the damaged section of finger 4 back to its original integrity be undertaken before further damage to the newly replaced dock takes place. While the full cost has yet to be determined, it is important to fully fund the repair now so that the materials can be procured in time to make the final repair in 2023. The CBS harbor systems are not covered by property insurance. At today’s rates, a rough estimate of the annual cost is \$40,000-\$50,000 and that assumes a \$100,000 deductible.

In such cases of vandalism, the City and Borough of Sitka does seek restitution and is doing so in this case. However, given that those charged in this case are juveniles, we deem it unlikely that any significant restitution will be received.

**Fiscal Note**

While we do not yet have a firm estimate for full repair, we do not expect it to exceed the requested appropriation of \$250,000. The initial tub/floatation replacement is expected to be under \$40,000. This will be funded out of the Harbor Fund and, should any restitution be made, it would be allocated to the Harbor Fund to offset the cost of the repair.

**Recommendation**

Approve Ordinance 2022-25 making a supplemental capital appropriation in the amount of \$250,000.

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2022-25
AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA MAKING SUPPLEMENTAL
APPROPRIATIONS FOR FISCAL YEAR 2023
(Crescent Harbor Finger Repair)

BE IT ENACTED by the Assembly of the City and Borough of Sitka, Alaska as follows:

1. CLASSIFICATION. This ordinance is not of a permanent nature and is not intended to be a part of the Sitka General Code of the City and Borough of Sitka, Alaska.

2. SEVERABILITY. If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person and circumstances shall not be affected thereby.

3. PURPOSE. The purpose of this ordinance is to make a supplemental Capital appropriation for FY2023.

4. ENACTMENT. In accordance with Section 11.10 (a) of the Charter of the City and Borough of Sitka, Alaska, the Assembly hereby makes the following supplemental appropriation for the budget period beginning July 1, 2022 and ending June 30, 2023.

Table with 4 rows: FISCAL YEAR 2023 EXPENDITURE BUDGETS, CAPITAL PROJECTS, Fund 750 - Crescent Harbor Finger Repair Project: Increase appropriations in the amount of \$250,000 for the Crescent Harbor Finger Repair. These funds will come from the Harbor Fund undesignated working capital.

EXPLANATION

This appropriation is to repair the section of Crescent Harbor finger 4 that damaged due to arson in May 2022.

5. EFFECTIVE DATE. This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 27th day of September 2022.

ATTEST:

Steven Eisenbeisz, Mayor

Sara Peterson, MMC
Municipal Clerk

1st reading: 9/13/2022
2nd and final reading: 9/27/2022

Sponsor: Administrator