

CBJ Docks and Harbors Committee
Operations Meeting Minutes
For Tuesday, March 19th, 2013

I. Call to Order

Mr. Busch called the Operations Committee Meeting to order at 5:00 p.m. at the CBJ Assembly Chambers.

II. Roll Call

The following members were present: John Bush, Tom Donek, David Logan, Budd Simpson, Scott Spickler, and Greg Busch.

Absent: Kevin Jardell

Also in attendance were the following: Dwight Tajon – Harbormaster, and Carl Uchytel – Port Director

III. Approval of Agenda

Mr. Tajon asked to add a #4 Arrow Refuse Report to Items for Information/Discussion.

MOTION By MR. LOGAN: TO APPROVE THE AGENDA AS AMENDED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Public Participation on Non-Agenda Items – None

V. Approval of the Operations Committee Meeting Minutes.

Hearing no objection, the February 19th, 2013 Operations Committee Meeting Minutes were approved as presented.

VI. Items for Action.

1. Charter Vessel For- Hire Loading Operations

Mr. Tajon said staff met with nine of the Charter Boat companies on Friday March 8th at Statter Harbor and went over proposed loading areas for the summer. There are two maps attached to the packet with four concepts being discussed;

Concept A: 503 feet of space in different locations near the harbor office.

Concept B: 250 feet of space in two different locations

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Concept C: 250 feet of space towards the end of the existing transient A-float.

Concept D: 120 feet of space in conjunction with four stalls on the new A-float in the 42 foot section from May 1 – Sept 30. (stalls 1-4)

With Concept D approval, it would displace four 42' stall holders that Mr. Tajon gave staff direction to assign off the waiting list.

The assigned slip holders that were on the 42' waitlist will be relocated to the inside of the main float seasonally, and then back again for winter moorage. Power will be available for vessels. Mr. Tajon read the regulation 05CBJAC 25.010 – Designated Moorage Areas. At any time during the year, the harbormaster, in his discretion, may designate moorage areas within the harbor for specific uses, such as the loading and unloading of passengers, crew, or cargo, fish cleaning, boat repair. Commercial recreational, and other types of moorage.

Mr. Tajon said the recommendation is for the Committee to approve Concept D and forward to the full Board for approval.

Committee Questions

Mr. Logan asked if Concept D was the preferred choice from the Charter Operators?

Mr. Tajon said Concepts B and D were the preferred from the Charter Operators.

Mr. Simpson asked if the existing loading area will still continue to be open to the public on a first come first serve basis?

Mr. Tajon said it is still open for the general public use.

Public Comment

Mike Banyas, Juneau, AK

He said he is one of the stall holders that will be displaced by the Concept D choice. Mr. Banyas wanted to know why Concept D was recommended over Concept B?

Mr. Tajon said the access for the operators entering and leaving the two different areas was going to be an issue. The Charter operators wanted to also stay centralized.

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Mr. Banyas said the only reason is really communication on what area is open.

Mr. Tajon said yes.

Mr. Banyas said the communication issue is a problem that could easily be resolved. He said he was granted the stall and now he is hearing that he doesn't have the stall and there is a big disappointment with that.

Mr. Busch said regardless of what was decided, you would have a permanently assigned place to tie up your boat with power. It is just a matter of location.

Mr. Banyas said he would have to move for the summer.

Mr. Busch said if that is your choice, or you could stay at that location year around.

Mr. Banyas said he wouldn't keep the boat in the outside of the main float in the winter because it gets rocky on that side. Mr. Banyas asked why the charter operators aren't offered that seasonal moorage area?

Mr. Tajon said that area was offered and designated as the horse shoe, the majority of the charter operators said it would be difficult to use with maneuverability and safety issues.

Gordon Bozarth, Juneau, AK

He said this has been very disappointing being granted a stall and then hearing the reason why he no longer has a permanent stall. The Harbormaster worked on a plan for the Charter Operators and now that is unacceptable. The Charter Operators have all expanded their fleet. He said he has a 45' boat that he can run in that area offered to the Charter Operators and can't understand why the area isn't utilized. Mr. Bozarth said he only received 24 hours notice before this meeting. Some received less notification, and he said that is inappropriate. There are many people on A float that are going to be affected by this also. People are going to be paying prime prices for not so prime locations. He wanted to know why the horseshoe area that was offered to the Charter Operators is not acceptable? Since you are displacing individuals that will be renting for the other seven months of the year, this becomes problematic. You have revenue that comes to about \$16,000 for the five months for that moorage area, are the Charter Operators going to pay that?

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Chris White, Juneau, AK

He said moving the Charter Operators to the outside will improve the traffic in the Harbor and it will limit the boat size. Offering Concept D does not make any sense.

Dick Deems, Juneau, AK

He said this facility is being replaced for moorage for the DeHart's customers. Now because of the Charter Operators, he is not going to be given the permanent moorage. He said he pays 12 months out of the year while the Charter Operators only pay for 5 months. The Charter Operators cause a huge congestion of people and he liked the idea of the horseshoe area that was originally offered to the Charter Operators.

Louis Juergens, Juneau, AK

He said he is a Charter Operator and totally understands no solution is going to be perfect and someone is going to be compromised in some way. He talked about why the different proposed options wouldn't work for the Charter Operators. He said the Charter Operators bring \$40,000 to the Statter Harbor in passenger revenue.

Bruce White, Juneau, AK

He said he is against giving up these stalls for commercial users. He said there is a huge shortage of slips in Statter Harbor. Mr. White said he googled Juneau's neighboring communities for offered boat slips per capita. He provided the number of slips per community and said Statter Harbor has reduced slips from 100 to 66.

Mr. Busch said the Committee recognizes that reduced slips, but he would like to keep this on track on terms of the proposed Concepts.

Mr. White said he just wanted to make a point of how few boat slips there are, and it makes no sense to be taking more away. He said he recommends to work with the Mayor and Legislature to get some money to be able to increase the number of boat slips.

Paul Swanson, Juneau, AK

He said he has commented several times that Docks and Harbors is not building adequate amount of slips for Statter Harbor. Reducing the slips

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from 99 to 64 is a problem. He said he has never been given an answer as to why the slips were reduced. In the seven years Docks and Harbors owned DeHart's the only maintenance that was done was the emergency maintenance. Mr. Swanson said he asked why the rates are so much higher in Auke Bay than downtown, and he said he was told, "that is what the market could bare". If saying that is what the market can bare, why are there less slips being built. He said he was one of the people that went to the Legislature to get money to rebuild DeHart's. He said if the Whale watchers weren't in DeHart's originally, then they don't belong there now.

Dennis Watson, Juneau, AK

He said the \$40,000 that was brought up earlier is not revenue that will go to just Statter Harbor but all the Harbors that is directly affected by Cruise Ship passengers. Docks and Harbors has an obligation to the citizens of Juneau and not just one user group that just continues to grow. There were 99 slips in DeHart's that was totally accessible all the time. The former Port Director said it was going to cost \$4 to \$5 million to build a replacement facility. There were past Assembly members, the former Port Director and past Board members that were not concerned about the needs of the community. Now that is happening again. There is a pattern of not following the needs of the community in a balanced way. \$5 million was raised, the amount the former Port Director said was needed to rebuild DeHart's, but that only built 66 slips. Now four more are being taken away. Mr. Watson said he preferred the horseshoe shape for the Charter Operators that was originally offered. He said any Charter Captain should be able to operate his boat in that area, and if he can't he shouldn't be operating a boat. This is a quality Marina and it is being turned over to temporary moorage. This belongs to the people that worked hard to raise the money and supported this rebuild.

Jason Thomas, Juneau, AK

He said he is the operations manager for Gastineau Guiding. He handed out a letter and explained the content of the letter. He said a majority of the Charter Captain's felt the proposed plan that was presented at the February 19th Operations Committee meeting was an unsafe set up for the amount of vessels that would be running on a daily basis. He said he knows this is not a final solution, but Concept D will work. Mr. Thomas said the Charter Operators are not trying to take over Auke Bay, but just wants access to it also.

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Mr. Jardell asked Mr. Thomas what Concept, for safety and maneuverability, would be preferred?

Mr. Thomas said the first option was Concept D, and the second is Concept C. Extra walking for their customers is not an issue.

Dick White, Juneau, AK

He said he has one of the slips that was given out. He will be affected by this. He said he has been in DeHart's for 30 years. He does not want to have to move his boat back and forth. He Charters and runs about six days a week. He liked where he was assigned and then he found out about this meeting this morning.

Suparna, Juneau, AK

She owns Juneau Sport Fishing. She said she was promised a spot, and this is important with the coming and going and the flow of her charters.

Mr. Jardell asked Suparna what Concept was best in her opinion?

Suparna said she would say the outer loading for all the boats.

Committee Discussion/Action

Mr. Uchytel said the commitment from Docks and Harbors to the DeHart's patrons regarding the sale of DeHart's was to accommodate the move into Statter Harbor to the best of our ability. The number of DeHart's patrons that met that criteria last year was 62. There are 66 slips being built with 62 patrons. The direction the Harbormaster was given was to work with the Charter Operators to come up with a working solution. Because moorage has been assigned along the head float, 70 patrons have moved in. This has cleared 10% of the waitlist. Mr. Tajon's proposal is still accommodating Docks and Harbors commitment to the DeHart's patrons with the DeHart's purchase. The question today is, what is the most safe, and most efficient way to accommodate all the user groups in Statter Harbor?

Mr. Jardell said the original plan was to use the unassigned slips, that were left over after accommodating the DeHart's patrons, as loading and unloading area until the other phases of this project were completed. This is about competing interests and trying to meet everyone's needs. Mr. Jardell said he is not comfortable with losing the transient space on A float. With the traffic issues with ADOT's work, transient space is important to maintain. It is also important to maintain the space for the

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DeHart's patrons and maintain a safe space for the loading zone. Mr. Jardell said he is recommending Concept D.

Mr. Simpson said none of this is that great of a solution, because we are dealing with a situation that isn't going to be resolved until the next facility is built. Everyone is going to have to give a little and do the best they can. Mr. Simpson said he would like to see the loading area at the base of the ramp be retained. The proposed horseshoe area is unsafe and their concern is legitimate. He recommends Concept C.

Mr. Donek said he has a problem with taking away the slips that were already given out. He does not see justification to take the slips back. He said he agrees with Mr. Simpson and the north side of A float should be opened up for the loading and unloading area. Mr. Donek said he recommends Concept C.

Mr. Logan asked Mr. Tajon for more detail on staff having difficulty regulating the north side of A float.

Mr. Tajon said if staff was in the parking lot and an issue arose on A float, it would take time for staff to get there to address the issue.

Mr. Busch said there were a lot of comments from the Charter Operators about safety and maneuverability concerns on using the outside of the main float. He doesn't like the idea of the four patrons being displaced either. He is recommending Concept C as the preferred option.

Mr. Spickler asked if a video cam could be mounted so a person could look at their i phone to see if the space is available before venturing into an area.

Mr. Busch said that may be an option for a long term plan, but probably not for the beginning of May.

Mr. Simpson said an operator could call the office to see if someone is in that space.

MOTION By MR. LOGAN: THAT THE NORTH SIDE OF "A" FLOAT AND 120' FEET AT THE BASE OF THE RAMP BE DESIGNATED FOR LOADING ZONE FROM MAY 1 TO SEPTEMBER 31ST (Concept C).

Mr. Simpson asked for clarification – To only use 130' on "A" float, the remainder to be used as transient moorage and spaces would be marked accordingly.

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Mr. Logan accepted the clarification.

Mr. Jardell objected. He said squeezing out transient space will be a mistake.

Mr. Busch asked for a vote and clarified that this vote would be who is in favor of Concept C.

Yes – 6

No – 1

Motion passes.

Mr. Busch said this recommendation will go to the full Board next Thursday.

VII. Items for Information/Discussion.

1. Staffing Update

Mr. Tajon said Docks and Harbors is in the process of ramping up staffing levels for the summer season. Job announcements have been put out for the following vacancies. Two seasonal Administrative Assistants I positions and two seasonal Harbor Technician positions. The two seasonal administrative positions will provide ability for the town office and the port office by the Tram to stay open seven days a week 8 am to 4:30 p.m. beginning June to the second week in September. The two seasonal Harbor technicians will be placed at the Port to assist with port security duties and in other Harbor areas if needed. Jenny Mejia has accepted the Full Time Administrative Assistant I position at the Aurora Harbor office.

2. Vehicle Update

Mr. Tajon said an opportunity came up for the purchase of a 2004 John Deere Gator Utility vehicle. This will take the place of the electric vehicle he talked about at the last meeting. The 4 X 4 full size pickup that was recommended from the last meeting also will be brought to the next Finance meeting.

3. Harbormaster Operations Report

Mr. Tajon read his monthly report that is provided in the packet and attached to these minutes

4. Arrow Refuse Report

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Mr. Tajon said Arrow refuse called and said they would have the weight usage by the end of next week that the Committee asked for. They will also provide an update on the dumpster lids.

VIII. Staff & Member Reports

IX. Committee Administrative Matters.

1. Next Operations Committee Meeting April 16th, 2013 at 5:00 p.m. at the Aurora Harbor.

X. Adjournment

The Operations Committee adjourned at 6:13 p.m.



Port of Juneau

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Harbormaster Monthly Report

March 14, 2013

1. 12 planks replaced in Aurora Harbor on Main Float – trip hazards from power pedestal removal.
2. Douglas Harbor water line pulled out of water to allow repairs – plastic weld new fittings.
3. H-ramp floatation added by divers – crew assist.
4. N-ramp gravel leveled and placed parking barricades and Handicap parking spaces.
5. Repairs to 2 heat tapes Harris and IVF floats.
6. Grease John Deere and 906 loader.
7. North Douglas hill side drain line dug and installed by launch ramp to divert water off of ramp.
8. JPD enforcement/citation refresher training for full time harbor officers. Seasonal officers will also attend first week back on duty.
9. Nail setting @ Sea walk and Aurora Main floats and A-G fingers.
10. Dennis Holloway and Doug Unruh attended Facility Security Officer training for port operations.
11. 2 water cans repaired Douglas Harbor floats.
12. 50amp and 30amp breakers replaced Douglas Harbor.
13. Replace breaker covers Douglas Harbor.
14. Dock lights repaired Harris Harbor.
15. Light repairs IVF float.
16. Heat tape repairs 3X Aurora Harbor.
17. Install starter into Harbor Vehicle.
18. Repair toilet Aurora Harbor Office.
19. Repair/Refasten dumpster fence Douglas Harbor.
20. Brickyard lights/sensors/receptacles and marine park checked and repaired as needed.
21. Maintenance of Honda tractor new battery, plugs and air filter installed.
22. Overhaul of storage lot procedures and inventory.
23. Replaced fire extinguishers in Aurora Harbor – Annual inspection replacement recommendations.
24. Brickyard and Marine park power and light breakers checked and labeled in power panel.