

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS COMMITTEE MEETING AGENDA**  
**For Tuesday, April 19, 2011**

- I. Call to Order** (5:00 p.m. at the **AURORA HARBOR OFFICE**).
- II. Roll Call** (Don Etheridge, Greg Busch, Jim Preston, Mike Williams, and Cheryl Jebe).
- III. Approval of Agenda.**

**MOTION: TO APPROVE AGENDA AS PRESENTED OR AMENDED.**

- IV. Public Participation on Non-Agenda Items** (not to exceed five minutes per person or twenty minutes total).
- V. Approval of March 22, 2011 Operations Committee Meeting Minutes.**
- VI. Items for Action.**

- 1. Juneau Youth Sailing Request for Lease.

Presentation by Port Director

Committee Questions

Public Comment

Committee Deliberation

**MOTION: TO BE DEVELOPED AT THE MEETING.**

- 2. Portable Toilet Service

Presentation by Harbormaster

Committee Questions

Public Comment

Committee Deliberation

**MOTION: TO BE DEVELOPED DURING THE MEETING.**

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS COMMITTEE MEETING AGENDA**  
**For Tuesday, April 19, 2011**

**VII. Items for Information/Discussion.**

1. Russell Peterson Request  
Presentation by Port Director
2. Reserved Moorage Rental Agreement Change  
Presentation by Port Director
3. Harbor Operations Update  
Presentation by Harbormaster

**VIII. Staff & Member Reports.**

**IX. Committee Administrative Matters.**

1. Next Operations Committee meeting – May 17 at the Aurora Harbor Office.

**X. Adjournment.**

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS COMMITTEE MEETING MINUTES**  
**For Tuesday, March 22, 2011**

I. Call to Order.

Mrs. Jebe called the Operations Meeting to order at 5:00 p.m. at the Aurora Harbor Office.

II. Roll Call.

The following members were present: Cheryl Jebe, Jim Preston, Michael Williams, and Greg Busch.

The following members were absent: Don Etheridge and Bob Wostmann.

Also present were the following: John Stone – Port Director, Phil Benner –Harbormaster, and Ruth Danner – CBJ Assembly Liaison.

III. Approval of Agenda.

**MOTION by Mr. Preston: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**The motion passed without objection.**

IV. Public Participation on Non-Agenda Items.

Paul Swanson, Juneau, AK 99801 He said when the fuel dock at Deharts sank he believes the damage could have been prevented if preventative maintenance would have been done all along. The gate has been left open since the lock is not working. He went to Doaks Lock & Key and it will cost \$80 to \$100.00 to purchase a new lock. Mr. Swanson said the lock broke and the Harbor Department should purchase a new lock for the gate at Deharts.

Chloe Watson, Juneau, AK 99801 She would like to address the e-mail sent to Mr. Stone in regards to the padlock for the gate at Deharts and the parking issues. Mrs. Jebe said that the e-mail will be read and discussed at a later time and the parking issues are on the agenda and will be discussed during this operations meeting.

V. Approval of Previous Operations Meeting.

**MOTION by Mr. Busch: TO APPROVE THE FEBRUARY 15, 2011 OPERATIONS COMMITTEE MEETING MINUTES AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**The motion passed without objection.**



**VI. Items for Action.**

**1. Statter Harbor Lower Lot Parking Management.**

Mr. Stone said several members of the public have recently provided comments to the Board. The concerns are the current and future management of our parking facilities at Statter Harbor. He said they include parking of staff vehicles, harbor vehicles, and parking belonging to monthly permit holders. When the city finished the project in 2002 this expanded the parking to the lower parking lot at Statter harbor. The issues with the parking are during the summer months and in the winter there aren't any issues. We have a permit program for the whale watching companies. They are allowed to pick up and drop off passengers at the lower lot in front of the ramp by the harbor office. Mr. Stone referred to City & Borough of Juneau, Statter Harbor improvements photo included in the agenda packet.

The fees are \$1 per hour, \$5 per day or \$75 per month and in addition, companies that are dropping off and picking up passengers for hire are assessed an annual fee of \$300 per company plus \$15 per seat. The harbor department has a limit of 25 monthly permits to sell. The monthly permit does not guarantee a parking space. When the lot is full then patrons who have purchased the monthly permit will have to park in the Horton parking lot located across from Squires.

Mr. Stone said since we installed the paid parking machine our revenues have increased from \$12,000 up to \$35,000. Mr. Watson had some questions about where the staff has been parking the harbor vehicles. The harbor vehicles are parked in the area by the shop doors and there is a parking space by Bricks Electronics that was not being used and we park harbor vehicles there. These spots were not being used by patrons so we use them for parking the company vehicles.

Mr. Busch asked if the other harbors have paid parking. Mr. Stone said they do not charge for parking in the downtown harbors. There is 1 hour parking, 3 day parking and 14 day parking areas available with either a temporary permit or a permanent permit.

**Public comments**

**Bruce White, Juneau, AK 99801**

Mr. White said at Auke Bay we need to have four boat launch lanes. This would help relieve the congestion and having an area for the tour companies to park their buses for loading and unloading passengers for hire. He stated that parking has always been free for the Deharts patrons.

**Paul Swanson, Juneau, AK 99801**

Mr. Swanson said he agreed with Mr. White when someone is paying yearly or monthly moorage for their boats they should be entitled to have parking included for all the harbors.

**OPERATIONS COMMITTEE MEETING MINUTES**

March 22, 2011

Page: 3

**Debbie White, Juneau, AK 99801**

Mrs. White said Deharts is where her family pays for moorage on all of their boats. There is a lot of confusion and anxiety over the installment of the new floats and now with the fuel dock partially sinking this just adds to all of the other problems that are coming up out there. She said her family has never had to pay for parking and hopes they never will since the moorage is the highest in City and Borough.

Mr. Preston said his impression was the parking is free for the Deharts Patrons and should stay free in the future. If they install new floats this will give other people on the waitlist an opportunity to keep their vessels at Statter Harbor.

Mr. Busch said he agrees the parking should stay free for patrons who pay the higher rate for moorage.

Mr. Williams said another idea is to have one permanent parking permit for all harbor patrons who either pay yearly or monthly regardless where they keep their vessels.

Mrs. Danner said the parking is congested at Auke Bay. It would be hard to equalize parking in any of the harbors due to various demands from the patrons.

**Public Comments**

Mr. Swanson said if a harbor patron is paying moorage at Auke Bay or those who have purchased a launch permit should have free parking.

**MOTION by Mr. Busch: TO TABLE THE STATTER HARBOR LOWER PARKING LOT MANAGEMENT UNTIL THE NEXT OPERATIONS COMMITTEE MEETING ON APRIL 19, 2011.**

**Motion passed with unanimous consent.**

**2. Portable Toilet Servicing by Docks and Harbor Staff**

Mr. Benner said Roy McCloud had brought it to his attention that we are paying \$98,000 a year to have Tyler Rental provide us with Porta-Potties and they do all maintenance on them. Tyler Rental is contracted by us yearly to manage & clean them. The contract with them will be up at the end of June and Mr. Benner has been doing research to see if we can't save some money by purchasing our own and doing the maintenance.

One company is Porta John. They provide them for the Olympics, Concerts, and Sporting events. Mr. Benner said if we were to purchase the pump truck, Port-a-potties, cleaning and supplies, this will pay for itself within five years and save over \$215,000. He said this plan would be for the next fiscal year. We can not implement this year. (Refer to March 3<sup>rd</sup> letter included in packet)



**Committee Comments**

Mr. Preston asked if the board could get a detailed plan by next week. Mr. Stone said it will need go to the Harbor Board for final approval.

**MOTION by Mr. Busch: TO DIRECT THE PORT DIRECTOR TO PREPARE A DETAILED PLAN FOR THE SERVICING OF THE PORTABLE TOILETS BY THE DOCKS AND HARBOR STAFF AND PRESENT IT TO THE NEXT OPERATIONS COMMITTEE MEETING FOR CONSIDERATION AND APPROVAL AND ASK UNANIMOUS CONSENT.**

**Motion passed with unanimous consent.**

**VII. Items for Information/Discussion.**

**1. Direction form Committee Concerning Commercial Use of Harbors by Persons Renting Out Vessels as Residences.**

Mr. Benner reported he asked for direction from the Department of law regarding patrons renting their vessels to third parties as residences. In addition to harbors not knowing who is living in the harbor, the boats are not up to harbor standards and some are not sea worthy. They appear to be housing rentals, not sea going vessels. Amy Mead, Department of Law, Responded that the harbor ordinances are not clear and need updating to address this live a board issue.

The ordinances discussed:

**85.25.050 prohibits the renting of moorage space.** This is to a boat not a person on a boat.

**85.25.090(15) prohibits boat owners from conducting "any commercially oriented business enterprise at the boat harbor facilities" unless specifically authorized as provided under this title. Preparation and repair of a commercial fishing boat or its gear and the pick up and discharge of charter for passengers by boat or aircraft using space in the harbor is not conduct of a commercially oriented business within the meaning of this subsection.**

It is unclear that these two ordinances would limit the renting of boats to third parties as residences.

Mr. Preston said he thinks it would be a great idea to have them purchase a commercial permit when renting since they are not the actual person living onboard their vessels.

Mrs. Jebe asked if any of these boat move in accordance with 85.20.020 (clear the boat harbor). Mr. Benner said there are seven boats and at least two of them do not run, but the owners have live a boards on them.

Further discussion with direction to the Port Director to propose an ordinance to address renting to third parties as residences.



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

March 22, 2011

Page: 5

**2. Update on Actions to Address Non-moving and Derelict Vessels in the Harbors.**

Mr. Benner read the regulation for **Title 85.20.020- Safe condition of a vessel in the Juneau harbor system.**

The ordinance discussed:

**Title 85.20.020 Every boat must clear the boat harbor under its own power on at least three occasions each year. Two such occasions must be not less than three months or more than six months apart. Failure to comply with this subsection shall raise a presumption that the boat is not qualified.**

Mr. Benner said he has sent two letters to Mr. Pace in regards to his vessel the Rio Janeiro. Mr. Pace doesn't make any attempt to improve conditions of the vessel. He is concerned if the vessel were to sink, it would have considerable damage to the vessels around him and including the float system. He said that Rio Janeiro has not left the harbor in the past four years. He does not believe this vessel meets Coast Guard Regulations. Mr. Benner said we have given this owner plenty of time to get the vessel either out of the harbor or up to compliance with the harbor ordinance. He said everyone will need to move their boat as of May 1<sup>st</sup> for Auke Bay and June 1<sup>st</sup> for the Downtown Harbors.

Mr. Williams asked what the disposal fee is for a vessel this size. The average cost depends on what needs to be done with the vessel. The cost can be between \$5,000 and \$10,000. Mr. Benner said we have seven boats waiting for a slip of this size. It would be nice to be able to assign this slip to a boat that has been on our waitlist.

Mrs. Danner asked if boats have to move beyond the breakwater in the winter. Mr. Benner said in the winter time we do not request the vessels move, it's just during the summer months. He said they need to be sure the vessels are sea worthy along with the Coast Guard requirements.

**3. Harbormaster Operations and Routine Maintenance Report.**

Mr. Benner referred to the photos of the Sea Wolf, AK4373M when it sank. He said when the fuel dock sank in Auke Bay it was due to failure of an anchor chain that broke. The bladder filled up with water and we pumped it out. It will need to be rebuilt properly for being in the water all the time. We have had a lot of different failures at Deharts Dock this last month.

The surface of the dock is in bad condition. There is limited amount of wood to attach anything too as far as doing any repairs with boards or plywood. We need a surface that won't be hazardous when walking and the surface needs to allow water to get through. It is in very bad condition but we are limited on what we can do for repairs. Mr. Benner said we have spent a lot of money on Deharts more than any other harbors in this past month for repairs. The electricity needs to be completely replaced which would cost an extreme amount of money.

Douglas Harbor took a beating this last month. There was thick ice was a foot thick at the end of launch ramp and E & D floats, A, B & C are in very bad shape. We had five broken water canisters that blew during the winter thaw downtown. Two floats were installed at the North Douglas launch ramp the last four will be installed by April 1, 2011.

**OPERATIONS COMMITTEE MEETING MINUTES**

March 22, 2011

Page: 6

Mr. Benner said the staff did a great job keeping up with all of the different problems we encounter this past month. The Coast Guard is checking all ships coming into Alaska from Japan since the earth quake and nuclear reactor was damage.

Mrs. Jebe asked if Deharts is a public dock. She said if it is considered a Public Dock then it should not have a locked gate it should be open at all times. Mr. Williams said he believes it is considered a public dock.

VIII. Staff & Member Reports.

Mr. Benner said construction has started at the new loading facility. The Tiger Grant we received will finish the project. They moved equipment out there and will be starting soon.

IX. Committee Administrative Matters.

The next Operations Committee Meeting will be on April 19, 2011 at the Aurora Harbor Office.

The Boat Show at Centennial Hall will be March 25<sup>th</sup>, 26<sup>th</sup>, and 27<sup>th</sup>. We do have a booth there please come by. We will have lots of informational items.

X. Adjournment

**MOTION by Mr. Busch: MOVE TO ADJOURN THE OPERATIONS COMMITTEE MEETING FOR MARCH 22, 2011 AND ASK UNANIMOUS CONSENT.**

Motion passed without objection

Meeting ended at 6:51 p.m.



## John Stone

---

**From:** Carl Brodersen [carlhcb@gmail.com]  
**Sent:** Friday, March 25, 2011 12:40 AM  
**To:** John Stone  
**Subject:** Re: Youth Sailing's home  
**Attachments:** Norway Point.pdf

Hello!

Drawing of area in question is attached. The space covered is just enough to store what we have in place right now, and as such, doesn't conflict with beach or snow removal access. What do you think?

Thanks much,  
-Carl

On Thu, Dec 30, 2010 at 9:13 AM, John Stone <[John\\_Stone@ci.juneau.ak.us](mailto:John_Stone@ci.juneau.ak.us)> wrote:

Ok. Can you get me a drawing showing your space needs?

---

**From:** Carl Brodersen [mailto:[carlhcb@gmail.com](mailto:carlhcb@gmail.com)]  
**Sent:** Tuesday, December 07, 2010 4:16 PM  
**To:** John Stone  
**Subject:** Re: Youth Sailing's home

John,

We do dream of a building, but will probably never be able to afford one. What I'm most interested in is being able to keep the equipment there even if we don't operate for a year somewhere down the line. This program has a tendency to burn out its board members and I can see the need for a pause at some point -but as long as the boats and docks are assured of a place to live, then there's nothing that would prevent us from taking a break for a year if we need to and starting up fresh the next season. To me, that says lease, but I'm certainly willing to defer to your better judgement on that.

-Carl

On Tue, Dec 7, 2010 at 4:00 PM, John Stone <[John\\_Stone@ci.juneau.ak.us](mailto:John_Stone@ci.juneau.ak.us)> wrote:

Carl,

The yacht club has a lease. The other option is a use permit. Both have pros and cons. Lease is more complicated and requires Assembly approval. Use permit easier to do and only requires Board approval. You may want to consider lease if you plan to stay 35 years and put in a building. Otherwise, the use permit is year to year. Both require a letter, site map, and operating plan. Let me know.

John

---

**From:** Carl Brodersen [<mailto:carlhcb@gmail.com>]  
**Sent:** Tuesday, December 07, 2010 12:16 PM  
**To:** John Stone  
**Subject:** Youth Sailing's home

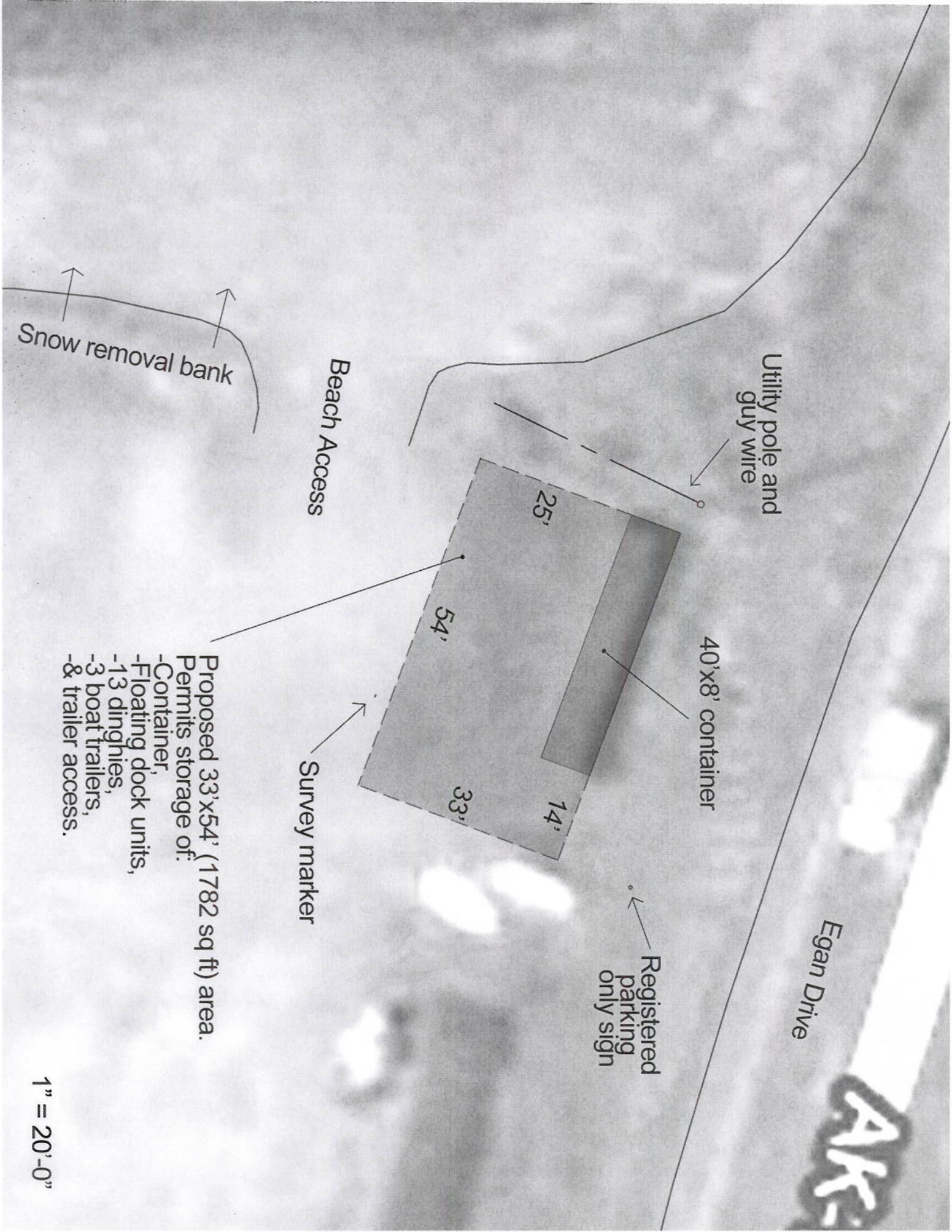
Ahoy Sir,

We're still interested in your idea of getting a long-term use agreement with the City, similar to the Yacht Club's. How can we go about pursuing that?

Thanks much,

-Carl for JYS





Utility pole and  
guy wire

40'x8' container

Egan Drive

Registered  
parking  
only sign

Beach Access

Survey marker

Snow removal bank

Proposed 33'x54' (1782 sq ft) area.  
Permits storage of:  
-Container,  
-Floating dock units,  
-13 dinghies,  
-3 boat trailers,  
-& trailer access.

1" = 20'-0"

# Sanitation Services For Portable Toilets

|                                 |              |
|---------------------------------|--------------|
| Total Actual Expenses for FY10  | \$91,664.00  |
| Total Budgeted Expense for FY11 | \$100,187.00 |

|  |                    |
|--|--------------------|
| <b>Average Annual Expenses for Contract Services</b> | <b>\$95,925.50</b> |
|--|--------------------|

**Proposed Capital Expenditures**

|  |             |
|--|-------------|
| Pump Truck - FOB Juneau                  | \$68,000.00 |
| 7 Wheelchair Accessible Portable Toilets | \$12,565.00 |
| 5 Folding Portable Toilets               | \$3,075.00  |
| Freight for Portable Toilets             | \$5,010.00  |

|   |                    |
|---|--------------------|
| <b>Initial Cost Outlay for Truck and Portable Toilets</b> | <b>\$88,650.00</b> |
|---|--------------------|

|   |                   |
|---|-------------------|
| <b>Annual Cost for 10 Year Depreciation</b> | <b>\$8,865.00</b> |
|---|-------------------|

**Projected Yearly Expense**

|  |             |
|--|-------------|
| Truck and Portable Toilets Annual Expense for 10 year period | \$8,865.00  |
| Operating Expense  | \$64,377.00 |
| Fuel for Truck-Based on \$3.50 per gal                       | \$3,000.00  |
| Cleaning & Maintenance Supplies                              | \$15,000.00 |
| Yearly Labor Wages-\$20.00 per hour w/benefits               | \$46,377.00 |

|  |                    |
|--|--------------------|
| <b>Total Projected Annual Expenses for Docks &amp; Harbors</b> | <b>\$73,242.00</b> |
|--|--------------------|

|   |                    |
|---|--------------------|
| Annual Average Annual Expense for Contract Services | \$95,925.50        |
| Total Projected Annual Expense for Dock & Harbors   | \$73,242.00        |
| <b>Difference</b>                                   | <b>\$22,683.50</b> |

|                                 |                     |
|---------------------------------|---------------------|
| <b>Projected 5 year Savings</b> | <b>\$113,417.50</b> |
|---------------------------------|---------------------|



# Porta-John Industries, Inc.

50633 RYAN ROAD  
UTICA, MICHIGAN 48317

Phone: 586-739-4611

Fax: (586) 731-0670

E-Mail: [info@toilets.com](mailto:info@toilets.com)

Web Page: [www.toilets.com](http://www.toilets.com)

## PRO FORMA INVOICE

Invoice No.: 501256

Date: March 6, 2011

Bill To: JUNEAU HARBORMASTER

Ship To: Alaska Marine Lines

Address: Juneau, Alaska

Seattle, Washington 98106

Attn: Phil Benner

E-Mail: [phil\\_benner@ci.juneau.ak.us](mailto:phil_benner@ci.juneau.ak.us)

Phone: 907-586-5255

| Shipping Date | Via               | Terms   |
|---------------|-------------------|---------|
| As Required   | Common<br>Carrier | Prepaid |

| Part Description  | Unit | Quantity | Unit Price | Total Price |
|---|------|----------|------------|-------------|
| Model WCA700 - Wheelchair Accessible Portable Toilet            | Each | 7        | \$1,795.00 | \$12,565.00 |
| Model FPT300 - Folding Portable Toilet                          | Each | 5        | \$615.00   | \$3,075.00  |
|   |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |
| For Further Information: Contact Earl Braxton<br>@ 800-521-6310 |      |          |            |             |
|   |      |          |            |             |
| PROUDLY MADE IN THE USA   |      |          |            |             |
|   |      |          |            |             |
| Terms: Prepaid (See Wire Info Below)                            |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |
|   |      |          |            |             |

Wire:

National Management/Porta-John Industries  
Flagstar Bank – 5151 Corporate Drive, Troy, MI 48098  
ABA/Routing: 272471852  
Account #: 584807855

Sub-Total \$15,640.00

Freight to ZIP 98106 \$5,010.00

Total \$20,650.00

**Phil Benner**

---

**From:** info@toilets.com

**Sent:** Friday, February 11, 2011 12:31 AM

**To:** Phil Benner

**Subject:** Porta John® Products

**Attachments:** Reference Lists.pdf; Sani Jon® Chassis NP.pdf; Sanitation Products.pptx.pdf; Green John chassis 11 NP[1].pdf; Patented Folding Toilet .pdf

I was wondering how much twenty – thirty Sani-Jons would cost?

Thank you,

Phil Benner

Juneau Harbormaster

586-5255

Phil Benner

--

Thank you for taking the time to visit our web site and contacting us. We ship Ex Works - Utica, Michigan 48317 and need you to choose your product and quantity and we will give you a final price including freight. We have reconditioned Model FPTR 300 and GJR 350 for sale for \$495.00 plus freight. You can order reconditioned model GJR 350 shipped with a dump valve for \$767.00 plus freight. Most of our products ship fully assembled unless customers specifically request unassembled.

The Model FPT 300 is cheaper to ship as it is shipped assembled in the folded position. The Model GJR 350 can be shipped assembled in the upright position it is more expensive to ship.

The Sani Jon® Model 450 is a heavy duty portable toilet with four double aluminum corners and extra heavy duty front and door .150 thick front - .125 side walls - .165 Opaque Roof – and 100% treated wood floor & 4" x 4" runners. We are currently shipping units for agricultural and construction use in many parts of the USA and foreign countries and the Sani Jon® has proved to be the right product for any climate. We also offer several upgrade option for the SJ 450 (see Sani Jon® Chassis NP.PDF attachment).

We offer quantity discounts for 25+ Sani Jon® of \$649.00 from the initial price of \$789.00 each plus freight. We would need a shipping destination and if you wanted the Model SJ 450 shipped assembled or unassembled (there is no charge for assembly).

**References**

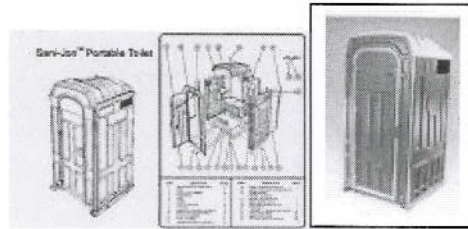
We were the exclusive sanitation manufacturer and service company for the 1996 Summer Olympic Games in Atlanta, Georgia; Woodstock '99 in Rome, New York; Air Shows; the 2003 Phish Concert in Lewiston, Maine; the 2004 Phish Concert in Newport, Vermont; 15 years as the Sanitation Contractor for the New Orleans Mardi Gras; most natural disasters from 1973 to the present; plus several hundred thousand smaller events over the last 35 years.

I have attached the information that you requested. The prices for our units are:

**The Sani Jon® has double aluminum corners for durability and easy maintenance**

4/12/2011





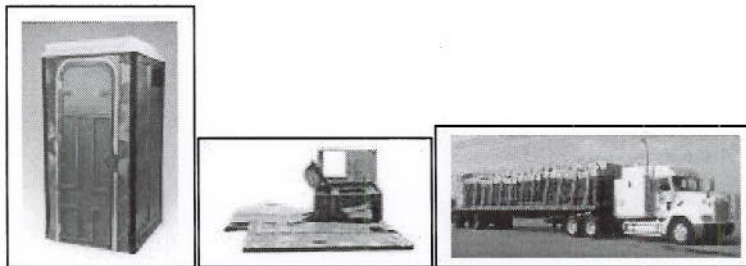
## **Sani-Jon® - Model #SJ 450**

**25 + Model SJ 450 are \$649.00 each - Plus Freight**

Ships 80 to a 40' Shipping container

<http://toilets.com/products/sanijon.htm>

The Sani Jon® ships 80 to a 40' foot shipping container due to its larger size tank capacity.



**The Porta John® Patented Portable Toilet Folds and Assembles in Three Minutes for Easy and Time Saving Deployment. The FPT 300 is fully assembled and is shipped in the flat folded position 100 to a 40" container.**

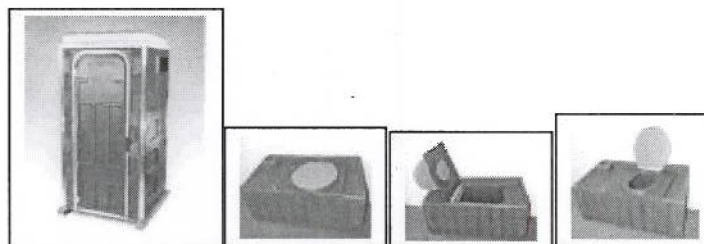
## **Patented Folding Porta-John® Model #FPT 300**

**25 + Model FPT 300 \$615.00 each - Plus Freight**

Ships 100 to a 40' Shipping container

<http://toilets.com/products/portajohn.htm>

[http://toilets.com/products/portajohn\\_b.htm](http://toilets.com/products/portajohn_b.htm)



**The Green John® Portable toilet has all Aluminum Corners and an Aluminum Door Frame for Durability and Long Life**

**Green-John® Model #GJ 350**

25 + Model GJ 350 \$595.00 each - Plus Freight

Ships 100 to a 40' Shipping container

<http://toilets.com/products/greenjohn.htm>

<<http://toilets.com/products/greenjohn.htm>>

The Green John® ships 100 to a 40' foot shipping container. The Green John® is 80% assembled.



Hand Wash Station

**Two Person Hand Wash Station**

**Model #FPHS 4545**

1 - 9: \$780.00 ea. 10 - 49: \$760.00 ea.

Plus Freight

<http://toilets.com/products/handwash.htm>



**Four Person Hand Sanitizer Station**

**Model #HSS 2300 Set Up**



1 - 9: \$585.00 ea. 10 - 49: \$545.00 Plus Freight



### Model #HSS 2300 Prepared for Shipment

Hand Sanitizer Dispensers: \$11.95 ea,  
Case of 12/800ml Hand Sanitizer Refills: \$91.00/case

We also stock a complete line of hand soap and bi-fold towels for the built in dispensers.

We accept most credit cards and require 50% down with your order and the balance before shipping

In addition, we manufacture a proprietary warm weather chemical concentrate in both 5 and 55 gallon containers. The 5 gallon container can be shipped in the holding tank and the chemical mixes at 1 gallon of concentrate to 100 gallons of water. The five gallon container is \$162.00 (US) and the 55 gallon drum sells for \$1,076.00 US.

The pumping systems vary in both price and specification. We currently are manufacturing a stainless steel pumping system that is **not** truck specific and can be mounted on and removed from any flat bed vehicle.

Please feel free to contact me with your questions.

Regards,

Earl Braxton  
Toilets.com, Inc  
**World Wide Delivery**  
7,000,000 Visitors Annually  
**We Manufacture and Rent Toilets People Want to Use**  
**Down Load Our Free Catalogue**

4/12/2011

<http://toilets.com>

USA

Phone: 800-521-6310

Fax: 586-731-0670

International

Phone: 586-739-4611

Fax: 586-731-0670

E-Mail: [info@toilets.com](mailto:info@toilets.com)

Web Page <http://www.toilets.com>

Porta John® Is a registered trademark



# TYLER RENTAL INC.

City and Borough of Juneau  
Docks and Harbors Board  
155 South Seward Street  
Juneau, AK 99801

April 1, 2011

Dear Operations Board Members,

I recently came into possession of a memo concerning Sanitation Services for the Docks and Harbors by Phil Benner to the Operations Committee.

I must point out that these contracted services were won by an open CBJ bid process as there are three local companies providing these services in Juneau.

I must refute several of the points made.

1. Tyler Rental, Inc. currently holds the contract for providing the portable toilets and providing the services and supplies. The City and Borough of Juneau was only billed a total of \$43,925.10 for the period of 1/1/2010 thru 12/31/2010. I am not sure where the \$78,187.00 in the memo came from.
2. The \$9,600.00 purchase price listed in the memo seems very low, probably for a standard unit as the ADA units required by contract cost \$1895.00 ea (for a total of \$22,740.00 for the referenced 12 units). Freight costs from Southern California and a cubed rate charged by the barge companies are similar to the original purchase price. Quadruple the \$9,600.00 FOB Juneau listed in the memo.
3. If you only plan on paying \$20.00 an hour as referenced in the memo you will be constantly re-hiring and retraining individuals due to the very nature of the job. The HEP B shots are also an unpleasant experience.

If reducing the costs are the objective, several suggestions come to mind, one of which is reducing the number of services per unit per week. Currently we service the main units 4 times a week as required by the contract. Please keep in mind these units are highly used and often are overflowing on service day. It appears port-a-potty buckets are carried from the boats and dumped into the units often with foreign garbage that plugs the suction equipment and has to be removed by hand. Good gauntlet gloves are invaluable. Elimination of the CBJ dumping fee that a private company is required to pay for disposal would also reduce contracted price.

I also find it highly unlikely that a city entity being able to provide a service cheaper than a private company with depreciated trucks, drivers and backup drivers already in place with the economies of scale provided with that volume already in place. I might add this is a local company paying taxes and providing Juneau jobs for the last 15 years. Wonder if the "buy local first" campaign has meaning here? As a taxpayer it seems more beneficial to use the \$200,000.00 new expense listed in the memo to provide money to our schools, road improvements and provide police protection rather than buying a potty truck. I am sure the Juneau Voters would agree.

Regards

  
Steve Kikendall  
General Manager – Juneau

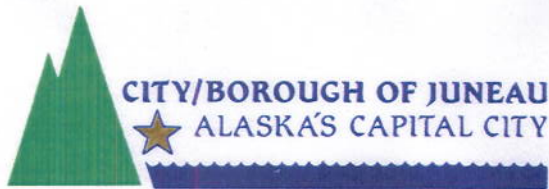
**Ketchikan, AK**  
5216 Borch Street  
PO Box 8158  
Ketchikan, AK 99901  
Office: 907-225-6069  
Fax: 907-225-6118

**Craig, AK**  
400 Port Bagial Blvd  
PO Box 1172  
Craig, AK 99921  
Office: 907-826-2924  
Fax: 907-826-2956

**Juneau, AK**  
5295 Glacier Hwy  
Juneau, AK 99801  
Office: 907-780-2210  
Fax: 907-780-2213

**Olympia, WA**  
3838 Maytown Road SW  
Olympia, WA 98512  
Office: 360-786-1441  
Fax: 360-786-1510

**Centralia, WA**  
1101 N Pearl Street  
Centralia, WA 98531  
Office: 360-736-8800  
Fax: 360-736-8856



## Port of Juneau

**To:** Docks and Harbors Operations Committee  
**CC:**  
**From:** John M. Stone, P.E. Port Director  
**Date:** April 11, 2011  
**Re:** Russell Peterson Request Concerning Inactive Vessels

---

I am attaching the ordinances and regulations relevant to Mr. Peterson's March 24, 2011 request to the board concerning "Inactive Vessels."

In 2004 and 2006, the Board and staff spent considerable time and effort working with harbor patrons to come up with a system to allow vessels not regularly used for transportation on the water to remain in the harbor facilities. The result was the inactive vessel regulation whereby moorage zones were created where inactive vessels could stay indefinitely. Inactive zones were designated in lightly used portions of the harbor system that are difficult to access for routine docking maneuvers. This system assured that inactive vessels did not take up prime moorage spaces to the detriment of vessels used routinely for transportation on the water.

When adopting the inactive vessel regulation, the Board viewed the "three times a year" movement requirement as an indicator of whether a vessel was active or inactive. The bottom line for the Board was whether the vessel was regularly used for transportation on the water. If not, the Board wanted the vessel moved to an inactive moorage zone so that an active vessel could be taken off the waiting list and given assigned moorage.

The Harbormaster's recent action in this regard has two purposes. One is to remove unseaworthy vessels in danger of sinking AND the second is to assure compliance with the inactive vessel rule.

Please call me at 586-0294 if you have questions.

Attachments



## **SUGGESTED REVISED CBJ POLICY ON OPERATIONAL STATUS OF VESSELS**

### **General Principles:**

- 1. CBJ has a legitimate interest in removing true derelict vessels from the harbors.**
- 2. The owners of all vessels have a legitimate interest in not having their boats unfairly branded as derelicts.**
- 3. Many boats – those used only seasonally and that are mothballed the rest of the year; those undergoing lengthy repairs or reconstruction or which have a reasonable need to be covered with tarps – have a legitimate need not to have an “out of slip” demonstration of operational status imposed on them at an unreasonable time.**
- 4. Whatever system is implemented should be done equally to all harbor patrons, subject only to reasonable variations depending on specific factual cases.**

Therefore, I suggest that these principles be implemented by a system that says the following:

A. All vessels kept in CBJ Harbors must be capable of operation unless temporarily incapacitated and the owner has a reasonable plan for restoring it to operational status.

B. CBJ may require that all vessels demonstrate operational status at least once a year, at a time that does not unreasonably interfere with boat repairs or the owner's schedule.

C. CBJ may require a showing of operational status more frequently if it has reason to believe that since the last demonstration a vessel has become abandoned, is in danger of sinking, or is a danger to nearby vessels or facilities.

D. All CBJ demands of a showing of operational status should be sent to the owner or the owner's designated representative at least two weeks in advance, with a request for confirmation of the date and time; if no response is received, CBJ shall post information on the proposed date and time on the vessel and shall make reasonable efforts to reach the owner or representative by phone or email. CBJ shall agree to all reasonable requests for extensions that cite valid reasons for an extension and that do not prevent the CBJ from assessing operational status for a period longer than eighteen months.

E. Valid reasons to postpone a showing of operational status include:

- 1) A showing of operational status may be postponed under (D) if the owner is out of Juneau during the scheduled date but intends to return within eighteen months of the previous showing;
- 2) The boat is mothballed or tarped for the season or during the owner's absence, and the owner intends to return within eighteen months of the previous showing;  
The vessel is undergoing repairs or reconstruction that require it to be non-operational at the scheduled date, as long as the owner files a repair plan that demonstrates intent to restore the vessel to operational status within a reasonable period.
- 3) Other reasons at the discretion of the Harbormaster that demonstrate a good faith intent to comply with the requirements of the requirements in this section.

F. Operational status for a vessel that is mothballed or tarped over or otherwise in such a condition that it cannot reasonably leave its slip without substantial effort and expense may be demonstrated by moving the vessel under power back and forth within its slip so that the existence of forward and reverse power is shown. For other vessels, the Harbormaster may, at his discretion, require a vessel to

leave its slip under its own power, and proceed to open water. A vessel that has been known to the Harbormaster's staff to have left its slip under its own power shall be deemed to have made a demonstration of operational status on that date, regardless of whether the departure was part of a scheduled CBJ demonstration.

G. Vessels under long term repair or reconstruction that cannot demonstrate being operational may be required to relocate during repairs/reconstruction to a repair dock or float that provides substantially the same amenities as a regular harbor slip and is reasonably convenient to the patron; but a vessel so relocated shall be entitled to return to its own previous slip upon substantial completion of repairs or reconstruction.

H. All vessel owners shall maintain with the Harbormaster complete current information including mailing and email address and phone numbers. A vessel owner who is not present in Juneau for any period exceeding three months shall name, and provide the same contact information to the Harbormaster, a local person who shall be responsible during the owner's absence for maintaining the vessel in safe condition and for responding to Harbormaster or CBJ inquiries.

I. All CBJ enforcement of these rules shall be done on an equal basis without regard to the identity of the vessel owner or any other factor than the considerations set out above.

I will put it in the packet for the next regular board meeting. Thursday, March 31 at 7 pm at the Assembly Chambers. They will likely calendar it for the operations committee. Tuesday, April 19 at 5 pm in the Aurora Harbor Office.

You are welcome to present it in person at the beginning of the regular board meeting on the 31<sup>st</sup>.

---

**From:** Russell "Josh" Peterson [mailto:russell.peterson@alaska.net]

**Sent:** Thursday, March 24, 2011 4:15 PM

**To:** John Stone; Phil Benner; Jim

**Cc:** dkmertz@ak.net; Ruth Danner

**Subject:** Vessel operational status memo proposal

This is the proposal that I want to put before the operations committee at the next opportunity. Please see that this goes out to all members and is included in their packets

Please confirm dates of the Operations Committee and the next Full Board Meeting.

Russell "Josh" Peterson

M/V SEAL 209-9028

<http://mvseal.com>





## **Chapter 85.10**

### **HARBOR ADMINISTRATION**

**85.10.010 Jurisdiction.**

**85.10.020 Administration and government of boat harbor facilities.**

**85.10.030 Policy and intent; use of harbor.**

**85.10.040 Use of harbor; implied agreement.**

**85.10.050 Port director; powers and duties.**

#### **85.10.010 Jurisdiction.**

The City and Borough, in the exercise of its police power, assumes control and jurisdiction over all waters within its limits as now and hereafter constituted. The provisions of this title shall be construed to supplement federal laws and regulations, in cases of concurrent jurisdiction.

(Serial No. 82-41, § 2, 1982; Serial No. 95-05am, § 6, 1995)

#### **85.10.020 Administration and government of boat harbor facilities.**

The boat harbor facilities shall be under the administration of the port director who shall have the authority to classify and designate areas of the boat harbor in accordance with the classifications of chapter 85.15 of this title.

(CBJ Code 1970, § 85.10.020; Serial No. 71-44, § 4, 1971; Serial No. 95-05am, § 6, 1995)

#### **85.10.030 Policy and intent; use of harbor.**

It is hereby declared to be the intent of this title to favor the use of the facilities of the boat harbor by commercial fishermen, government vessels, commercial vessels in trade and commerce, and pleasure craft, and by the general public at large. It is further the intent of this title to prevent and discourage the use of the facilities of the boat harbor by boats which have been abandoned by their owners to the point of becoming derelicts as defined in chapter 85.05 or becoming a charge and nuisance to the City and Borough, the port director, and the general public, or which are unsafe, or which are not used, or are not fit to be used, regularly for transportation on the water.

(CBJ Code 1970, § 85.10.030; Serial No. 71-44, § 4, 1971; Serial No. 95-05am, § 6, 1995)

#### **85.10.040 Use of harbor; implied agreement.**

The mooring or use or presence of any boat within the boat harbor shall constitute an agreement by the owner, operator, master or managing agent to conform to the provisions of this title and any rule, regulation or order made pursuant thereto.

(CBJ Code 1970, § 85.10.040; Serial No. 71-44, § 4, 1971; Serial No. 95-05am, § 6, 1995)

#### **85.10.050 Port director; powers and duties.**

(a) *Appointment and duties.* A port director and required assistants will be appointed to supervise and manage boat harbor facilities. They shall be appointed, paid, removed and succeeded in office as other appointed officers of the City and Borough.

**85.20.010 Rentals, fees, and terms.**

All mooring and stall rentals, fees, and other charges for use of boat harbor facilities, terms of rental agreements, and procedures for applying for space and making rental payments shall be established by the board by regulation. Failure of any boat owner, master, operator or managing agent to register or pay mooring or service fees provided by this title shall be presumed to be an abandonment.

(CBJ Code 1970, § 85.20.010; Serial No. 71-44, § 4, 1971; Serial No. 95-05am, § 8, 1995)

**85.20.020 Safe condition of vessel.**

(a) To qualify or remain qualified for space, a boat, except an approved boat shelter, must be seaworthy, must be equipped in accordance with section 85.25.030 and must have sufficient motive power to permit the boat to be maneuvered and controlled safely in and out of the boat harbor under wind and water conditions which are not unusual and which do not constitute a hazard to small craft.

(b) Whenever the port director has probable cause to believe that a boat is not qualified under the conditions of this section, the port director may require, upon 72 hours' notice to the owner, operator, master, or managing agent of any such boat that such boat demonstrates that it is or remains qualified. An exception shall be made where repairs are being diligently pursued or where other extenuating circumstances prevent demonstration of qualification, but such exception shall be for only a reasonable time, considering the circumstances.

(c) The port director may refuse mooring space to any boat which does not qualify; it shall be a condition of every rental agreement that any boat authorized to moor at a rental space in the boat harbor shall remain qualified so long as it remains in the boat harbor. The port director may cancel the rental agreement for any mooring space which is occupied by a boat which is authorized to occupy such space, but which boat is not qualified in accordance with this section. Upon failure of a boat to qualify, the port director may require, upon notice to the owner, operator, master, or managing agent of such boat, that the

rental agreement has been canceled, that such boat be removed from the boat harbor within not less than one week. Any such boat remaining after the time specified in the notice shall be subject to impoundment or removal as a nuisance.

(d) Every boat must clear the boat harbor under its own power on at least three occasions each year. Two such occasions must be not less than three months nor more than six months apart. Failure to comply with this subsection shall raise a presumption that the boat is not qualified.

(CBJ Code 1970, § 85.20.020; Serial No. 71-44, § 4, 1971; Serial No. 95-05am, § 8, 1995)

**85.20.030 Boat launch ramp fee and permit required; penalty.**

(a) Any person using one or more of the Douglas Harbor Boat Launches, the Harris Harbor Boat Launch, the North Douglas Boat Launch, the Statter Harbor Boat Launch, the Tee Harbor Boat Launch, the Amalga Harbor Boat Launch, the Echo Cove Boat Launch, or the Auke Bay Landing Craft Freight Ramp, to launch and recover recreational vessels, or use of the launch ramp for access by off-highway or other vehicles, or for any type of commercial use, must pay the applicable fee as provided by regulation and must display the launch ramp permit provided by docks and harbors upon payment of the fee.

(b) Use of a boat launch ramp in violation of this section is an infraction.  
(Serial No. 2007-58, § 2, 9-24-2007)



## Chapter 07

### INACTIVE VESSEL MANAGEMENT

#### 05 CBJAC 07.010 Inactive vessel management.

#### 05 CBJAC 07.010 Inactive vessel management.

(a) *Purpose.* The purpose of this regulation is to establish a system for assigning moorage to vessels which are not used regularly for transportation on the water, such moorage to be provided in areas of the harbor system that are not favored for use by commercial fishers, government vessels, commercial vessels in trade or commerce, or pleasure craft.

(b) *Moorage areas designated for inactive vessels.* Certain moorage within Douglas, Harris, and Aurora Small Boat Harbors is designated as moorage eligible for use by inactive vessels. Moorage includes the east side of the headfloat in Aurora Harbor, the area along the east side of the headfloat in Harris Harbor, and the west side of the area along the headfloat in Douglas Harbor. Maps showing the moorage designated for inactive vessels are available at any of the harbor offices.

(c) *Prohibition of moorage in other harbor areas.* No later than one year after the effective date of this regulation, a vessel declared inactive by the Harbormaster is prohibited from mooring in the Douglas, Harris, Aurora or Statter Small Boat Harbors, except when such vessel is assigned moorage in a moorage area designated for inactive vessels.

(d) *Qualifying criteria.* To qualify for moorage in a moorage area designated for inactive vessels, a vessel must meet all applicable requirements set out in CBJ Ordinance Title 85, except for the requirements related to motive power and vessel movements set forth in CBJ 85.20.020(a) and (d). This regulation does not relieve the owner or vessel from compliance with all other applicable requirements of law.

(e) *Inactive vessel designation.* A vessel may be designated as an inactive vessel if:

(1) The owner voluntarily declares the vessel as an inactive vessel; or

(2) The Harbormaster declares the vessel as an inactive vessel because:

(A) The vessel does not meet the requirement related to motive power set out in the CBJ 85.20.020(a); or

(B) The vessel does not meet the requirements related to vessel movement set out in CBJ 85.20.020(b); or

(C) The vessel owner cannot adequately demonstrate that the vessel's primary use is for transportation on the water.

(f) *Inactive moorage management.* The harbormaster shall assign moorage to inactive vessels in designated areas of the harbor in the same manner as that used to assign reserved moorage in other areas of the



harbor, including the provisions and fees for space application, waitlists, space assignment, and space forfeiture. The Harbormaster is allowed to deviate from the reserved moorage provisions as necessary to equitably and efficiently administer the inactive vessel moorage space.

(g) *Houseboats.* A houseboat is eligible for moorage in an inactive zone only if:

(1) The dimensions of the houseboat are less than 30 feet in length overall by 12 feet in beam overall by 12 feet in height from the waterline; or

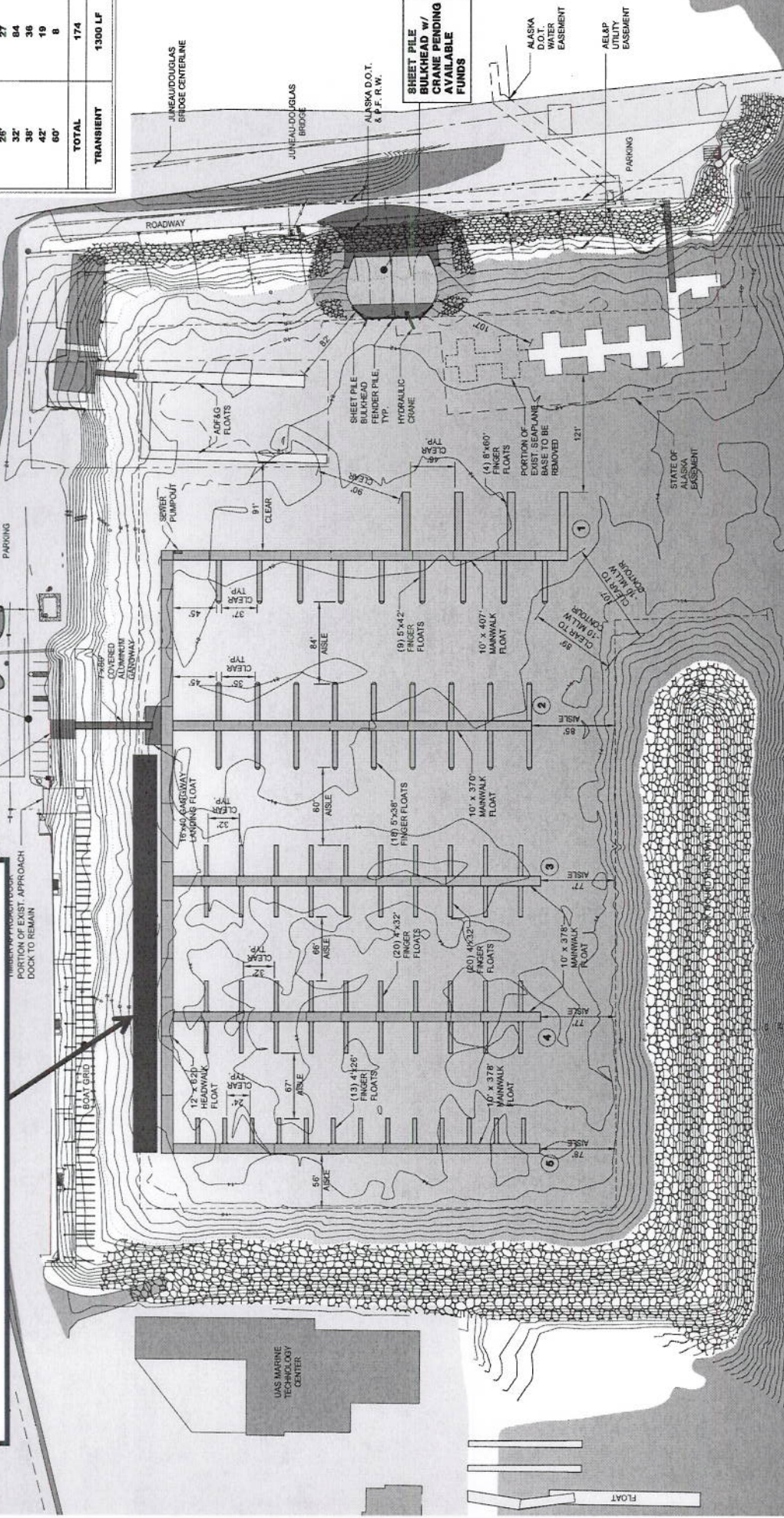
(2) The houseboat was moored in the CBJ harbor system on or before December 28, 2004.

(Eff. 12-28-2004; Amended 9-11-2006, eff. 9-19-2006)

# Harris Harbor Inactive Vessel Moorage Zone Adopted June 29, 2006

## UPLANDS APPROACH DOCK AND GANGWAY IMPROVEMENTS

| PROPOSED<br>MOORAGE SUMMARY |                |  |
|-----------------------------|----------------|--|
| STALL LENGTH (3)            | NO. STALLS     |  |
| 26'                         | 27             |  |
| 32'                         | 84             |  |
| 38'                         | 36             |  |
| 42'                         | 19             |  |
| 60'                         | 8              |  |
| <b>TOTAL</b>                | <b>174</b>     |  |
| <b>TRANSIENT</b>            | <b>1300 LF</b> |  |



SHEET PILE  
BULKHEAD w/  
CRANE PENDING  
AVAILABLE  
FUNDS

ALASKA  
D.O.T.  
EASEMENT

A&P  
UTILITY  
EASEMENT



3220 Hospital Drive, Ste. 200  
Juneau, Alaska 99901  
Phone: 907-586-2993  
Fax: 907-586-2999  
www.pds-inc.com

**P N D**  
**Incorporated**  
CONSULTING  
ENGINEERS

| REV. | DATE | DESCRIPTION | DWN. | CHK. | APP. |
|------|------|-------------|------|------|------|
|      |      |             |      |      |      |
|      |      |             |      |      |      |
|      |      |             |      |      |      |
|      |      |             |      |      |      |
|      |      |             |      |      |      |

**CITY/BOROUGH OF JUNEAU**  
**ALASKA'S CAPITAL CITY**  
**DOCKS & HARBORS DEPARTMENT**

**HARRIS HARBOR  
RENOVATION**  
CONTRACT NO. DH 06-003

**GENERAL SITE PLAN**  
SHEET TITLE  
1 OF 1

DATE: 1/22/05

SCALE IN FEET  
0 50 100 FT.

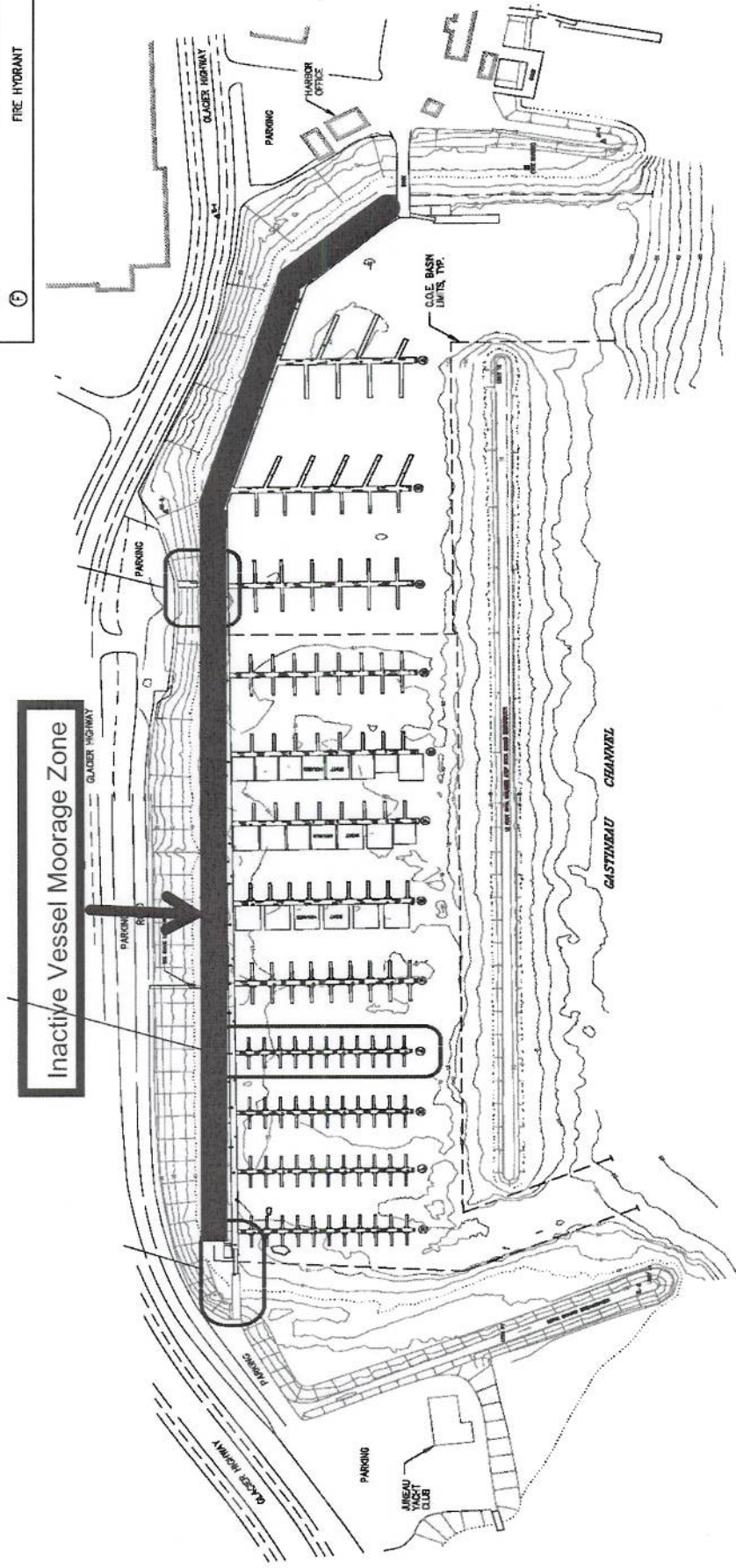
DESIGN: CRS  
CHECKED: AWS  
APPROVED: CRS



Aurora Harbor Inactive Vessel Moorage Zone  
Adopted June 29, 2006



| LEGEND   |     |
|----------|-----|
| EXISTING | NEW |
|          |     |
|          |     |
|          |     |
|          |     |
|          |     |
|          |     |
|          |     |
|          |     |
|          |     |



PLAN - AURORA HARBOR



PRELIMINARY



# Douglas Harbor Inactive Vessel Moorage Zone Adopted June 29, 2006

| PROPOSED PHASING SCHEDULE |   |                                  |
|---------------------------|---|----------------------------------|
| PHASE                     | PROJECT DESCRIPTION   | TOTAL PROJECT COST (\$ MILLIONS) |
| 1                         | AREA 3 CONCEPT A (DREDGE ONLY) & AREA 5 CONCEPT C             | 3.2                              |
| 2                         | AREA 1 CONCEPT C & AREA 3 CONCEPT A (MOORAGE)                 | 6.1                              |
| 2A                        | AREA 4 CONCEPT F (CONCRETE PIER) & AREA 3 CONCEPT A (MOORAGE) | 5.2                              |
| 3                         | AREA 2 CONCEPT D & AREA 6 CONCEPT B                           | 1.1                              |

\* COSTS INCLUDE SITE INVESTIGATION, ENGINEERING, CONTRACTING, CONSTRUCTION, MAINTENANCE & OPERATION.

**AREA 2**  
CONCEPT 'D'  
ROADWAY &  
SHORE PROTECTION  
IMPROVEMENTS  
40 NEW STALLS

**AREA 3**  
CONCEPT 'A'  
NEW MOORAGE  
26 NEW 40' SLIPS  
37 NEW SKIFF STALLS  
2 NEW 92' SLIPS

**Inactive Vessel Moorage Zone**

**AREA 1**  
CONCEPT 'C'  
SAVAKO ROAD  
160 NEW VEHICLE STALLS  
73 IMPROVED VEHICLE STALLS

**AREA 5**  
CONCEPT 'C'  
CONFINED DREDGE DISPOSAL  
BOAT LAUNCH AND PARKING  
47 EA. 40' TRAILER STALLS  
5 EA. 50' TRAILER STALLS  
17 EA. 20' VEHICLE STALLS



SCALE IN FEET  
0 60 120

## DOUGLAS HARBOR MASTER PLAN NO. 8A

| PARCEL NO. | PROPERTY OWNERSHIP         |
|------------|----------------------------|
| 1          | CITY                       |
| 2          | U.S. DEPT. OF INTERIOR     |
| 3          | CITY                       |
| 4          | CITY                       |
| 5          | CITY                       |
| 6          | WILLIAM AND JANE LEASAS    |
| 7          | SALE FINANCIAL             |
| 8          | JAMES WOODRICK             |
| 9          | SHORE TRUST                |
| 10         | WILLIAM AND JANE LEASAS    |
| 11         | CONCRETE & CRANE BLDG. CO. |
| 12         | CITY                       |
| 13         | CONCRETE & CRANE BLDG. CO. |
| 14         | CITY                       |
| 15         | ALASKA PROPERTY MGMT.      |
| 16         | VERIFY                     |



## John Stone

---

**From:** Steve Corporon [STEVEC1@city.ketchikan.ak.us]  
**Sent:** Monday, March 28, 2011 9:26 AM  
**To:** 'Greg Meissner'; 'David Bash'; 'Robert McDermott'; 'Brian Hawkins'; John Stone; 'Kevin Lyon'; 'Arlo Hannigan'; 'Glo DeBoer Wollen'; 'Alvin Osterback'; 'John Days'; 'Diane Kinney'; 'Steve Waller'; 'Marty Owen'; 'Peter Williams'; 'Dale Muma'; 'Tim Dillon'; 'Kari Anderson'; 'Stan Eliason'; 'Jean Barrett'; 'Kim Elliot'; 'Paul Dybdahl'; 'Adrian LeCornu'; 'Ed Barrett'; 'Erving Grass'; 'Marc VanDongen'; 'William J. Sheffield'; 'Olen Harris'; 'David Duffey/Clint Bean'; 'Kenny Lyles'; 'Matthew O'Boyle'; 'Shane Ulery'; 'Sue Miller'; 'Greg Meissner'; 'Richard Kochuten Sr.'; 'Danny Clarion'  
**Cc:** Phil Benner  
**Subject:** Re: Non Moving Vessels

Here is a link to the applicable chapter of code for Ketchikan.  
14.30.010 is the specific section.

[www.city.ketchikan.ak.us/pub/municode/14-30.pdf](http://www.city.ketchikan.ak.us/pub/municode/14-30.pdf)

In practice we send them a letter giving them 30 days to prove the boat is running and can maneuver or else we will impound the boat. If they can't then we impound the boat. If they are working on it and need more time we are flexible as long as they are working with us. If they ignore us then we impound the boat.

Once impounded they can claim it by paying any fees due and getting it running or towing it out of the harbor. If we end up selling it at auction the new owner is advised that it has to be removed from the harbor and can't come back unless it's running.

A kicker is not acceptable for maneuvering. Must be the installed engine/motor. sc.

Steve Corporon  
Port & Harbors Director  
City of Ketchikan  
(907) 228-6049

>>> Kim Elliot <aahpa@gci.net> 3/26/2011 5:19 PM >>>  
Greetings:

Please see message below and reply back to Phil if you can help him out.

Thank you!

Kim

From: Phil Benner [mailto:Phil\_Benner@ci.juneau.ak.us]  
Sent: Thursday, March 24, 2011 11:47 AM  
To: 'aahpa@gci.net'  
Subject: Non Moving Vessels

Good Morning,

I would like to know what other harbors have as rules for vessels moving in the harbor system, and what actions you do to get them moved if they do not comply. Here is our code:

85.20.020 <javascript:void(0)> - Safe condition of vessel.

(a)

To qualify or remain qualified for space, a boat, except an approved boat shelter, must be seaworthy, must be equipped in accordance with section 85.25.030 and must have sufficient motive power to permit the boat to be maneuvered and controlled safely in and out of the boat harbor under wind and water conditions which are not unusual and which do not constitute a hazard to small craft.

(b)

Whenever the port director has probable cause to believe that a boat is not qualified under the conditions of this section, the port director may require, upon 72 hours' notice to the owner, operator, master, or managing agent of any such boat that such boat demonstrates that it is or remains qualified. An exception shall be made where repairs are being diligently pursued or where other extenuating circumstances prevent demonstration of qualification, but such exception shall be for only a reasonable time, considering the circumstances.

(c)

The port director may refuse mooring space to any boat which does not qualify; it shall be a condition of every rental agreement that any boat authorized to moor at a rental space in the boat harbor shall remain qualified so long as it remains in the boat harbor. The port director may cancel the rental agreement for any mooring space which is occupied by a boat which is authorized to occupy such space, but which boat is not qualified in accordance with this section. Upon failure of a boat to qualify, the port director may require, upon notice to the owner, operator, master, or managing agent of such boat, that the rental agreement has been canceled, that such boat be removed from the boat harbor within not less than one week. Any such boat remaining after the time specified in the notice shall be subject to impoundment or removal as a nuisance.

(d)

Every boat must clear the boat harbor under its own power on at least three occasions each year. Two such occasions must be not less than three months nor more than six months apart. Failure to comply with this subsection shall raise a presumption that the boat is not qualified.

(CBJ Code 1970, § 85.20.020; Serial No. 71-44, § 4, 1971; Serial No. 95-05am, § 8, 1995)

c)

Abatement or disposal. Nuisances described under this section constituting a clear and present danger to the public health, safety, morals or general welfare may be summarily abated. Boats declared a nuisance under subsection 85.25.120(a) which do not constitute a clear and present danger to the public health, safety, morals or general welfare may be removed, impounded, and disposed of as provided in section 85.25.180. Other nuisances under subsection (b) of this section may be impounded, disposed of by destruction, private sale, or any other means deemed reasonable by the port director. Such disposition is to be made without liability to the owner of the nuisance.

(CBJ Code 1970, § 85.25.120; Serial No. 71-44, § 4, 1971; Serial



As you can see we require vessels to move three times a year. I am having a hard time getting some to move once. The intended use of the harbors is very clear in our code:

85.10.030 <javascript:void(0)> - Policy and intent; use of harbor.

It is hereby declared to be the intent of this title to favor the use of the facilities of the boat harbor by commercial fishermen, government vessels, commercial vessels in trade and commerce, and pleasure craft, and by the general public at large. It is further the intent of this title to prevent and discourage the use of the facilities of the boat harbor by boats which have been abandoned by their owners to the point of becoming derelicts as defined in chapter 85.05 or becoming a charge and nuisance to the City and Borough, the port director, and the general public, or which are unsafe, or which are not used, or are not fit to be used, regularly for transportation on the water.

(CBJ Code 1970, § 85.10.030; Serial No. 71-44, § 4, 1971; Serial No. 95-05am, § 6, 1995)

We also have Inactive Moorage areas that vessels that are not moving and are being lived on can apply to move to one of these zones.

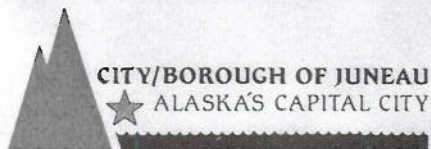
Any feedback on what your code is or how you deal with these types of things would be most helpful.

Thank you,

Phil Benner

Juneau Harbormaster

586-5255



# Port of Juneau

## PREFERENTIAL MOORAGE AGREEMENT

July 1, 2011 through June 30, 2012

Boat Name: \_\_\_\_\_ AK No.: \_\_\_\_\_ ADF&G No.: \_\_\_\_\_  
Doc. No.: \_\_\_\_\_ Home Port: \_\_\_\_\_ Boat Type: \_\_\_\_\_  
Length Over All: \_\_\_\_\_ Beam: \_\_\_\_\_ Draft: \_\_\_\_\_ Hull Type: \_\_\_\_\_  
Owner(s) \_\_\_\_\_  
Driver's License Number: \_\_\_\_\_ State: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Residence Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Phone: (Home) (\_\_\_\_) \_\_\_\_\_ (Work) (\_\_\_\_) \_\_\_\_\_ (Cell) (\_\_\_\_) \_\_\_\_\_  
Is your vessel used as a residence? Yes \_\_\_\_\_ No \_\_\_\_\_  
Do you have an auxiliary punt or skiff? Yes \_\_\_\_\_ No \_\_\_\_\_ AK No.: \_\_\_\_\_  
Tax Exempt No., if applicable: \_\_\_\_\_

This moorage agreement does not guarantee that you will not be moved from your current assigned slip for reasons of safety, good working order, or other unforeseen circumstances as determined by the Harbormaster..

### \*\*\*IMPORTANT NOTICE / READ BEFORE SIGNING\*\*\*

I hereby request reserved mooring privileges with the City and Borough of Juneau ("CBJ") boat harbors for the above described vessel. If approved, I agree to abide by all applicable provisions of CBJ Code Title 85, and the rules and regulations established pursuant to Title 85, copies of which are available at the Harbor Offices or the City Clerk's Office. I understand and agree that this request, if approved, shall apply to the described vessel only and is not transferable. In the event of a change of vessels, a new agreement must be executed.

I further agree to provide the Harbor Office with proof of my qualifying interest in the above described vessel to include **PROOF OF CURRENT MARINE INSURANCE**. I understand that should I fail to provide valid proof of marine insurance I will be billed \$0.25 per foot per month as a moorage surcharge.

I understand that reserved moorage fees for the period of July 1, 2010 to June 30, 2011 are due on or before July 1, 2010. I also understand that I may pay monthly reserved moorage fees **IN ADVANCE** at the annual rate per month, which are due no later than the first business day of the month. **Failure to pay IN ADVANCE by the first business day of the month will automatically revert to the DAILY FEES charged. If I fail to pay the prescribed fees by the last business day of the month, all my rights to the assigned space shall terminate, the CBJ may impound my vessel and may assign the space to others on the applicable waiting list.**

I agree to pay applicable fees for moorage and for other services which I, or my agent described above, order. I agree to pay other fees without order as the Harbor staff determines to be necessary in an emergency to protect the Harbor facility, or my vessel from damage. I hereby agree that unpaid fees shall become a lien against the described vessel and I agree to pay such fees plus whatever costs, interest, and attorney's fees may be incurred in the collection of such fees.

I agree that this application is a request for the privilege of moorage space only. Nothing contained in this application or in the ordinances and rules of the CBJ has been or shall be interpreted by me to impose upon CBJ any obligation or responsibility for the care and protection of any private property, including the vessel described above. I have inspected the moorage, electrical service, and premises adjacent thereto and accept them in their present condition.

I hereby expressly consent and authorize the CBJ to move the above described vessel in the event the CBJ determines that: moorage fees are not paid, ordinances or regulations are violated, or there is an emergency. I further agree to hold the CBJ harmless against loss or damage to my vessel, including its equipment, gear, lines, articles, or other personal property attached or related to said vessel, resulting from use of the CBJ facilities or the above mentioned vessel.

I hereby certify that I have a qualifying interest in the above described vessel as defined in the CBJ Harbor Rules and that I have not sold or contracted to sell said vessel.

CBJ is not liable for death or injury to persons, or damage to property, upon the vessel, harbor facilities or premises adjacent thereto arising from any cause other than willful misconduct of CBJ.

I indemnify and hold CBJ and its officers and employees harmless from all claims for death and injury to persons, or damage to property, arising from acts or omissions of CBJ, CBJ agents, employees, or invitees.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Authorized boat owner/agent)

A person who makes a false statement on this form may be punished for unsworn falsification, a Class A misdemeanor, for which the maximum penalty is imprisonment of not more than one year and a \$5,000 fine or both. A false statement on this form will result in forfeiture of any assigned mooring space.



## MEMORANDUM

19 April 2011

To: Operations Committee  
From: Harbormaster

This has been a very productive month for the Docks and Harbors Staff. Cleaning, scrubbing, shining and generally getting ready for the season. Thank you for your support.

1. Continued work on Dehart's to determine costs and course of action.
2. Parking lot clean up of gravel and debris
3. Turning on water to all facilities that were shut down for the winter
4. Preparing for OSHA inspection
5. Put in North Douglas Launch Ramp
6. Conex removal from ABLF
7. Repair of Deharts Fuel Float
8. Installation of new used oil furnace
9. Change out of broken power pedestal in Douglas
10. Replacement of broken water canisters
11. Opening of Port Facilities with clean up
12. Move in to new Port Office
13. Review of cameras to catch dumpster violations
14. Assignment of summer moorage areas for boaters.
15. Repair of electrical issue on LOU MCCALL
16. Keycard system server box diagnose/removal for repairs- one box was damaged from second to last power outage. Installed battery back-up system for Statter Restroom system and upgraded battery back up for ABLF keycard system.
17. Replace broken fire extinguisher containers in Statter
18. Replace worn out sweeper discs.
19. Hire of one Officer and one Tech
20. Working with summer operators on issues for storage and moorage.
21. Prepare for 20<sup>th</sup> meeting with downtown vendors and parking lot users.
22. Removed of one derelict vessel from Douglas.
23. Preparing to enforce non moving letters for Statter and DeHarts
24. Getting ready for an Impound and Stuff auction on 13 July.
25. Launched JOE G, cleaned up and made ready for the season

Phil Benner