



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Harbors and Ports Advisory Board

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Friday, April 15, 2022

12:00 PM

Assembly Chambers

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**1. Call to Order / Roll Call**

**2. Approval of Minutes**

**A. Harbors and Ports Advisory Board Minutes February 1, 2022**

**3. Amendment and Approval of Meeting Agenda**

**4. Persons to be Heard Related to the Agenda**

**5. Persons to be Heard Unrelated to the Agenda**

**6. Harbormaster Report**

**A. April 2022 Harbormaster Report**

**7. Unfinished Business**

**8. New Business**

**A. Papke's Landing Marine Facility Improvements Conceptual Design**

Staff will review the proposed conceptual drawing of Papke's Landing development and answer any questions the Board may have, The Borough Manager has asked the Harbor Board to review and provide comments.

**9. Communications**

**10. Discussion Items**

**11. Adjourn**



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Harbors and Ports Advisory Board

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Tuesday, February 1, 2022

12:00 PM

Assembly Chambers

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### 1. Call to Order / Roll Call

Chairman Martin called the meeting to order at 12:05 pm.

Public in attendance: John Murgass

Borough staff in attendance: Harbormaster Wollen, Assembly Liaison Meucci

Present 5 – Board Members Spigelmyre, Newman, Roberge, Martin, Knight, Stromdahl, Cardenas

### 2. Approval of Minutes

Minutes from October 15 meeting, 2020 were unanimously approved.

### 3. Amendment and Approval of Meeting Agenda

The agenda was unanimously approved.

### 4. Persons to be Heard Related to the Agenda

Chairman Martin invited John Murgas to speak during New Business B. Budget review and Discussion Item A. Scow Bay Development Review

### 5. Persons to be Heard Unrelated to the Agenda

No views were shared

### 6. Staff Report

#### Harbormaster's Report

#### Attachments:

Harbormaster Wollen reviewed her written report, which is attached and made a permanent part of these minutes.

### 7. Unfinished Business

No unfinished Business was addressed.

### 8. New Business

#### A. Proposed Rate Increase:

Harbormaster Wollen briefed the Board proposed rate increases. Board discussion occurred with comments made including, increase seems to be on par with inflation, staff consideration of removal of a transient monthly rate for visiting yachts, and questions concerning the drop of the Year in Advance 10% off payment option. Board Chair Martin gave verbal approval to move forward with drafted proposal.

**B. FY 2023 Budget Review**

Harbormaster Wollen briefed the Board on the draft budget for FY 2023 and answered any questions. John Murgas spoke for the need to increase the amount budgeted for Scow Bay maintenance commenting that he would like to see a private contractor be hired to maintain and grade the Turnaround surface. After discussion the Board unanimously approved a recommendation to move forward with the drafted budget.

**9. Communication**

No communications were received.

**10. Discussion Items**

**A. Scow Bay Development Review**

Harbormaster Wollen reviewed ongoing project development at Scow Bay that included:

- 1) Status quo for PEDC project submittals for boat yard project to Federal funding programs. Recent support for increasing funding to various programs may result in granting opportunities for this project.
- 2) A recent request was sent by the Borough Assembly to the USACE for a comprehensive study for a new harbor basin and breakwater at Scow Bay after discussions concerning various agencies increased funding have occurred. Discussions are also ongoing with SEALASKA as a possible co-sponsor for this future project.
- 3) Assembly contracted with PND to build a conceptual drawing of the Scow Bay to include development to support the replacement of the local USCG bouy tender. This more inclusive conceptual drawing will expand the existing conceptual drawing with already publicly vetted projects ie: boat yard and harbor to give the Borough a working description for negotiation, funding applications and various agencies.

Chairman Martin invited John Murgas to speak pertaining to Scow Bay development. Mr. Murgas said he did not support the proposed projects at Scow Bay and felt that the Borough was planning on going into direct competition with his business, Island Ventures. He reported that he has suspended any further work on the construction of his larger (75 ton) hydraulic trailer due to the Boroughs plans for Scow Bay.

**11. Adjournment**

The meeting adjourned at 1:30 pm.

## April 2022 Harbormaster Report

Staff: We have hired a temporary maintenance person, Sam Zimmerman to help with spring clean up and help carry us over while we interview possible candidates for filling our

Dredge update: The USACE has the South Harbor bid project open until mid- June with the project start date expected to occur mid- October when in water work can commence. The Harbor Enterprise Fund has committed \$1 million to this phase upfront with the remainder due after bid opening when the contracted costs are formalized. At this point, we will know how much of the local portion can be accomplished.

PETRO Trade update: The environmental agency that has been hired by the Borough to articulate the finding of DEC has reported that the area is fine for the intended use. A final report that will include final clean up will be sent to the Manager at some point this year and will be circulated for review.

All three harbors are almost completely full. Waiting lists are building. Transient traffic has started earlier this year.

### Misc:

- Staff is getting a jump on ordering a new flatbed with a supplemental budget request in the 3<sup>rd</sup> reading for Mon's Assembly mtg.
- Borough Manager reviewed the Harbor Budget and did not have any comments. Note the General Fund will be under a microscope as it came in above estimated revenue.
- Tour ship schedule has stabilized and looking like 105 stops this season.
- Am working with Tamico to replace a couple busted fender piles at the Crane Dock. Alaskan Girl's throttle stuck and hit damaging a couple on the north side last week.
- USCG surprised us with their annual Homeland Security spot check last week. They reviewed our operations manual and posted areas, we passed with no issues.
- Maintenance is focused on spring cleaning when not pulled different directions
- Harbor Office is suffering from some major plumbing issues in the public restroom/shower areas. Brian Haley is preparing to replumb the underside of the building next week.
- Business as usual

**PROJECT SUMMARY:** THE PURPOSE OF THIS PROJECT IS TO IMPROVE THE EXISTING PAPKE'S LANDING BOAT LAUNCH & DOCK. SHOTROCK FILL WILL BE PLACED ON THE TIDELANDS WHERE THE EXISTING WOODEN TRESTLE IS FOR A 255' x 215' PARKING LOT. CONSTRUCT A 22' x 24' APPROACH DOCK WITH 70' ALUMINUM GANGWAY SERVICING A 150' FLOAT DOCK. CONSTRUCT A NEW CONCRETE LAUNCH RAMP WITH ADJACENT RAMP FLOAT DOCK. THE EXISTING UPLAND PARKING AREA ADJACENT TO THE TIDELAND FILLED AREA WILL BE UPGRADED FROM LESS THAN 1/2 ACRE TO OVER 3/4 ACRE. THE BOROUGH PARCELS OF LAND ON THE ENTRANCE ROAD ABOVE THE DOCK AREA WILL BE DEVELOPED INTO ADDITIONAL PARKING AND ALSO A FENCED HARBOR DEPARTMENT AREA WITH 30' x 40' MAINTENANCE BUILDING. AREA LIGHTING WILL BE ADDED THROUGH OUT THE PROJECT AREA.

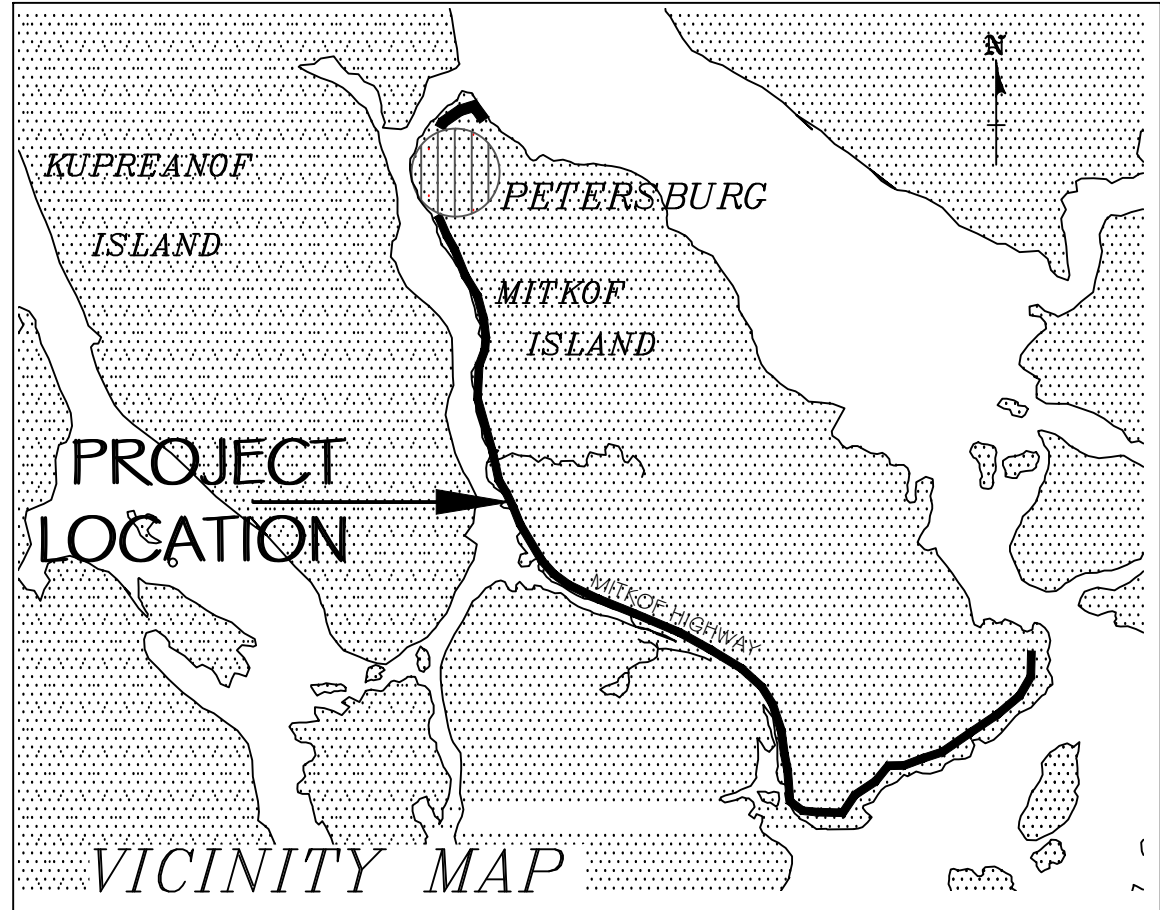
INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1.	TITLE PAGE
2.	PROPOSED OVERALL SITE PLAN
3.	PROPOSED DOCK SITE PLAN
4.	NEW APPROACH DOCK ELEVATION VIEW
5.	NEW UPPER & LOWER PARKING AREA ELEVATION VIEW
6.	NEW BOAT RAMP PLAN & PROFILE VIEW
7.	EXISTING SITE PLAN - LAND OWNERSHIP & COST ESTIMATE

# PETERSBURG BOROUGH

P.O. BOX 329, PETERSBURG, ALASKA 99833, (907) 772-4688



# PAPKE'S LANDING MARINE FACILITY IMPROVEMENTS CONCEPTUAL



## PROJECT BACKGROUND INFORMATION

PAPKE'S LANDING IS A STATE OF ALASKA-OWNED PUBLIC ACCESS POINT APPROXIMATELY 10 MILES SOUTH OF PETERSBURG ON THE MITKOF HIGHWAY. THE PAPKE'S LANDING SITE IS APPROXIMATELY 0.5-ACRES OF UPLAND PARKING WITH A SMALL LAUNCH RAMP AND A 100 FOOT FLOAT ON WRANGELL NARROWS. THE LAUNCH RAMP, OWNED BY THE ALASKA STATE DEPARTMENT OF NATURAL RESOURCES (ADNR), IS ACTUALLY A LOG TRANSFER RAMP OWNED BY THE US FOREST SERVICE, THE SURROUNDING TIDELAND OF THIS RAMP IS DESIGNATED A LOG STORAGE SITE AND UNDER US FOREST SERVICE LEASE. THE EXISTING FLOAT DOCK IS OWNED BY ADOT & PF. IT IS LOCATED FURTHER FROM THE SHORE AND IS IN POOR CONDITION. HOWEVER, IT IS USABLE THROUGHOUT THE FULL TIDAL RANGE. A 300-FOOT PEDESTRIAN TRESTLE CONNECTS THE PAPKE'S LANDING FLOAT DOCK TO THE SHORE. THE CONNECTING TRESTLE IS GENERALLY IN FAIR CONDITION.

PAPKE'S LANDING IS AN IMPORTANT FACILITY FOR SUBSISTENCE AND SPORT FISHING AND HUNTING, RECREATION, AND TOURISM IN THE AREA. IT IS THE PRIMARY ACCESS FOR RESIDENTS OF THE SOUTHERN PORTION OF LINDENBERG PENINSULA ON KUPREANOF ISLAND TO THE MITKOF ISLAND ROAD SYSTEM AND DOWNTOWN PETERSBURG AMENITIES, INCLUDING AIRPORT, SHOPPING, MEDICAL SERVICES, AND POST OFFICE. IT IS PART OF THE MULTI-MODAL TRANSPORTATION SYSTEM CONNECTING OUT-OF-TOWN VISITORS WITH THREE SPORT FISHING LODGES LOCATED ON KUPREANOF ISLAND.

RESIDENTS OF MITKOF ISLAND ALSO USE THE FACILITY TO ACCESS PRIVATE/PUBLIC RECREATION CABINS AND FOR GENERAL BOATING, SPORT FISHING, ACCESS TO NATIONAL FOREST LANDS. THE DOCK IS AT TIMES USED BY COMMERCIAL FISHERMEN TO TIE UP DURING CLOSURES RATHER THAN RUN THEIR BOATS ALL THE WAY BACK TO PETERSBURG HARBOR.

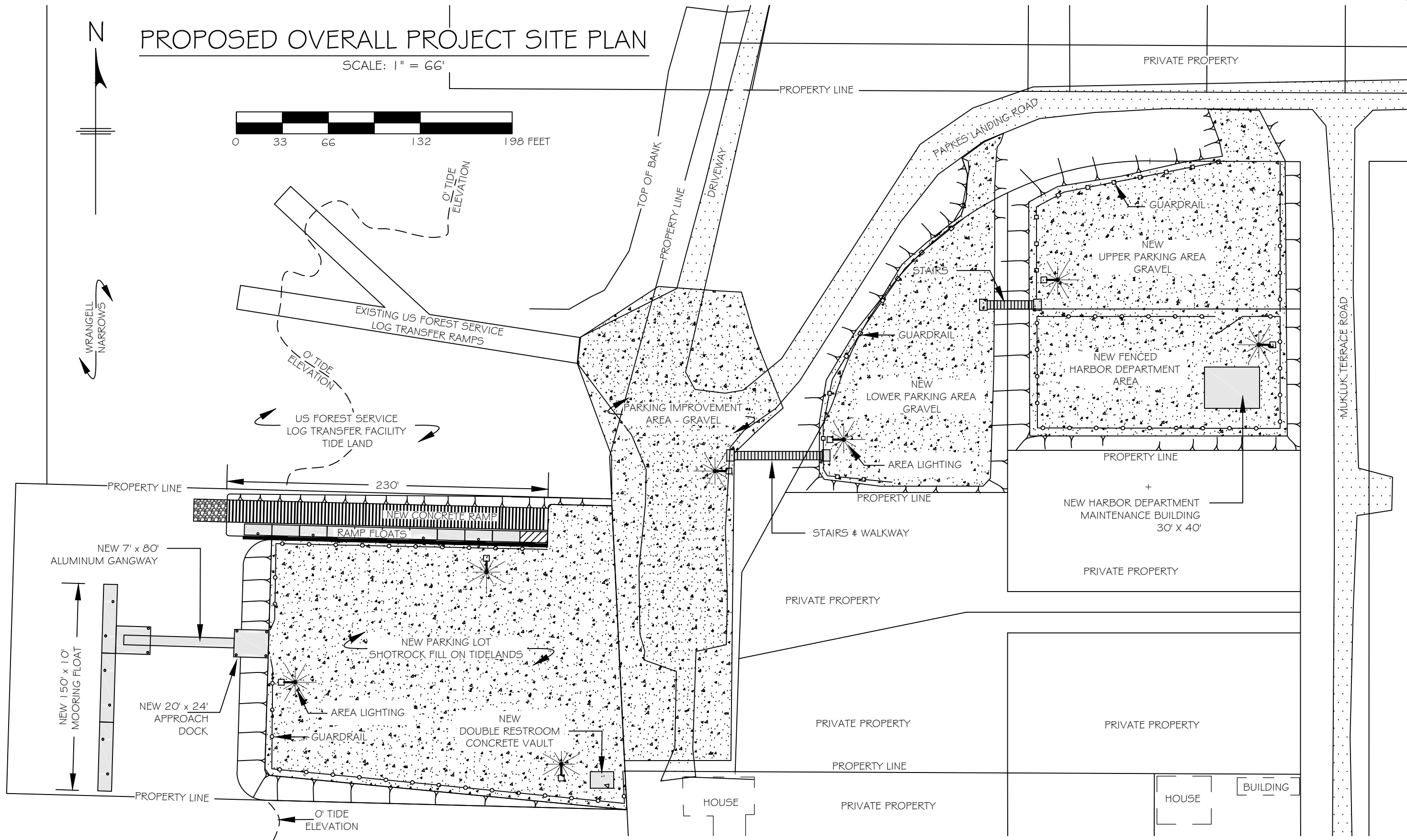
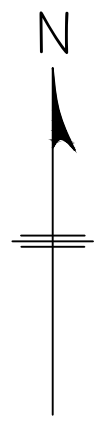
THE FACILITY IS IN POOR CONDITION AND IN NEED OF REPAIR AND ONGOING MAINTENANCE. THIS CONCEPTUAL DESIGN IS A PLANNED DEVELOPMENT OF THIS AREA. IN GENERAL, THERE ARE FIVE PARCELS OF LAND THAT CAN BE DEVELOPED. TWO PARCELS OWNED BY ALASKA DEPARTMENT OF NATURAL RESOURCES (PARCEL 1 WITH THE TRESTLE & DOCK, PARCEL 2 WITH THE EXISTING ENTRANCE ROAD & PARKING AREA). THERE ARE AN ADDITIONAL THREE PARCELS OWNED BY THE PETERSBURG BOROUGH THAT ARE UNDEVELOPED ALONG THE ENTRANCE ROAD. THE PARCEL WITH THE EXISTING RAMP IS NOT AVAILABLE FOR DEVELOPMENT DUE TO THE LEASE TO THE US FOREST SERVICE AS A LOG TRANSFER FACILITY.

DATE: MARCH, 2022

DESIGNED BY:  
HARAI & ASSOCIATES, INC  
P.O. BOX 625  
PETERSBURG, ALASKA 99833

# PROPOSED OVERALL PROJECT SITE PLAN

SCALE: 1" = 66'



PROPOSED OVERALL SITE PLAN

**PAPKE'S LANDING**  
MARINE FACILITY IMPROVEMENTS  
CONCEPTUAL

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

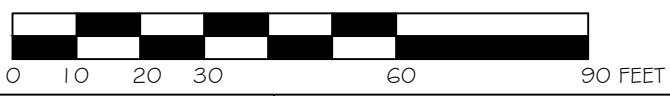
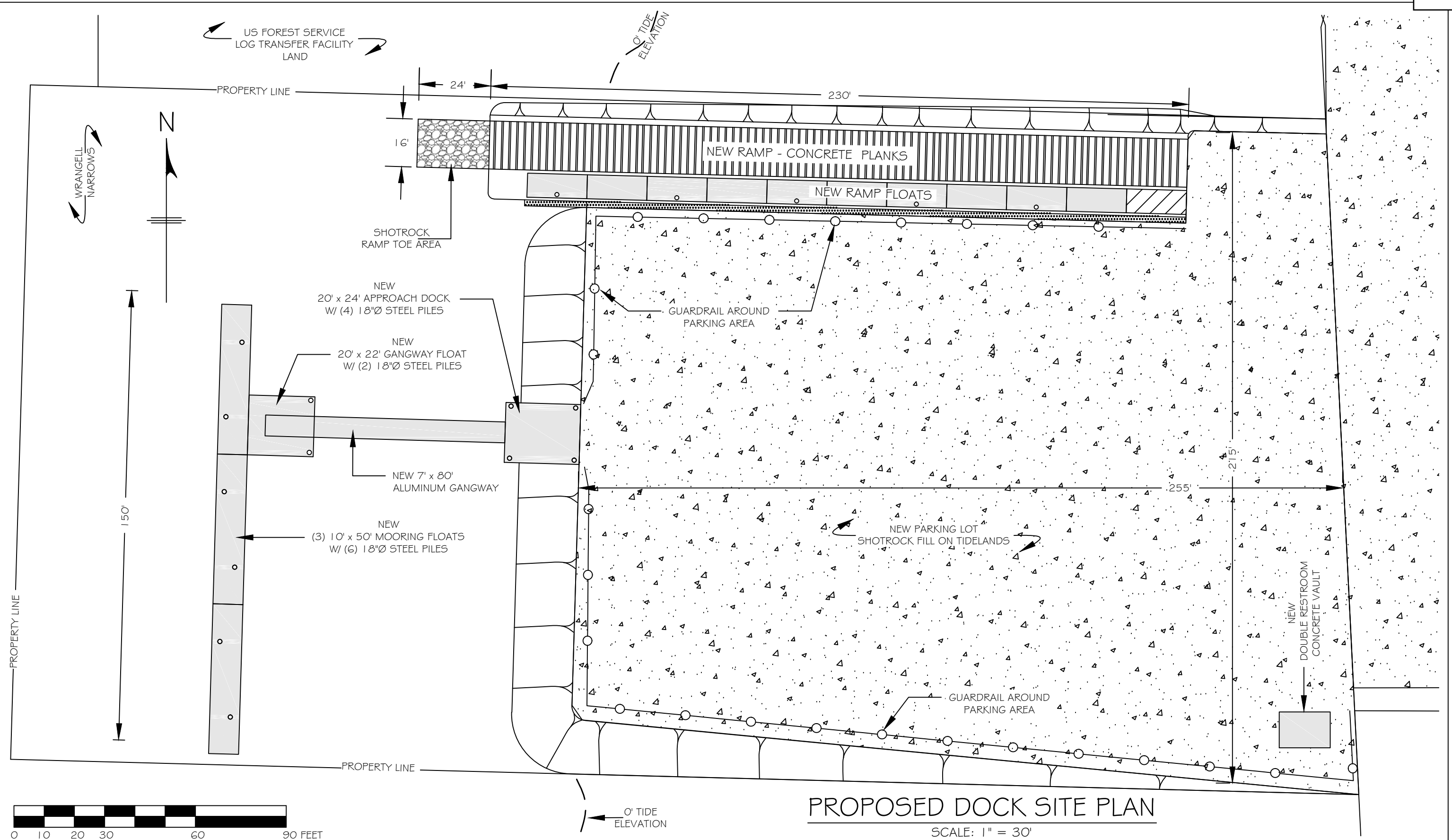
REVISIONS		
REV	DATE	DESCRIPTION

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HARA & ASSOCIATES, INC  
P.O. BOX 625, PETERSBURG, ALASKA 99833

DATE: MARCH 2022

SHEET NUMBER  
2

OF 7



**PROPOSED DOCK SITE PLAN**  
SCALE: 1" = 30'

**PROPOSED DOCK SITE PLAN**

**PAPKE'S LANDING  
MARINE FACILITY IMPROVEMENTS  
CONCEPTUAL**

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

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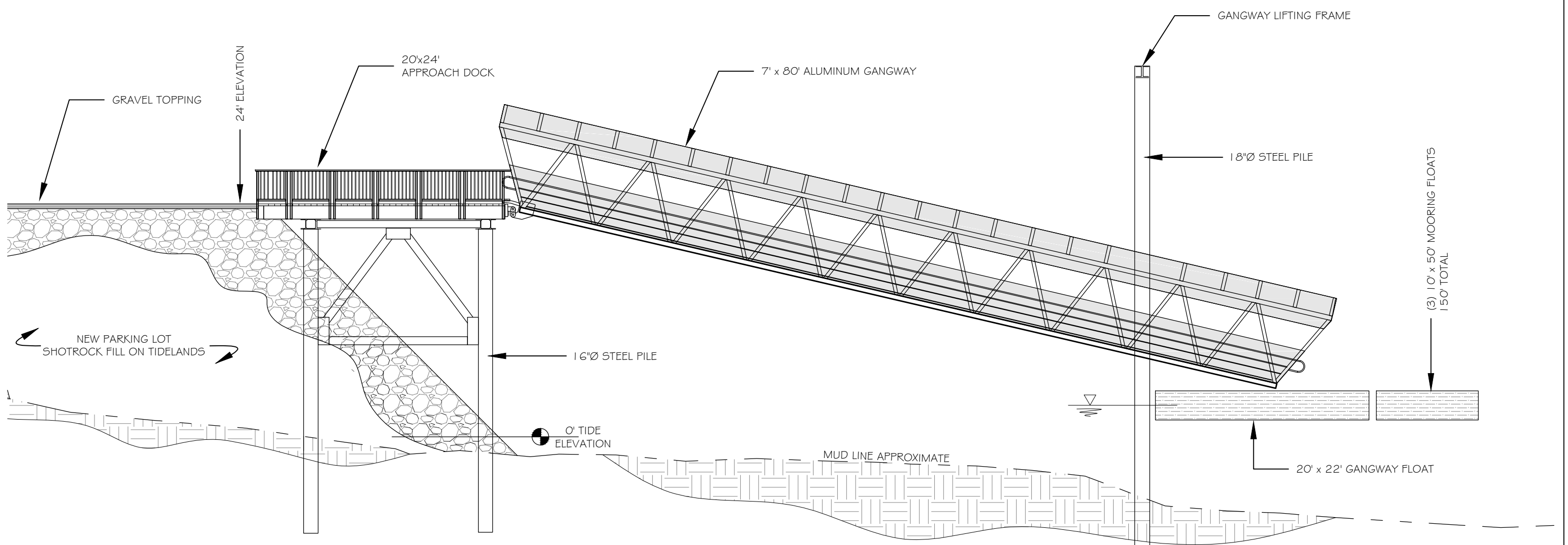
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OF 7

7

# NEW APPROACH DOCK & GANGWAY

SCALE: 1" = 10'



NEW  
APPROACH  
GANGWAY & DOCK  
ELEVATION

**PAPKE'S LANDING**  
MARINE FACILITY IMPROVEMENTS  
CONCEPTUAL

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

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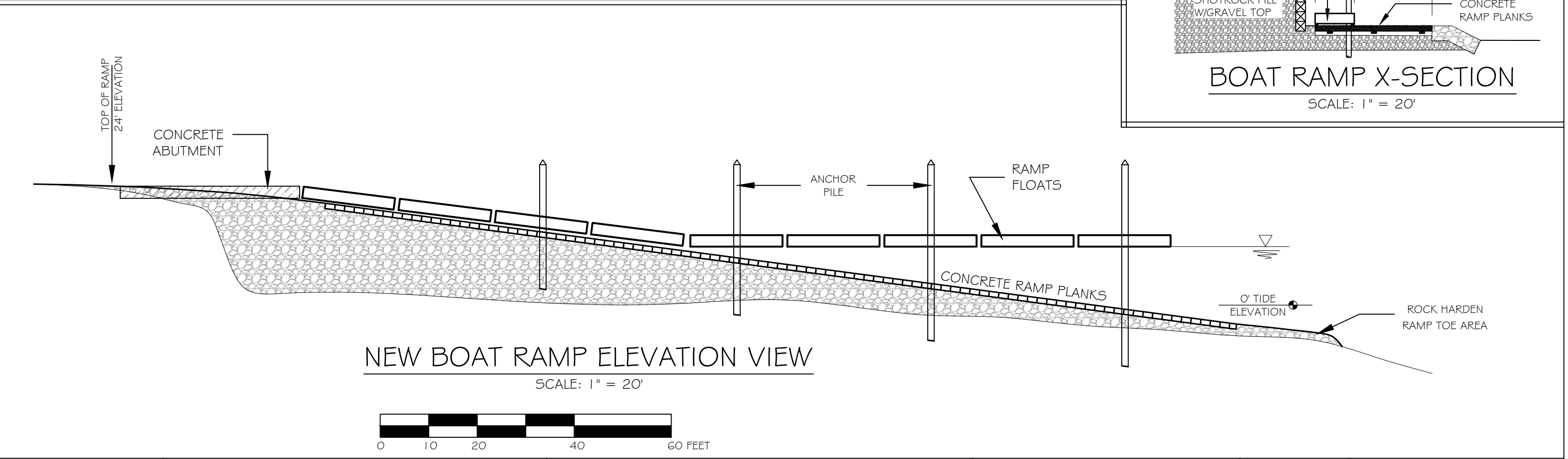
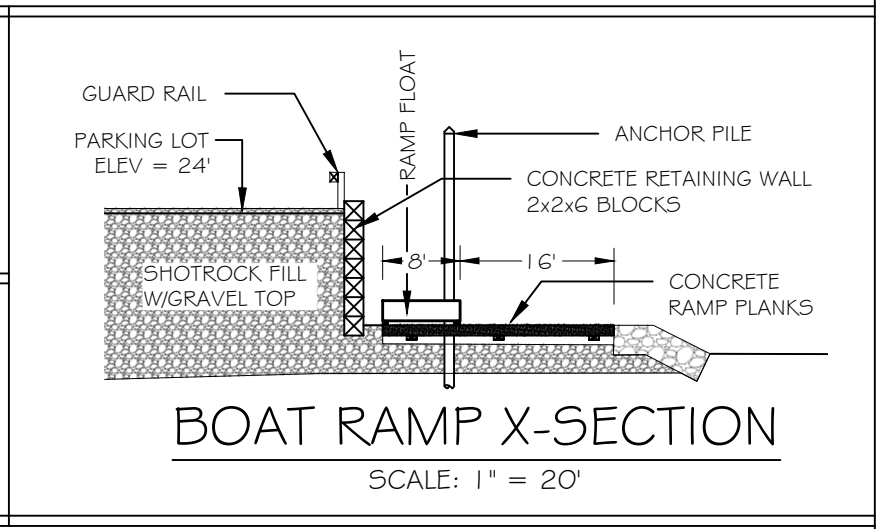
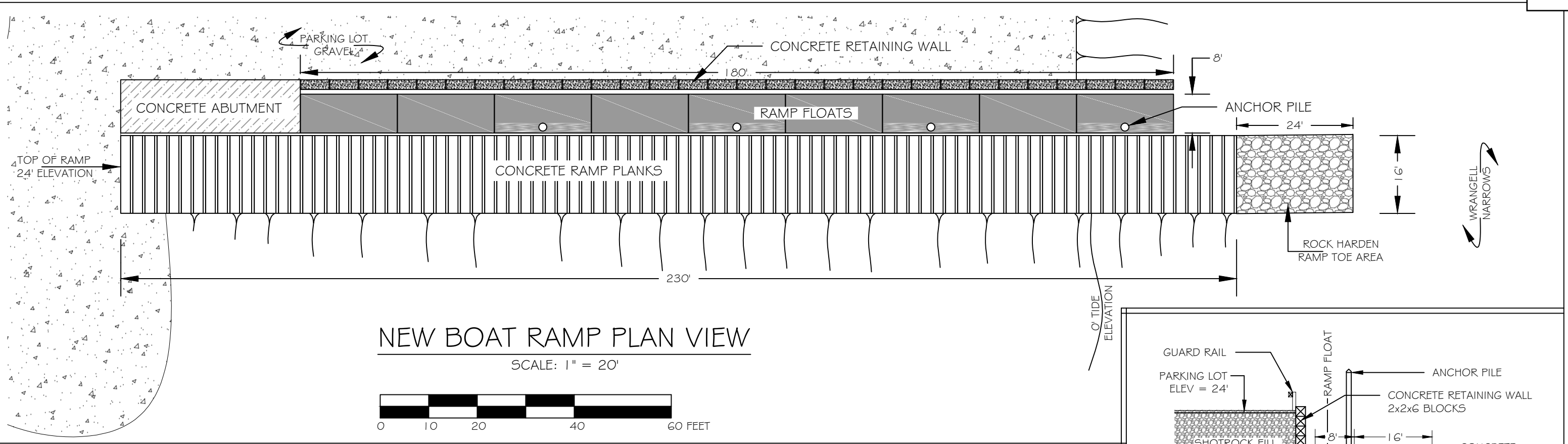
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OF 7





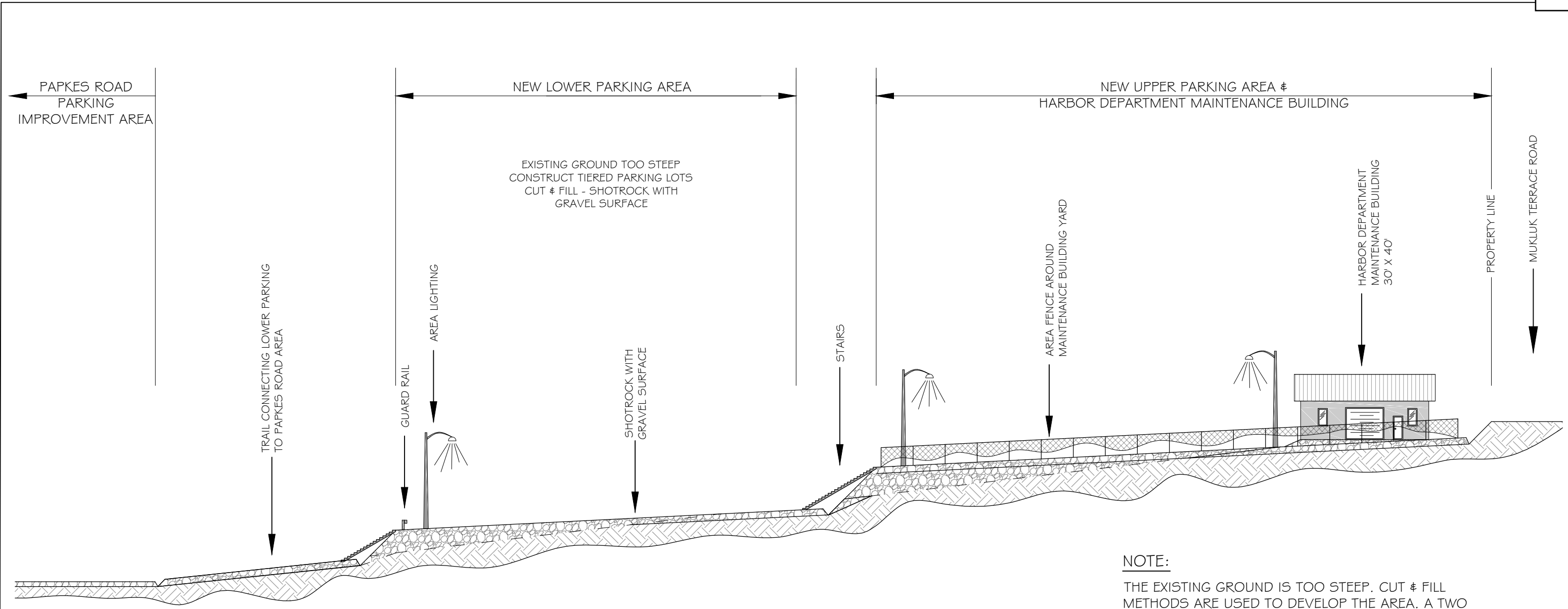
**NEW BOAT LAUNCH PLAN & PROFILE VIEWS**

**PAPKE'S LANDING MARINE FACILITY IMPROVEMENTS CONCEPTUAL**

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

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DATE: MARCH 2022  
SHEET NUMBER 5 OF 7



**NEW UPPER & LOWER PARKING AREA**

**VIEW**

SCALE: 1" = 30'



**NOTE:**

THE EXISTING GROUND IS TOO STEEP. CUT & FILL METHODS ARE USED TO DEVELOP THE AREA. A TWO TIERED PARKING LOT IS MADE WITH STAIRS AND WALKWAYS CONNECTING THE PARKING AREAS WITH THE MAIN PAPKES LANDING ROAD AND BOAT DOCK/RAMP.

**NEW  
UPPER & LOWER  
PARKING AREA  
VIEW**

**PAPKE'S LANDING  
MARINE FACILITY IMPROVEMENTS  
CONCEPTUAL**

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

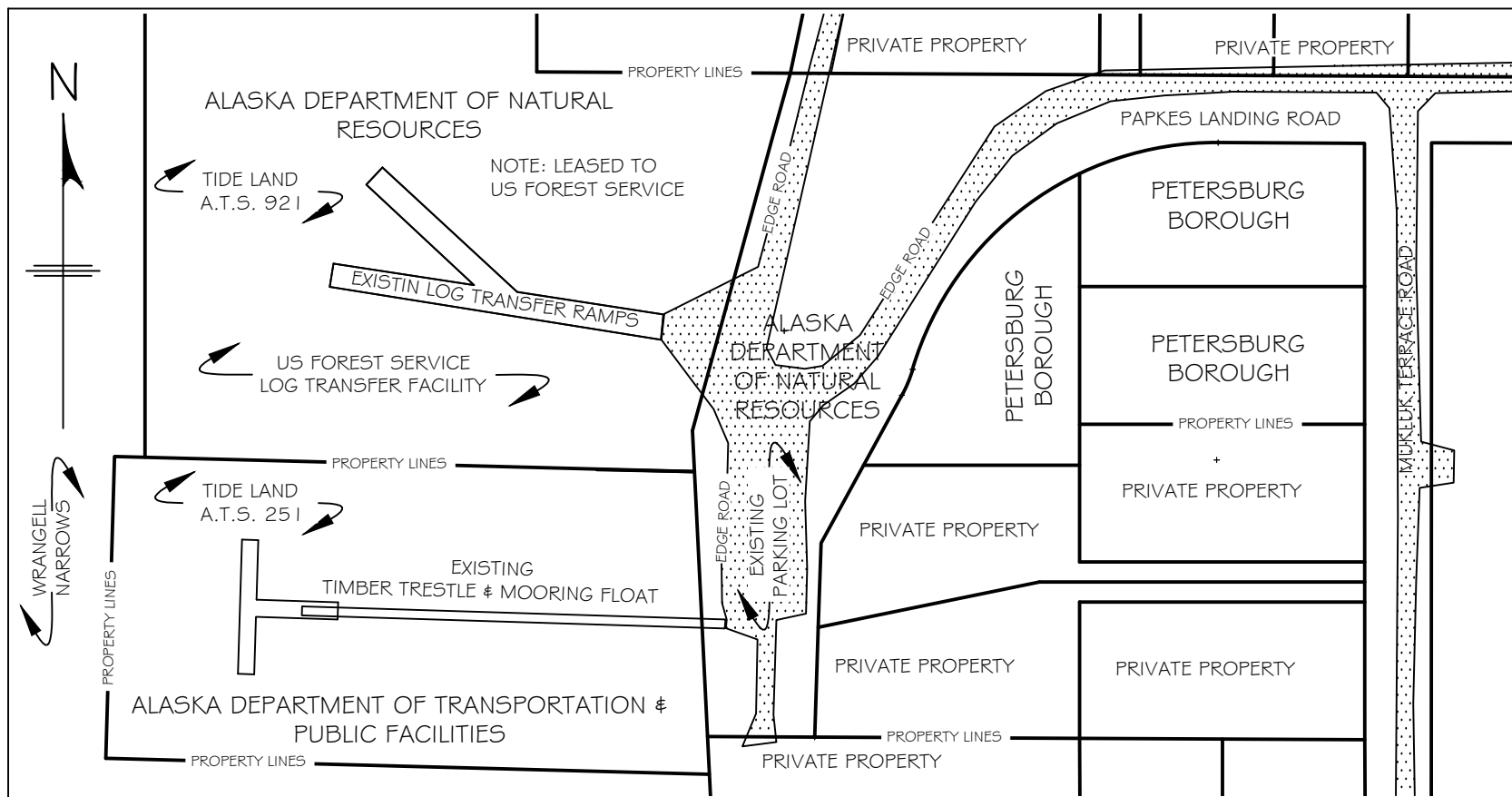
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**6**

OF 7



**PAPKE'S LANDING MARINE FACILITY IMPROVEMENTS**  
~  
**PRELIMINARY COST ESTIMATE - 2022**

PROJECT PHASES	COST
NEW DOCK, PARKING LOT & RAMP	\$4,429,000
EXISTING PARKING LOT IMPROVEMENT	\$447,000
NEW UPPER PARKING AREA & HARBOR DEPARTMENT AREA	\$1,079,000
NEW LOWER PARKING AREA	\$455,000
<b>PROJECT TOTAL</b>	<b>\$6,410,000</b>

**NEW DOCK, PARKING LOT & RAMP - PHASE** – Construct new 215' x 255' fill and parking lot on tideland of existing wood trestle and docking float. This phase would include the new parking lot, restroom, boat ramp/ramp floats, approach dock, gangway & mooring floats.

ITEM	COST
Demolition of old trestle & float	\$105,000
215' x255' parking lot fill construction, guardrail & concrete retaining wall	1,260,000
Double restroom, concrete vault	98,000
Boat launch ramp and ramp float	1,074,000
Approach dock	570,000
Aluminum gangway	374,000
Gangway float	422,000
Mooring float	346,000
Permits, design & contract administration	180,000
<b>SUBTOTAL</b>	<b>\$4,429,000</b>

**EXISTING PARKING LOT IMPROVEMENT - PHASE** – Upgrade the existing parking lot from less than 1/2 acre to over 3/4 acre with lighting and drainage improvements.

ITEM	COST
Excavation, embankment & gravel topping area	\$345,000
Area lighting	60,000
Permits, design & contract administration	42,000
<b>SUBTOTAL</b>	<b>\$447,000</b>

**NEW UPPER PARKING AREA & HARBOR DEPARTMENT AREA - PHASE** – Construct a new additional parking area and also a fenced harbor department area with 30' x 40' maintenance building.

ITEM	COST
Excavation, embankment, gravel topping area & guard rail	\$410,000
Area lighting	60,000
30' x 40' maintenance building	467,000
Fencing	47,000
Permits, design & contract administration	95,000
<b>SUBTOTAL</b>	<b>\$1,079,000</b>

**NEW LOWER PARKING AREA - PHASE** – Construct a new additional parking area.

ITEM	COST
Excavation, embankment, gravel topping area & guard rail	\$273,000
Area lighting	30,000
Stairs & walkway	107,000
Permits, design & contract administration	45,000
<b>SUBTOTAL</b>	<b>\$455,000</b>

**EXISTING SITE & LAND OWNERSHIP & COST ESIMATE**

**PAPKE'S LANDING MARINE FACILITY IMPROVEMENTS CONCEPTUAL**

**PETERSBURG BOROUGH**  
PETERSBURG, ALASKA

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SHEET NUMBER 7 OF 7