

CBJ DOCKS & HARBORS BOARD
OPERATIONS COMMITTEE MEETING AGENDA
For Tuesday, August 16th, 2011

- I. Call to Order** (Immediately following the Special Meeting at the **AURORA HARBOR OFFICE**).
- II. Roll Call** (John Bush, Tom Donek, Don Etheridge, Kevin Jardell, Bud Simpson, Wayne Wilson, and Greg Busch)
- 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 July 19, 2011 Operations Committee Meeting Minutes.**
- VI. Items for Action.**

- 1. Nordic Tug Land Lease Proposal
Presentation by the Acting Port Director

Committee Questions

Public Comment

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING

- 2. Net Float/Use of ABLF by Gillnetters
Presentation by the Acting Port Director

Committee Questions

Public Comment

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING

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VII. Items for Information/Discussion.

1. Harbormaster Operations Report
Presentation by Harbormaster
2. Port Security – Access to the IVF & Lightering Dock
3. Tell it to Docks & Harbors Board Forms
4. Non-Moving Vessel Areas/Update on Non-Moving Vessels

VIII. Staff & Member Reports.

IX. Committee Administrative Matters.

1. Next Operations Committee meeting – September 20, 2011

X. Adjournment.

CBJ DOCKS & HARBORS BOARD
OPERATIONS COMMITTEE MEETING MINUTES
For Tuesday, July 19, 2011

I. Call to Order.

Mr. Busch called the meeting to order at 5:01 p.m. at the Aurora Harbor Office.

II. Roll.

The following members were present: Greg Busch, Budd Simpson, Kevin Jardell, Michael Williams, and Wayne Wilson.

The following members were absent: Don Etheridge, Tom Donek, and John Bush

Also in attendance were: Phil Benner – Harbor Master and Ruth Danner-Assembly Liaison.

III. Approval of Agenda.

Mr. Benner

Changes: Mr. Hartle will have the Residence Vessel Proposed Regulations by next meeting, so this will not be an action item. There is an updated Non-Moving Vessel list, Harbor Master Report and add on a DeHarts preliminary report for this meeting. The final report will be available at the next board meeting if the Finance Clerk is back.

MOTION by Mr. Williams: TO APPROVE THE AGENDA AS AMENDED.

IV. Public Participation on Non-Agenda Items.

No Public Participation

V. Approval of June 21, 2011 Operations Committee Meeting Minutes.

Hearing no objection, the minutes from the June 21, 2011 Operations Committee Meeting were approved.

VI. Items for Action.

1. Residence Vessel Proposed Regulations

Presentation by Harbor Master

Mr. Williams said action is not ready at this time and is being differed until next meeting because this is still going through legal review. Mr. Hartle has indicated they will be ready for next meeting.

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OPERATIONS COMMITTEE MEETING MINUTES**

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VII. Items for Information/Discussion.

1. USCG Lease
2. Master Plan for Harbors
3. Caps on Pilings
4. Update on Non Moving Vessels
5. DeHarts Preliminary Report
6. Harbor Master Report

1. USCG Lease

Mr. Benner said he is moving forward with this item and he has included a copy of the USCG Lease agreement. The Coast Guard will create a lease agreement and they will give it to Docks & Harbors and then the Board can decide to accept it. Docks & Harbors has not been able to track down where the one dollar per year agreed to in the lease has gone. Harold Moeser helped build the current lease with the Coast guard. He said the dollar a year from the Coast Guard was originally a consideration for the money the Federal Government originally put in to Statter Harbor.

Mr. Jardell asked what the normal charge would be for the moorage space the USCG is occupying at Statter Harbor.

Mr. Benner said the moorage would be roughly about \$3,000 per month, and they pay for the electric.

Mr. Busch said there is a mistake in the lease and the date should have been 2003 and not 2013. The Board is being very generous by not charging them.

Mr. Benner said the Coast Guard does want the moorage for at least another ten years.

Mr. Jardell also agrees with Mr. Busch that the lease should have read 2003 and the Board has been more than generous and compensated for the original investment. It is time for a new lease where they pay for the space.

2. Master Plan for Harbors

Mr. Benner: In about three months Docks & Harbors will have a permit to dredge in Douglas Harbor and begin the rebuild. The core of Engineers is arguing with themselves about whether there needs to be a cap on the bottom once it is dredged. Docks & Harbors should have the permit by the end of the year and start work next fall.

Docks & Harbors just submitted a matching grant to help with the rebuild of Aurora Harbor. The Harbor has been divided up into segments to rebuild one section at a time. There will be removable sections on the main dock to make the inside of the dock more usable.

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Items for Information/Discussion (continuation)

The FONSI (finding of no significant impact) has been passed for the New Launch Ramp at Statter Harbor. It could take six months to six years to get a permit to go ahead with this project. Every agency has had a chance to comment on this project already. This is just for the Launch Ramp portion of this project.

Docks and Harbors have received six million to add the new floats to Statter Harbor to replace the DeHarts Moorage. Docks & Harbors is working on a new lease agreement with the fuel float. There are no funds available at this time for the new passenger vessel loading float.

Auke Bay Loading facility has a lot of construction going on and is scheduled to be done this fall. The facility has been very busy this summer. There have been a lot of compliments on the facility. Docks and Harbors just needs to enforce the no moorage rule.

Cruise Ship Docks: Docks & Harbors just received 8.3 million for the construction of two new docks.

There was discussion about the proper location for the Fishermen's memorial. Discussion followed about different locations. They (The Alaska Commercial Fishermen's Memorial Board) want to keep it in the downtown area.

Mr. Wilson suggested extending the work float at Auke Bay parallel to the main float.

Mr. Simpson said years ago there was a proposal to hook a private dock onto the old work float for use.

Mr. Wilson said he thought Docks & Harbors needed to extend the new Launch Ramps in Statter to consider falling tides. Move it out to the 15 foot tide mark.

3. Caps on Pilings

Mr. Benner said there are plastic caps coming for the Douglas Harbor. The wind is what is believed to be blowing them off. Docks & Harbors has a boom truck coming and will use that to replace the caps.

The metal caps missing at Taku Harbor are presenting a real problem as far as replacing them. There needs to be more research done and find out why the caps are coming off.

Mr. Simpson asked if there was a way to remove the water from the pilings before the caps are replaced to keep them from jacking out of the ground.

4. Update on Non Moving Vessels

Mr. Benner said if a vessel is in a regular slip the rule says the vessel needs to move from the slip at least twice a year. Mr. Benner said he would be happy if vessels moved at least once a year. Some of these

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Items for Information/Discussion (continuation)

vessels have not moved in many years. Mr. Benner went on to recap the process for sending out letters for vessel owners to comply.

Mr. Busch asked how Docks & Harbors would follow up on letters to patrons that are returned.

Mr. Benner said the first thing is to try and contact them via phone. Some of these patrons are on month to month moorage.

Ms. Danner said if they are marked as sold at auction, does that mean they have left the harbor?

Mr. Benner said both auction vessels were approved to stay in the harbor for the time being.

5. Preliminary estimate for repairs to DeHarts Marina

Mr. Benner said our CBJ accountant, Angelica is out on family leave, but she has provided this preliminary report of repairs. He said he has an estimate, but it is not from an accounting clerk, it is one from Docks & Harbors staff.

VIII. Staff & Member Reports.

Harbor Masters Report

1. Passed the annual U.S. Coast guard Inspection and Audit of Port Facilities.
2. Fixed power pedestal on Intermediate Vessel Float (IVF)
3. Restriped Columbia Lot parking area
4. Installed new life rings on cruise ship docks.
5. Repaired broken water line to the breakwater at Statter Harbor
6. Weedeater, mowing and trimming of all harbor
7. Held auction for surplus items and impounded vessels
8. Sending out first phase of non-moving letters and preparing second phase
9. Cleanup of trash around facilities
10. Repaired hand rail on "A" approach with new post and safety rails
11. Pot hole repairs a "N" ramp lot
12. Assist with 4th of July fireworks loading and transport JPD to Douglas
13. Inspected Harris and Aurora power pedestals for stray current
14. Service and clean used oil burner
15. Storage yard clean-up after auction

Docks & Harbors had our Impound/surplus auction and made about \$5,000. It would have cost more to dispose of the items. The Staff fixed the gap at "A" float approach: the rail had been hit dozens of times and it is now safe and looks great.

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Brief discussion of Auke Bay activities: Traffic control on weekends has been a problem because of dispatching buses.

Mr. Williams gives an explanation of what he has seen at the launch ramps. He talks about the bus problem and people not being prepared to launch or pull the boats out and how that backs up traffic right at the entrance of Auke Bay.

Previously the Committee asked to have the Harbor staff monitor how many DeHarts parking slips are used on a regular basis. The average spaces needed for DeHarts parking is about 11 spots, this is based on about two to three weeks.

Mr. Busch suggested that there be a good assessment by an engineer to get official numbers.

Mr. Busch asked about activities out at the Echo Cove Launch Ramp.

Mr. Benner said they have been doing patrols (three to four times a week) out there, but he did not feel comfortable sending his staff out there by themselves on the weekend. There has been some damage; a toilet stand was just replaced. After talking to JPD they said they will do more patrols out there on the weekends.

Mr. Wilson suggested Goldbelt consider having another caretaker out there.

Mr. Benner said Goldbelt advertised for a caretaker position out there, but had no interest.

Mr. Simpson said a Harbor Patron approached him and said he had used the Auke Bay Loading Facility and was concerned there are no safety ladders incase you fall in.

Mr. Wilson asked if Harbor staff did any patrols to enforce the five mile speed limit outside the Harbor. Mr. Benner said the Harbor Boat does go out, but there are no certified officers to use the Radar Gun.

IX. Committee Administrative Matters.

1. The next Operations Committee Meeting will be on August 16, 2011.

X. Adjournment.

The meeting Adjourned at 6:05 P.M.

12 August, 2011

MEMORANDUM

From: Harbormaster

To: Ops Committee

Subject: Nordic Tug Charters (NTC) Lease

1. Before John Stone left, he directed me to work up a lease agreement with NTC for their uplands use area and the float. Attached is the proposal from NTC of what they would like to see.
2. I would agree with a five year lease with a renewable lease in one to three year increments. We currently have them on the old fuel float which they use in exchange for the hotberthing in their paid stalls in our various downtown harbors. We have been charging NTC the normal storage fee for uplands use, \$.50sqft. The purpose of the lease is to give both them and us more security for the areas that are being used.
3. Any questions, 586-5255.

Teena Scovill

From: Phil Benner
Sent: Friday, August 12, 2011 1:06 PM
To: Teena Scovill
Subject: FW: NTC land lease and package/voulmn pricing
Please include this in the package, memo coming.

Phil Benner
Juneau Harbormaster
586-5255

From: Joergen Schade [mailto:jschade@mindspring.com]
Sent: Saturday, July 30, 2011 3:35 PM
To: Phil Benner
Subject: NTC land lease and package/voulmn pricing

Hello Phil,

I gather perhaps there has been a miscommunication or misunderstanding re our verbal comments and commitments. I want to get a first draft of an agreement between the Harbor and NTC before I go any further with NTC's significant investment in harbor facilities and our long term operations planning for NTC's future.

It was my understanding that you were going to initiate a concept draft for a package we could review and negotiate to our mutual satisfaction. This was to include a ground lease, our operations platform, and our yearly berthing needs. To that end I offer the following for consideration:

A five year initial ground lease @ \$0.50/square foot to include 5 three year renewal options giving NTC a total of 20 years for planning purposes.

Package or volume pricing based on the totality of NTC's charter operations with Juneau Harbors. NTC added another new 42' boat to the fleet in 2011 with a probable addition of a new 54 for the 2012 season. I foresee a fleet of 15 to 20 high end Nordic Tug trawlers in our S.E. Alaska charter fleet within the next few seasons. Having lost money in the last 2 seasons due to the economy we are very focused on costs and operations efficiency. An operations facility with close proximity to our operations platform in Juneau is vital to our survival in that location.

I recently received a call from a Juneau charter operator with three boats telling me they were closing down their business at the end of this season. I know a few other charter folks whose business is tenuous at best. The other side of that is both risk and opportunity for those that continue to invest for the future and are capitalized to sustain survival longer than most. As has been mentioned previously NTC has waterfront property and some facilities for low cost operations in the Ward Cove area of Ketchikan which gives us an operations option if needed. Our preference is to stay in Juneau with our primary operations and use KTN as a secondary operations platform. This affords us the ability to provide one way charters and a variety of other charter options other cannot offer.

8/12/2011

Within a few seasons we think we will have the premier charter fleet in all of Alaska in both breadth and depth. We would bring at least 1,000 high end guests to Alaskan waters and the associated revenue to our operations communities. (I can delineate revenue projections in more detail if needed.) We feel it is in everyone's best interest for a positive outcome. We will cooperate in every way we can to sustain a positive long term relationship.

Sorry for all the background information but I wanted you to understand our intentions and needs. I hope you and other decision makers feel we bring value to your venue and would like to see us as a long term customer.

I look forward to your reply ASAP so we can have a foundation on which to make longer term plans.

Sincerely Yours,

Joergen

Joergen Schade
Nordic Tug Charters.com
Nordic Tugs of Alaska
206-919-7887
www.nordictugcharters.com









11 August, 2011

MEMORANDUM

From: Harbormaster
To: Ops Committee

Subject: Net Float/Use of ABLF by Gillnetters

1. It would be my recommendation to either add the decking of the pontoon float we have in the Thane Yard as an additive alternative in the Statter Harbor Project or see if we can come up with \$50,000.00 to build this net float and anchor it seasonally out at Auke Bay.
2. Currently there is a lot of net work being done at the ABLF and it is a function that is hard to support on the float because of access to cranes for loading and unloading. I believe it would be in the best interest of all concern to move repairing of net to a stand alone float somewhere else.
3. Any questions, 586-5255.

MEMORANDUM

12 Aug 2011

To: Operations Committee
From: Harbormaster

This has been a very productive month for the Docks and Harbors Staff. . Thank you for your support.

Painted lines of entrance hill double yellow and crosswalk
Changed out Echo Cove toilet riser
Waterline repairs to breakwater and B-float]
Changed out parking meter modem borrowed from Community Development for testing purposes
Change out burned out electrical outlets
Changed out lock mechanism on new spare coin box for parking meter
Problem with hoist & card reader system pinpointed to network issue-MIS problem now
Cleaned Amalga harbor launch ramp boarding float & fish table after complaint
Adjusted parking meter coin anti-pin system
Installed launch ramp/Deharts security camera on building
8/5/11- called in boating DUI, operator was charged and on 8/11/11 the State impounded the vessel under State Statue
Retrieved power pedestal out of water in Deharts, stall owner did not unplug from pedestal before getting under way.
Alcan installed new replacement
Pulled Icy Strait and blocked up for time being next to work connex
Waterline repairs again on the breakwater and then again on Deharts D-float
Moved sportsmen's float out to A-float for derby
Towed one non-moving vessel for impound in 3 days
Towed another vessel to b-float
New dock signage made
Painted cement barriers, turn arrows, parking lots restricted area on the dock
Joe G antenna repair
Marsec II and Marsec III exercises
Cleaned blood born pathogens after large brawl between intoxicated people at Marine Park
Continual dealings with intoxicated individuals in Marine Park and Library Stairways.
Properly disposed of used hypodermic needles and "cooker" spoons in Marine Park
Repaired 2 pedestals on IVF
Golden North Salmon Derby support
Painted lines on entrance to Statter Harbor
Changed out toilet riser at Echo Cove
Replaced parking meter modem
Called in boating DUI, operator arrested for fourth violation
Waterline repairs on breakwater

Phil Benner

STATE OF ALASKA

**DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF SPILL PREVENTION AND RESPONSE
Prevention and Emergency Response Program
Central Area Response Team**

Sean Parnell, GOVERNOR

555 Cordova Street
Anchorage, AK 99501
Phone: (907) 269-7435
Fax: (907) 269-7648

<http://www.alaska.gov/spar/>

August 10, 2011

Mr. Phil Benner,
Juneau Harbor Master
1600 Harbor Way
Juneau, Alaska 99801-1402

Dear Mr. Benner,

On behalf of The Alaska Department of Environmental Conservation, Division of Spill Prevention and Response: Prevention and Emergency Response Program, I would like to extend my appreciation and gratitude to Juneau Harbor Master and staff for contributing the M/V Lou McCall and crew to be used as an observation vessel during the recent Southeast Alaska Emergency Towing Systems exercise.

By providing a safe and proximal observation area during the exercise Cruise Line Alaska gave all observers the means to review the procedures in real time and photograph the events from various angles.

The goal of the Alaska Emergency Towing Systems project is to develop statewide emergency towing capabilities that may be used as a tool to assist disabled vessels transiting Alaskan waters; and in turn reduce the risk of vessel-groundings, environmental damages, and associated economic repercussions. I know that Juneau Harbor Master's office participation in the July 2011 exercise in Juneau helped provide the foundation for Emergency Towing Systems in Southeast Alaska.

I thank you once again for your contribution and collaboration and hope to have an opportunity to work with you again in the future.

Sincerely,


John Brown,

Exercise Director
Spill Prevention and Response
Prevention & Emergency Response Program

Cc: Larry Dietrick, Director SPAR
Gary Folley, Program Manager PERP

TELL IT TO THE DOCKS AND HARBOR BOARD

WE WOULD LIKE YOUR THOUGHTS, IDEAS, OR COMPLAINTS. WHAT ARE WE DOING WELL? WHERE COULD WE MAKE IMPROVEMENTS? WHAT HAS BEEN YOUR EXPERIENCE IN DEALING WITH THE HARBOR DEPARTMENT AND OR HARBOR BOARD? WE INVITE YOU TO USE THIS FORM TO "TELL IT TO THE DOCKS AND HARBORS BOARD".

☒ PRAISE

☒ COMPLAINTS

☐ SUGGESTION

☐ UNSAFE OR INEFFICIENT CONDITION OBSERVED

PROBLEM LOCATION:

COMMENTS OR PROBLEM DESCRIPTION:

JOHANNA


Johanna is the most helpful person I have met in a long time. She goes out of her way to give customer service. She listens well and takes time to help solve my problem. I have seen her perform this behavior on at least four occasions. The Port has a Jewel of an employee.

Your Name: (please print) JOE THORNTON (JUDITH L)

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Date: 7/24/11

PHIL, THIS IS GONG ON HER EVAL! 

TELL IT TO THE DOCKS AND HARBOR BOARD

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☒ PRAISE

☐ COMPLAINTS

☐ SUGGESTION

☐ UNSAFE OR INEFFICIENT CONDITION OBSERVED

PROBLEM LOCATION:


COMMENTS OR PROBLEM DESCRIPTION:

I needed proof of purchase of
launcher permit from 11 months
age.

There was no receipt but
USAF Greg spent a lot of
time helping me + gave me
proof of my purchase.

THANKS

Your Name: (please print)

ARIC LUDWIG 

Address:

PO Box 20715

City:

State:

Zip:

Telephone:

314 99507

Date:

209-8105

TELL IT TO THE DOCKS AND HARBORS BOARD

We would like your thoughts and ideas. What are we doing well? Where could we make improvements? What has been your experience in dealing with the Harbor Department and or Harbor Board? We invite you to use this form to "Tell it to the Docks and Harbors Board".

☐ PRAISE

☒ COMPLAINT

☐ SUGGESTION

☐ UNSAFE OR INEFFICIENT CONDITION OBSERVED

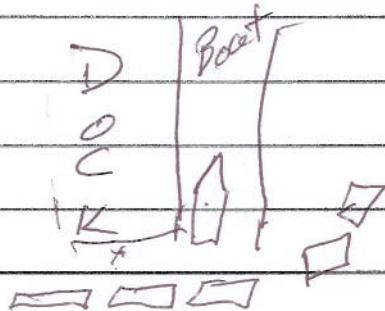
PROBLEM LOCATION: North Douglas Ramp

COMMENTS OR PROBLEM DESCRIPTION:

Kayaks blocking the ramp. 20+ KAYAK

Coming out. No Supervision in sight.

Beach.



Your name: (please print)

Steve Byers

Address:

2239 Great Western

City:

Douglas

State:

AK

Zip:

99824

Telephone:

208-2240

Date:

8/1/2011

TELL IT TO THE DOCKS AND HARBORS BOARD

We would like your thoughts and ideas. What are we doing well? Where could we make improvements? What has been your experience in dealing with the Harbor Department and or Harbor Board? We invite you to use this form to "Tell it to the Docks and Harbors Board".

____ PRAISE

☒ COMPLAINT

pet owner complaint

____ SUGGESTION

____ UNSAFE OR INEFFICIENT CONDITION OBSERVED

PROBLEM LOCATION: AE-017 Holzman

COMMENTS OR PROBLEM DESCRIPTION: Phantom pooper on
the loose on E float. Not coming from
the regular dogs that live near by.

Your name: (please print)

Leslie Holzman

Address:

AE-017

City:

State:

Zip:

Telephone:

Date: