



City and Borough of Wrangell
Port Commission
AGENDA

Thursday, September 01, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

WORK SESSION

Date and Time

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES (*MOTION - Move to approve the Minutes, as presented*)

a. Port Commission Meeting Minutes 06/02/22

4. AMENDMENTS TO THE AGENDA

5. CORRESPONDENCE

6. PERSONS TO BE HEARD

7. HARBORMASTER'S REPORT

a. Harbormasters Report July August 2022

8. COMMISSIONER REPORTS

9. UNFINISHED BUSINESS

10. NEW BUSINESS

a. Channel Construction Inc. request to lease six acres of City & Borough of Wrangell Property Shown on Exhibit A 6-mile mill property.

11. NEXT AGENDA ITEMS

12. ADJOURN

Minutes of the Regular Wrangell Port Commission Meeting

Held June 2nd, 2022

Vice Chairman John Yeager called the Regular Port Commission meeting to order at 6:02p.m. June 2nd, 2022, via Borough Assembly Chambers

PRESENT: Yeager, Buness, Roppel, Morrison

ABSENT: Martin

Harbormaster Steve Miller was also in attendance.

APPROVAL OF MINUTES

- a. Approval minutes from meeting May 5th, 2022

M/S: Buness/Roppel to approve the minutes, as presented. Motion approved unanimously.

AMENDMENTS TO THE AGENDA

CORRESPONDENCE/PERSONS TO BE HEARD –

HARBORMASTER'S REPORT

Miller stated that the Harbor is seeing a high number of independent travelers coming. He is optimistic that the Harbor will have an increased tourist season compared to the last couple years. The security camera process is moving forward with the engineering firm RESPEC out of Juneau. This company helped with the security camera set up for Sitka Harbors. Miller said that the barge ramp is officially finished and operating again. The barge lines have transitioned out of the boat yard and back over to the Port. Wrangell Port and Harbor have already seen a few cruise ships this season. The vessels have not been at compacity but it looks like future vessels will be running at an 80% compacity. Miller said that the slow start to the season has allowed time to get the new security personal up to speed. The Marine Service Center is still very busy and will remain this way until the end of June. The lift was down for a day for Kendrick Equipment to do an inspection. The overall condition of the machine came back in good condition with only a few minor repairs needed.

COMMISSIONER REPORTS

Buness mentioned that the septic hose at Heritage Harbor is cracked and needs repairs. Buness also asked how long someone can use the boat launch ramp for. Miller said that there was one person who asked to use the Light & Power boat launch ramp for a couple days which got extended beyond that. Morrison stated that the tug boat is drying out nicely. Miller said that the tug should be hauled out by the end of the month to be burned.

UNFINISHED BUSINESS-

NEW BUSINESS –

10a Ben Curtis and Shirley Wimberly request to purchase tide lands parcel 02-013-107 that they are currently leasing from the city.

M/S: Roppel/Buness motion as presented. Motion approved unanimously.

Roppel asking how a price is established for tidelands. Miller answered that an appraisal and survey has to be done on the tidelands. The tideland section that is being requested for purchase is mud and not in the way of the harbor.

NEXT AGENDA ITEMS –

The next Regular meeting September, 1st 2022

Regular meeting adjourned at 6:34pm

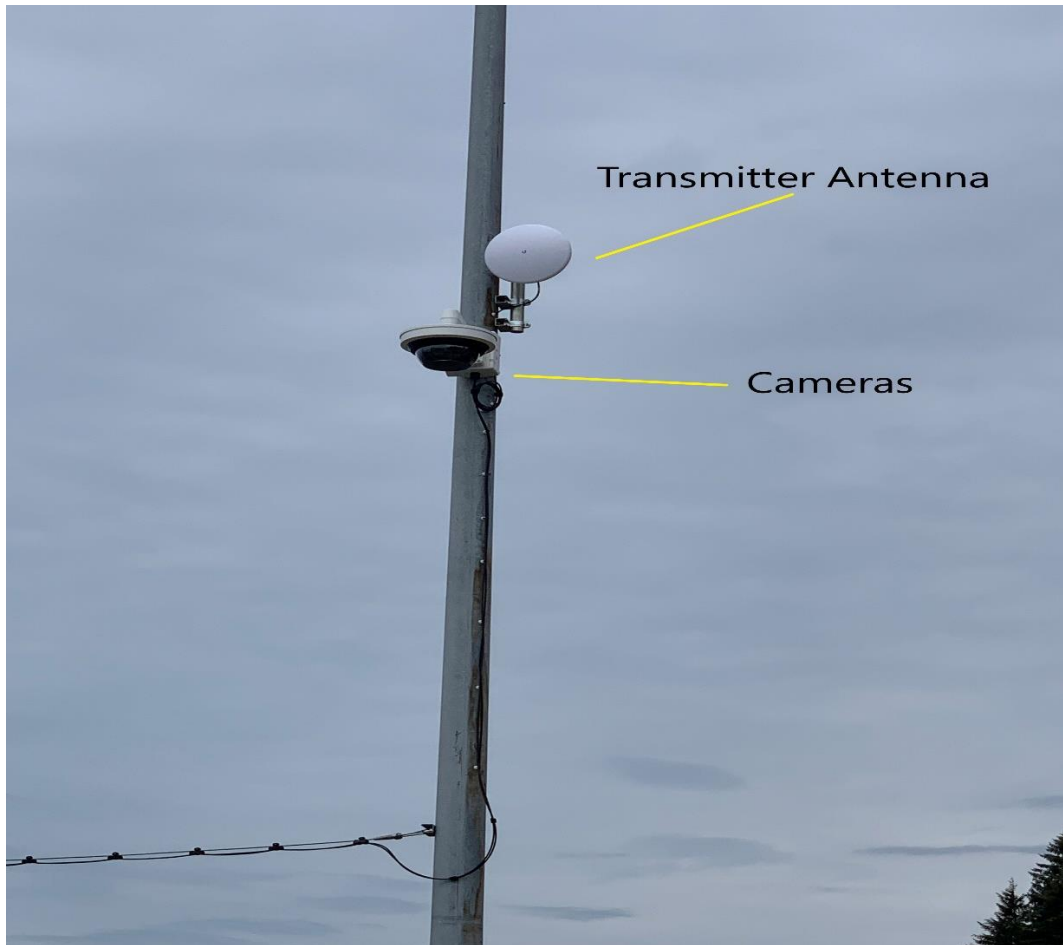
Harbormasters Report

July, August 2022

Harbors: It's been a busy couple of months for the harbors. We are just now starting to feel the pressure slow down a bit. The summer rush for the independent traveler has slowed we are receiving the south bound traffic now as they all leave southeast Alaska and head home. Our numbers for the end of June were about 20k ahead of the previous year so that is a pretty good indication of how busy we were.

Amber and I have been working with RESPEC on the security cameras. I was hoping to have some engineers drawing before this meeting but have not received them yet so I will update hopefully for the September meeting. Here are some pictures of the new camera system at the ferry terminal in Wrangell.





Jacob Allen was hired as our new Maintenance/Security the first week of August. He will mainly be working our swing shift Wednesday thru Sunday 3:00 p.m. to 11:30 p.m. Keeleigh is now on maternity leave. Drew Eon has been brought onboard to fill in for Keeleigh in her absence. If you see these two, please say hi and welcome them aboard.

Maintenance: please see included attachment.

Port: Cruise ships have also kept us busy with a handful of days with up to 4 ships in at the same time. This has been a good boost to Wrangell economy. We will see 9 more cruise ship stops for the month of September concluding the season on September 25th. At this time, we will be able to see if the passenger wharfage count has helped our budget for the port.

Marine Service Center: Continues to be steady 2- 4 boats a week. Jim Pritchett Metal Head Marine is in the process of moving from his shop into the shop across from Rayme's bar. Currently he has pulled all broken concrete from the north half of the building and will be compacting and adding more fill. Eventually he will put a concrete floor back in.

We have crushed 5 boats and had them stuffed into our open top container. We have room for approximately 1 more boat. Then we will be ready to ship out this container and wait for its return. I am optimistic we should be able to get rid of the rest of the impound vessels before it gets busy again in April.

Harbor Maintenance

For the week of July 24th – 30th, 2022.

1. New signs were put up at Shoemaker Bay boat launch and loading zone signs throughout our facilities.
2. New net float installed at Shoemaker Bay and decking finished.
3. Harbor Skiff pulled, pressure washed, new zincs and greased.
4. Oil Pumped from all waste oil containers at all Harbor facilities.
5. Staged mesh for Heritage Harbor boat ramp repairs.
6. Pressure washed North gangway at summer float.
7. Started replacing hand railing at Reliance approach dock.
8. Pressure washing Heritage Harbor. This is ongoing and never ends.
9. Picking up garbage.

Future maintenance includes:

1. Continuing to replace hand railing at Reliance Dock.
2. Label all municipal dock mounted cranes.
3. Grease dock mounted cranes/preventative type maintenance.
4. Replace wear decking as needed at reliance/fish and game dock approach.
5. Ongoing pressure washing.
6. Replace decking and bull rails as needed throughout harbor facilities.
7. Parking lot and Marine service center striping. When weather permits.
8. Replace nonskid on ramps and grids.
9. Weed whacking and tree removal all harbor and port facilities.

This crew is also responsible for all radio calls and meeting transient boats throughout the day.



Figure 1 Shoemaker Bay Net Float Construction



Figure 2 Shoemaker Bay Net Float



Figure 3 Reliance Handrail

Week of July 31st- August 6th

1. Reliance Crane Dock Bull rail and hand railing demo.
2. Reliance Bull rail and handrail replacement partially done.
3. Truck decals removed and replaced.
4. Replaced leaking spigots Heritage Harbor.



Figure 4 Reliance Crane dock Demo



Figure 5 Reliance Dock Demo

Week of August 7th – 13th

1. Finished bull rail and handrail on Reliance crane dock. More to come.
2. Fire extinguisher hangers installed throughout harbors.
3. Replace decking on portions of the airplane float.
4. Rearranged and cleaned shop.
5. 5 impounded vessels demolished and put into container for shipping.



Figure 6 Finished Bull rail and Handrailing

August 14th - 20th 2022

1. Paint striping Marine Service Center and Heritage Harbor.
2. Replaced Decking and refastened Airplane float decking.
3. Fire extinguisher inspections all Harbors and Port facilities.
4. Honda Pumps/compressor small engine maintenance and oil changes.
5. Weed whacking/tree removal Reliance harbor parking lot.



Item a.



CITY & BOROUGH OF WRANGELL, ALASKA PORT COMMISSION AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	Sept 1 st , 2022
	<u>Agenda Section</u>	10

Channel Construction Inc. request to lease six acres of City & Borough of Wrangell Property Shown on Exhibit A 6-mile mill property.

SUBMITTED BY:

Steve Miller, Port & Harbor Director

FISCAL NOTE:

Expenditure Required: \$0Total

FY 20: \$	FY 21: \$	FY22:
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Amount Budgeted:

	FY22 \$0
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Account Number(s):

Account Name(s):

Unencumbered Balance(s) (prior to expenditure)

Reviews/Approvals/Recommendations

<input checked="" type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Request Application 2. Exhibit A Property Description

RECOMMENDATION MOTION:

Move to Approve Channel Construction Inc. request to lease six acres of City & Borough of Wrangell Property Shown on Exhibit A 6-mile mill property.

SUMMARY STATEMENT:

Channel Construction has requested to lease a parcel of property located at the old 6-mile mill Property. The use of this property will be to maintain a recycling business in Wrangell that will

provide Jobs and a needed service for the community of Wrangell. Channel Construction will need waterfront development property to provide this service. For this business to be successful they will have to be able to bring scrap in from other communities and develop the property to fit their needs. Included with this report is the application to lease Borough property. At this time, I do not see a conflict with this lease request.

APPLICATION OF CHANNEL CONSTRUCTION INC FOR LEASE OF SIX ACRES OF CITY & BOROUGH OF WRANGELL PROPERTY SHOWN ON EXHIBIT A

Channel Construction Inc. hereby applies for a lease of six acres of land owned by the City and Borough of Wrangell (CBW) at the old sawmill site at six-mile Zimovia Highway more particularly described and shown on Exhibit A attached hereto. An application fee of \$100.00 is submitted with this application. The application is submitted to CBW staff (including CBW's attorney) and the CBW Planning and Zoning Commission.

PURPOSE. CCI seeks the Lease to establish and maintain a recycling business in Wrangell that would provide several jobs. CCI would continue to accept CBW scrap metal as well as the community scrap metal while developing a prominent recycling yard at this location. Because Wrangell does not generate enough scrap metal on its own to justify the cost of a lease, and/or the purchase of the land, CCI would need to bring in scrap metal from other areas of Southeast Alaska to prepare for recycling. CCI believes that overtime it will be able to create a recycling facility in Wrangell that would be viable as well as of financial benefit to the CBW.

DEVELOPMENT PLAN. The development plan below includes and is consistent with plans required by other agencies involved in the development process. The development plan includes:

- a. A description of the land; and

RESPONSE: CCI hereby applies for a lease of the six acres of land at the old sawmill site at six-mile Zimovia Highway more particularly described and shown on Exhibit A attached hereto.

- b. A description of the improvements that will be placed on the tidelands, submerged land, and adjacent uplands; and

RESPONSE: No improvements will be made to the parcel CCI wishes to lease on a short-term lease. If CCI is approved for a long-term lease, some improvements will be made, such as a permit application with CBW & Corps of Engineers to extend the fill out to deep water, where CCI has been loading its barges. As it is, our barges cannot load at all stages of the tide, due to the shallowness of the existing area.

c. The dates by which construction will begin and will be completed; and

RESPONSE: No constructions will be done unless there is a long-term lease. CCI will continue to use the parcel as is.

d. The estimated cost of the improvements that will be placed on the tidelands, submerged lands, and adjacent uplands; and

RESPONSE: Costs to improve the barge landing area with a long-term lease would be between \$100,00.00 & \$175,000.00.

e. A description of the effects that the proposed use of the Land will have on public streets, public facilities, public services, public utilities, traffic, and parking. The description shall include a plan for mitigating adverse effects on streets, public facilities, public services, public utilities, traffic congestion, and parking, and a plan for paying the costs thereof; and

RESPONSE: CCI sees no effects on public streets as there are none that go into this area, other than the state highway going by the property, which has two driveway entrances. The traffic coming into CCI's operation is very minimal.

f. The names and addresses of the owners, officers, and proposed managers.

RESPONSE: William Tonsgard Jr. - President

Billie Tonsgard – Secretary

The development plan shall describe how the applicant will fulfill the terms of any permits or approvals required by the City and Borough of Wrangell.

RESPONSE: CCI is not aware of any.

The applicant shall provide such additional information, including designs and specifications, as the planning and zoning and port commissions may request. The planning and zoning and port commissions may require the applicant to amend its development plan. All fees associated with the lease shall be paid by the applicant. Such fees include but are not limited to an application fee, survey, assessment, public notices, and recording fees.