

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.

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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 3rd letter included in packet)

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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 from 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 board on them.

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

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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 1st for Auke Bay and June 1st 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.

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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.

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 25th, 26th, and 27th. We do have a booth at the show so please stops by. We will have lots of updated 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.