

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING REVISED AGENDA
For Thursday, April 26th, 2012

- I. Call to Order** (7:00 p.m. at the CBJ Assembly Chambers.)
- II. Roll** (Greg Busch, John Bush, Tom Donek, Don Etheridge, Eric Kueffner, Budd Simpson, Michael Williams, Wayne Wilson and Kevin Jardell).
- III. Approval of Agenda**
- MOTION: TO APPROVE THE AGENDA AS PRESENTED.**
- IV. Approval of March 29th, 2012 Regular Board Meeting Minutes.**
- V. Public Participation on Non-Agenda Items** (not to exceed 5 minutes per person, or twenty minutes total time).
- VI. Items for Action.**
1. Boathouse Sale
Presentation by the Harbormaster
- Board Questions
- Public Comment
- Board Discussion/Action
- MOTION: TO BE DEVELOPED AT THE MEETING**
2. Nowell Ave ATS 123 Lot 2/Doug Trucano Lease
Presentation by the Port Director
- Board Questions
- Public Comment
- Board Discussion/Action
- MOTION: TO BE DEVELOPED AT THE MEETING**
3. CPI Adjustment to Moorage Rates
Presentation by the Port Director
- Board Questions
- Public Comment
- Board Discussion/Action

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA (CONTINUED)
For Thursday, April, 26th, 2012

MOTION: TO BE DEVELOPED AT THE MEETING

4. Water Rate Fee Increase
Presentation by the Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING

VII. Items for Information/Discussion.

None

VIII. Committee and Board Member Reports

1. Operations Committee Meeting – April 17, 2012
2. CIP/Planning Committee Meeting – April 19, 2012
3. Finance Committee Meeting – April 24, 2012
4. Member Reports

IX. PRAC Representative Report

X. Port Engineer's Report

Mr. Gillette's report is included in the packet.

XI. Harbormaster's Report

XII. Port Director's Report

XIII. Assembly Liaison Report

XIV. Committee Administrative Matters

- a. Operations Committee Meeting – May 22, 2012
- b. CIP/Planning Committee Meeting – May 24, 2012
- c. Finance Committee Meeting – May 29, 2012

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA (CONTINUED)
For Thursday, April, 26th, 2012

d. Board Meeting – May 31, 2012

XV. Adjournment

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, March 29th, 2012

I. Call to Order.

Mr. Jardell called the Regular Board Meeting to order at 7:00 p.m. in the CBJ Assembly Chambers.

II. Roll Call.

The following members were present: Tom Donek, Don Etheridge, Eric Kueffner, Budd Simpson, Michael Williams, Wayne Wilson, and Kevin Jardell.

Via Telephone: John Bush (disconnected at 7:12)

Greg Bush was Absent.

Also present were the following: Carl Uchtyl – Port Director, Gary Gillette – Port Engineer, Dwight Tajon – Harbormaster, and Mary Becker – Assembly Liaison

III. Approval of Agenda.

MOTION By MR.ETHERIDGE: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

The motion passed without objection

IV. Approval of Previous Meeting Minutes.

Hearing no objection, the minutes of the February 23rd, 2012 Regular Board meeting minutes were approved.

V. Public Participation on Non-Agenda Items- None

VI. Items for Action

1. Naming of Douglas Harbor

Mr. Jardell said the Douglas Island Advisory Committee recommended naming the Douglas Harbor after Mike Pusich. He said the recommendation will still need Assembly approval if the Board chooses to go with the Committees recommendation. He said he was going to let Sharon Pusich and Mark Whitman give a short background on Mike Pusich, and then the Board would take public comments.

Sharon Pusich, Douglas, AK

Ms Pusich read a prepared speech. She talked about other individuals who made contributions to the community and were honored after their passing. She said Mike Pusich died 60 years ago, and is very deserving to have the Douglas Harbor named after him. She said Mike worked in non-paid positions all of his life, and she talked about Mikes many accomplishments. She said Mike was not perfect, but his numerous good deeds overshadowed his earlier misgivings. Mike Pusich was loyal, would defend, and give the shirt off his back to help a friend in need. She talked about how generous Mike was to the community. Ms Pusich said Mike was known as the guy to get things done. She said that his dedication, no want for compensation and his recognition for his good deeds should not go unforgotten.

REGULAR BOARD MEETING MINUTES

March 29th, 2012

Page: 2

Mike Pusich story and accomplishments should be known and live on as an example to ours as well as future generations.

Mark Whitman, Douglas, AK

He said Alaskan history is his passion and wanted to share some history. He said he hopes the history he shares tonight will help people understand why the Douglas Harbor should be named after Mike Pusich. He said it was 132 years ago that the first pan full of gold was panned out of Paris Creek. Most of what came to be Douglas, burned down, washed away, or blew away long ago by the Taku winds. Names in Douglas are one of the few historical handles that Douglas has left to take a hold of. He showed slide show from the earlier days mill site and showed how the Harbor looks today. In 1912 Mike Pusich came to work at the mill and learned early on what the Taku winds can do with a fire. Mike Pusich learned every duty related to the fire department. He talked about Mike's dreams and accomplishments and how the fires several times over destroyed what he built. July of 1937 Mike opened Mike's Place which still persists today and is now known as The Island Pub. Mike Pusich didn't give up, he stayed, built homes, raised families, lived out their lives and found a way to give something back to this great land. Mr. Whitman said these people are called Alaskan's and they are our greatest treasure. To persist and thrive is easy when others show the way.

Public Testimony

Louis Pusich, Douglas, AK

He said he is the son of Mike Pusich. He said he was born and raised in Douglas and lived on the same street for 75 years. He said he would be real proud if Douglas Harbor was named after his dad.

John Delgado, Douglas, AK

He said he is the chair of the Douglas Advisory Board and it was through the Board's motion to the Docks and Harbors that set the naming of the Douglas Harbor to the Mike Pusich Harbor in motion. He said the Advisory Board has received nothing but positive comments both oral and written on naming the Harbor after Mike Pusich. The Douglas Advisory Board recommended to the Harbor Board to recommend to the Assembly the Douglas Harbor be named after Mike Pusich. As a citizen of Douglas himself, he said he strongly urges it also.

Jim Carol, Douglas, AK

He said he has known the Pusich family for 44 years and all that has been said by Sharon Pusich and Mark Whitman, makes it very appropriate that the Douglas Harbor be named after Mike Pusich.

Mark Pusich, Douglas, AK

He said he a Grandson of Mike Pusich. He said Mike Pusich was a man in our community that speaks volumes of being a real public servant. People today don't understand the good deeds that were done by such a great person. This is a recommendation that the Harbor Board can make to the Assembly that would have a wonderful impact on our community for years to come, and something the Board can be proud of.

Board Discussion/Action

Mr. Uchytel's recommendation to the Board is that the geographical location is left in the name, for example, the Mike Pusich Marina at Douglas Harbor.

Mr. Kueffner commented that he received an e-mail from Deb Pusich that stated the Pusich family wanted to use Mike instead of Michael because that was the name he liked to go by.

MOTION By MR. ETHERIDGE: TO FORWARD TO THE ASSEMBLY THE NAME TO BE PROPOSED IS THE MIKE PUSICH DOUGLAS HARBOR AND ASK UNANIMOUS CONSENT.

REGULAR BOARD MEETING MINUTES

March 29th, 2012

Page: 3

Motion passed with no objection.

VII. Items for Information/Discussion

1. DeHart's Round-About Alaska Department of Transportation (ADOT) Construction Plan.

A presentation was given by Nathan Leigh, a consultant for ADOT from USKH. Greg Lockwood, project manager from ADOT was also there to answer questions.

Mr. Leigh said there was a public meeting on this project about a year ago. The project would include a round about, widening the road, and putting in shoulders and sidewalks on both sides of the road. This would provide safe pedestrian and bike traffic through this corridor. The proposed plan at the first meeting, developed a lot of public comment, Mr. Leigh said they went back to the drawing board and proposed another alternative to the proposed plan. He described a four leg round about and a three leg round about and discussed the impact it would have on the area. With the four leg round about, ADOT would have to purchase DeHart's and the Auke Bay Boatyard lot would be reduced by one. If the project goes like scheduled, ADOT will begin late this fall. It is unsure at this time which round about will be used.

Mr. Jardell said if the proposed four leg round about goes forward, would it be with the voluntary sale of DeHart's?

Mr. Leigh said it would be with the voluntary sale, because there is still another option without involving DeHart's sale.

Mr. Jardell asked the timeline for this project, and what impact it will have on Statter Harbor if the four leg is chosen?

Mr. Leigh said he is estimating if everything runs smoothly, construction would be done in April or May of 2013. He said the contractor has to run his sequencing of the project so there is access to the Harbor at all times.

Mr. Etheridge said where Docks and Harbor is proposing for the new parking lot at Statter Harbor, is ADOT going to put in an access.

Mr. Leigh said ADOT will be putting in a center turn lane for easier access to Statter Parking lot, and have coordinated with the Port Engineer for the driveway cut.

Mr. Kueffner wanted to know the size of the round about compared to the Douglas bridge round about.

Mr. Leigh said it was smaller than the Douglas bridge round about.

Mr. Kueffner asked if there was a minimum size for the round about?

Mr. Leigh said it is based on the traffic volume, truck traffic, speed of the round about, and the angle of the roads coming into the round about.

Mr. Kueffner said the round about choice versus traffic light was based on what?

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES

March 29th, 2012

Page: 4

Mr. Leigh said roundabouts are becoming more desirable because it keeps traffic moving, less maintenance, and most important is they are safer.

Mr. Kueffner said if the three leg roundabout was chosen, there was discussion on a 12' wall, he wanted to know where that would be located?

Mr. Leigh said it would appear on the DeHart's side of the roundabout, and it would be as high as the lettering on the DeHart's store.

Mr. Kueffner asked why the 12' wall was needed?

Mr. Leigh said to be able to keep the roundabout flat.

Mr. Williams said at this location there is a lot of different user groups does it matter larger or smaller like compared to the Douglas bridge roundabout?

Mr. Leigh said it is designed for a semi truck to go through the roundabout.

VI. Items for Action (continued)

2. ADOT \$5 Million Grant for Statter Harbor

Mr. Gillette said ADOT gave Docks and Harbors a letter of award for the \$5 million grant for Statter Harbor. The grant contract won't be written until the bids are received, and the bids are due April 10th. In order to keep the project on schedule the grant award needs to be approved and forwarded to the Assembly. The grant award will be introduced at the April 2nd Assembly meeting with the letter of award and April 23rd will be the Assembly meeting public hearing. At that time Docks and Harbors should have a bid and ADOT would have written a contract. This is an appropriation ordinance approved by the Assembly to award \$5 million dollars for the Statter Harbor Moorage project.

Board Questions - None

Public Comments - None

Board Discussion/Action

MOTION By MR.ETHERIDGE: TO REQUEST THE ASSEMBLY ACCEPT THE \$5 MILLION DOLLAR GRANT FOR THE STATTER HARBOR PROJECT AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

3. Cruise Ship Terminal Parking Plan

Mr. Gillette said he handed out a separate drawing with comments from the public that use the parking area. This parking lot is the overall reorganization of the cruise ship terminal site and will begin construction the fall of 2012. This is a plan for the assignment of parking spaces because of the need for identified assigned spaces for the IVF, US Customs and Border Protection, visitor center, and taxi spaces. This plan is an attempt to show how various spaces would be assigned. The area in red on the hand out are parking spaces for the Taku Fisheries building, because the two lots are being combined and they get 24 spaces. The numbered spaces are the Harbor spaces. He said he received comments and

REGULAR BOARD MEETING MINUTES

March 29th, 2012

Page: 5

one was from US Customs and Border Protection. He met with them and their concern is the spaces assigned for the US Customs and Border Protection is not visible to their building, and not the most convenient when they have to bring people to the building from other ships. Their preference is to be up front. There is one cruise line agencies space for going to the US Customs and Border Protection. Kirby Day recommended to assign that as a shared space for customs business only. Mr. Gillette said this parking plan is presented at this time because Docks and Harbors is getting ready to bid this project and needs this plan finalized.

Mr. Jardell said these are signs that can be moved if this plan does not work.

Board Questions - None

Public Comments

Ken Koelsch, Juneau, AK

He said he is here representing the US Customs and Border Protection as port director. He noticed in the parking plan that the US Customs and Border Protection parking spaces were located next to a dumpster. This is concerning because the dumpster will block the visibility from the office to the vehicles and because things could be put in the dumpsters that can blow up. Federal Enforcement vehicles are at high profile. The Port of Juneau has not had any explosive devises, but has had several hundred dollars in damage to their vehicles at the Port. He said he suggested to move their spaces to the front. With being in the front it would give better visibility to the building and easier access for sensitive issues. He would like the consideration to be moved to the front and he said he likes the available space for US Customs and Border Protection business.

Mr. Kueffner wanted to know what spaces he was describing as down front.

Mr. Koelsch said any in the front would be fine.

Board Discussion/Action

Mr. Simpson said the overall plan looks good and does not think the Board should be micro managing this site. He said he is convinced that US Customs and Border Protection should be moved to the front, and that should happen.

Mr. Jardell asked if there was a reason why the Board needed to designate the parking spaces and if the Board can just approve the plan and let staff designate the specific spaces.

MOTION By MR. KUEFFNER: TO ACCEPT THE PARKING PLAN AND THE SPACE ALLOCATION BY QUANTITY AND ASK THE STAFF, WITH TAKING SUGGETIONS INTO ACCOUNT, TO MOVE THE SPACES AROUND AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

4. Establishment of a Parking Rate Structure at the Cruise Ship Terminal Lot

Mr. Uchytal said next year when this is completed, there will be a kiosk for paid parking. Docks and Harbors has been given the opportunity this year to manage 17 spaces along people's wharf pier. Mr. Uchytal said he is asking the Board to establish a rate structure for the cruise terminal of \$1 per hour,

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES

March 29th, 2012

Page: 6

with the plan being in a year from now when the uplands project is complete to move the kiosk to the other parking area.

Board Questions

Mr. Etheridge asked why \$1.

Mr. Uchytel said Docks and Harbors wanted to encourage turn over of the parking area.

Mr. Simpson asked if the Kiosk was the same as the CBJ's.

Mr. Uchytel said the Kiosk will be like the one at Statter Harbor, and that is different from CBJ's.

Mr. Gillette said to clarify, this is a pay and display type kiosk.

Mr. Williams asked if workers abused the one hour parking in that area?

Mr. Uchytel said yes and it was hard to enforce. With the pay and display concept, it will encourage more turn over.

Mr. Donek wanted to know the time limit?

Mr. Uchytel said if they pay \$24 dollars, they can stay there all day. This is to discourage workers and encourage people needing to come down town for different reasons.

Mr. Wilson asked if it would be a Harbor employee tasked with the enforcement.

Mr. Uchytel said yes, it will be the summer Port workers.

Mr. Simpson said he thinks \$1 per hour is too cheap to keep the workers from taking up all the spaces. He suggested a \$2 an hour rate.

Mr. Williams asked what the cost of the kiosk is?

Mr. Uchytel said roughly \$13,000 and additional monthly expenses.

Public Comments- None

Board Discussion/Action

Mr. Etheridge said he agrees with Mr. Simpson that \$1 is not enough. He said he suggests \$2 per hour.

Mr. Williams said he would like to see more. He suggest \$3 or more per hour.

Mr. Uchytel said just for information a monthly pass at the library is \$50.00.

MOTION By MR. ETHERIDGE: TO AUTHORIZE THE PORT DIRECTOR TO ESTABLISH AN HOURLY PARKING RATE OF \$2 AN HOUR AT THE CRUISE SHIP TERMINAL LOT, IN ACCORDANCE WITH 05 CBJAC 20.180 AND ASK UNANIMOUS CONSENT.

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES

March 29th, 2012

Page: 7

Motion passed with no objection

5. 2012 Summer Moorage Rate Promotion

Mr. Uchytel said this is the same summer promotion that has been done in 2010 and 2011. The Operations Committee recommended to offer this same promotion for the 2012 season and is asking the Board's approval.

Mr. Jardell asked what the promotion was?

Mr. Uchytel said buy two months and get one month free. Get a 5% discount promotion for buying three months of moorage during May or June and get a 5% discount on published moorage plus two one day permits to use CBJ's launch ramp. This is limited to vessels less than 27'.

Mr. Jardell said the staff believed people did take advantage of this and promoted more Harbor use.

Board Questions- None

Public Comments - None

Board Discussion/Action

Mr. Kueffner asked how this promotion is promoted?

Mr. Uchytel said it is posted at the Harbors, on the Website and could be put in the Newsletter.

MOTION By MR. ETHERIDGE: TO AUTHORIZE THE SPECIAL MOORAGE PROMOTION FOR 2012 AS RECOMMENDED BY THE OPERATIONS COMMITTEE AND AS APPROVED BY THE BOARD FOR 2010 AND 2011 AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

6. Seasonal Administrative Position

Mr. Uchytel said Docks and Harbors has a vacant Harbor Officer position. This has been kept vacant over the winter as a cost savings measure. This full time position would be split into two seasonal positions, one is an administrative assistant I and the other Harbor officer. The seasonal administrative assistant would allow Docks and Harbors to keep the Aurora Harbor Office open on the weekends, and the Harbor officer would be the additional help needed at Statter Harbor.

Board Questions

Mr. Etheridge asked about the cost.

Mr. Uchytel said this would be a little less than the full time Harbor Officer position.

Mr. Jardell asked if the Board needed to take action on this?

Mr. Uchytel said it is a personnel matter and employee schedules and work changes will be affected.

REGULAR BOARD MEETING MINUTES

March 29th, 2012

Page: 8

Mr. Williams said he supports this.

Mr. Wilson said this would allow the public to get launch ramp permits, or do any other business with the Harbor on the weekend easier.

Mr. Kueffner wanted to know when the Seasonal employees start?

Mr. Uchtyl said most seasonal employees start April 9th, but these positions will still need to be posted. The seasonal employees usually go back on leave October 1st.

Public Comments

Board Discussion/Action

MOTION By MR. WILLIAMS: TO AUTHORIZE THE PORT DIRECTOR TO REPROGRAM ONE (VACANT) FULL TIME HARBOR OFFICER INTO ONE SEASONAL HARBOR OFFICER AND ONE SEASONAL ADMINISTRATIVE ASSISTANT I AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

7. Termination and Eviction of Lease ADL 29281

Mr. Uchtyl said this is a lease with Mr. Mike Donohue at Tee Harbor. It was recommended from the Finance Committee that Docks and Harbors moves forward with termination and eviction. He is three years in arrears of payments. His last partial payment was in June of 2011. He has not been responsive to written correspondence. Mr. Uchtyl said Mr. Donohue was informed that his lease was going to be discussed at the Finance meeting and at tonight's Board meeting and there has been no reply to the process moving forward.

Board Questions- None

Public Comments

Dennis Watson, Juneau, AK

He said he supports the Port Director's recommendation. Letting this go this far is an embarrassment to CBJ. This is unfair to those that pay religiously, to allow those that don't pay to get away with it. This is costing us money. Mr. Watson said he encourages to move forward with termination and this will be setting the future tone for the Harbor Board.

Board Discussion/Action

Mr. Kueffner said this did come up at the Finance Committee and this has gone too long and some action needs to be taken.

MOTION By MR. ETHERIDGE: TO AUTHORIZE THE PORT DIRECTOR TO PROCEED WITH THE TERMINATION AND EVICTION AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed no objection.

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES

March 29th, 2012

Page: 9

8. Docks and Harbors Logo

Mr. Uchtyl said this is a proposed logo to keep the uniqueness of Docks and Harbors Enterprise but also acknowledging that Docks and Harbors is part of the CBJ family. Mr. Hartle has agreed that this meets the intent of the ordinance on a logo. He is asking the Board to approve this as Docks and Harbors logo.

Board Questions

There was some Board discussion.

Public Comments- None

Board Discussion/Action

MOTION By MR. ETHERIDGE: TO APPROVE THE LOGO AS PRESENTED FOR DOCKS AND HARBORS AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

VIII. Committee and Board Member Reports.

1. Operations Committee Meeting- March 20th

Mr. Etheridge said the Committee discussed the safety ladders and ways to keep them from falling overboard. Docks and Harbor can't afford the ladders at this time and will look at other options at another time.

2. CIP/Planning Committee Meeting – March 22nd

Mr. Williams said the Committee approved the \$5 million ADOT grant.

The Douglas Harbor breakwater is proceeding in a positive way.

Douglas Harbor dredging is having a more positive tone from the agencies. There may be help with funding also.

3. Finance Committee Meeting- March 27th

Mr. Wilson said the following items were discussed.

1. The Port Director recommended moving forward with Mr. Donohue's lease to give an eviction notice, and the Committee agreed.
2. Rate increase for potable water for the cruise ships. (No action made, Mr. Wilson said he thought this was going to be discussed at tonight's meeting).
3. The additional 17 parking spaces that Docks and Harbors will manage this summer.
4. Continued talking about Auke Bay's fuel dock lease. The Committee is discussing a built in fee escalator. (No action made)
5. There was more discussion on the Mt. Robert's Tram lease rent. (No action made)

Mr. Jardell said he spoke to the Port Director on the potable water rate increase and asked for more information before bringing to the Board.

Mr. Kueffner clarified that the Mt. Robert's Tram lease rent was an informational item. The Committee is waiting for the Mt. Robert's Tram appraiser to come back with their appraisal.

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES

March 29th, 2012

Page: 10

4. Member Reports -

Mr. Williams said he received a call from Sea Level Transport, Paul Weltzin. Mr. Weltzin is concerned about traffic flow into the Commercial Loading Facility. Mr. Williams said he told Mr. Weltzin that Alaska Glacier Seafood fully understands the gate will have to be locked 24/7, and only the commercial truck/traffic will be pulling the refers out of there. Mr. Weltzin was good with that.

Mr. Simpson said Senator Murkowski's office has taken a direct personal interest in the Douglas dredging, and they have let the Corps of Engineers know that. That may be the relationship to the sense that they may be being more helpful.

Mr. Jardell said our local delegation has taken an interest in the Docks and Harbor challenges and asked what they can do to help.

IX. PRAC Representative Report - None

X. Port Engineer's Report.

Mr. Gillette said Statter Harbor bids are due April 10th. Right now there are seven prime contractors looking at this.

XI. Harbormaster's Report - None

XII. Port Director's Report.

Mr. Uchytel said he will be attending the PCC Conference in Nanaimo, BC on April 10th – April 13.

There is a hearing tomorrow for an abandoned vessel that was left at Statter Harbor last May. Docks and Harbors is trying to hold the responsible party responsible for charges we incurred. The hearing will determine if Docks and Harbors acted appropriately to impound the vessel at that time. After that impound hearing, Docks and Harbors will move forward with trying to recover all costs associated with that transaction.

Update on Douglas Harbor, the Corps of Engineers in Anchorage is helping Dock and Harbors and is arranging for a meeting scheduled for April 23rd, 24th and 25. This meeting is to move the Tier IV study into the approval stage.

The ILWU is petitioning the Assembly members to take action on a labor dispute regarding who can tie up the boats that lighter. The Assembly did not appear to want to get involved with the labor dispute. Mr. Uchytel said he was directed to ensure that the operations as presented by the local president of the ILWU is a safe process, he said he is working with industry on this.

XIII. Assembly Liaison Report

Ms. Becker said there is an Assembly meeting April 2nd. She reported the Archipelago property purchase is going along in a positive manner and she said she is optimistic.

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES

March 29th, 2012

Page: 11

XIV. Committee Administrative Matters.

1. Operations Committee Meeting – April 17th, 2012
5:00 p.m. at the Aurora Harbor Office
2. Special Meeting (Bid Award/Statter Harbor) – April 19th, 2012
5:00 p.m. in the CBJ room 224
3. CIP/Planning Committee Meeting – April 19th, 2012
5:00 p.m. in the CBJ room 224
4. Finance Committee Meeting – April 24th, 2012
5:00 p.m. in CBJ room 224.
5. Regular Board Meeting – April 26th, 2012
7.00 p.m. in the CBJ Assembly Chambers

XV. Adjournment.

The Regular Board Meeting adjourned at 8:34 p.m.

Peter Anderegg
POB 2022
Barrow, Alaska 99723

Received
4-19-12

Sunday, April 15, 2012

Office of the Harbormaster
1600 Harbor Way
Juneau, AK 99801

Attention Dwight Tajon, Harbormaster

Mr. Tajon,

This is official notice to the City and Borough of Juneau, Docks and Harbors, that it is my intent to sell my boathouse located at slip F-19, Aurora Harbor, Juneau, Alaska.

As Docks and Harbors has the right of first refusal I would appreciate it if this could be presented to the Docks and Harbors Board at the next meeting for their consideration.

Thank you,

A handwritten signature in black ink, appearing to read 'Peter Anderegg', written over a large, faint, circular stamp or watermark.

Peter Anderegg
(907) 723-6830

TRUCANO CONSTRUCTION COMPANY

3560 N. Douglas Hwy
Juneau, AK 99801

Phone 907/586-2444
Fax 907/463-3810
trucano@alaska.com

March 16, 2012

Carl J. Uchytel, PE
Port Director
City & Borough of Juneau
Docks and Harbors
155 South Seward Street
Juneau, Alaska 99801

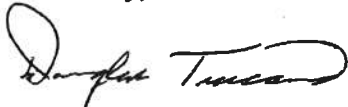
Re: Tideland Lease Application

Dear Carl:

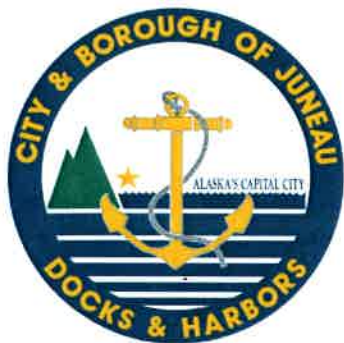
Please be advised that at this time we do not intend to sublease this tideland lease and would like to lease the CBJ tidelands for the quiet enjoyment, peaceful attribute and protection of the water-related view plane adjacent to my owned property.

Please contact me should you have any questions.

Sincerely,



Douglas J. Trucano



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

To: Docks and Harbors Board
From: Carl Uchytel, Port Director
Date: April 26, 2012
Re: CPI Adjustment to Moorage Rates

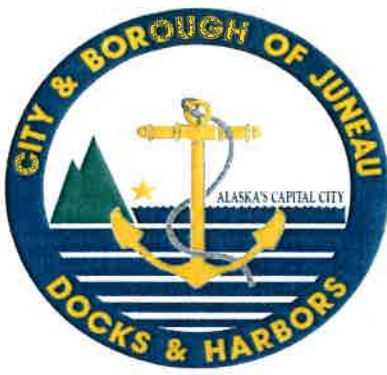
In accordance with our fee regulations, the moorage rates commencing 1 July 2013 will increase based on the consumer price index as stated below:

Each moorage year after June 30, 2008, a fee equal to the previous year's fee adjusted by the Anchorage Consumer Price Index as reported by the Alaska Department of Labor for the calendar year preceding the start of the moorage year, rounded to the nearest cent, unless the Docks and Harbor Board takes action to keep the fee the same as the previous year.

The 2011 Anchorage CPI increase is 3.2% and will be automatically applied to the 2013 moorage rates unless the Board elects to keep the rate the same. Attached is the new rate schedule and SEAK moorage rate comparison sheet. The Finance Committee recommended the rates be automatically adjusted for the 2013 moorage year.

#

Encl: Proposed 2013 Moorage Rates
SEAK Moorage Rate Comparison Sheet
CPI for Anchorage & US



DOCKS & HARBORS
 155 S. Seward St.
 Juneau, AK 99801
 (907) 586-0292 tel
 (907) 586-0295 fax
www.juneau.org/harbors/

Moorage Rates

DOUGLAS, HARRIS AND AURORA HARBORS		
	Effective thru June 30, 2013	Effective July 1, 2013
Skiff	\$550 per year	\$568 per year
Daily	50¢ per foot	52¢ per foot
Monthly	\$3.95 per foot	\$4.08 per foot
Annual	5% discount on 12-month advanced payment	5% discount on 12-month advanced payment

STATTER & DEHARTS HARBORS		
	Effective thru June 30, 2013	Effective July 1, 2013
Skiff	\$550 per year	\$568 per year
Daily Moorage	50¢ per foot	52¢ per foot
Monthly	\$6.60 per foot	\$6.81 per foot
Annual	5% discount on 12-month advanced payment	5% discount on 12-month advanced payment
Reservations (May 1 – Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	0.75¢ per foot \$1.50 per foot per day \$2.50 per foot per day \$3.00 per foot per day

INTERMEDIATE VESSEL FLOAT (IVF)		
	Effective thru June 30, 2013	Effective July 1, 2013
Daily (Oct. 1 – Apr. 30)	50¢ per foot	52¢ per foot
Monthly (Oct. 1 – Apr. 30)	\$3.95 per foot	\$4.08 per foot
Reservations (May 1 – Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	0.75¢ per foot \$1.50 per foot per day \$2.50 per foot per day \$3.00 per foot per day

Residence Surcharge

Per Month	\$69 +\$23/person above four persons
-----------	---

- A 5% City & Borough of Juneau sales tax may apply to all fees
- Disclaimer – The above rates do not take the place of the published fee regulations. For additional information, see the Harbor Master.

Launch Rates

Recreational – Year (includes Kayaks)	\$90
Recreational – Day	\$14
Commercial – Year	\$225
Freight Use – Personal	Up to ¼ hour – no charge Over ¼ hour: \$15 per ½ hour of use beyond ¼ hour with \$15 min. charge
Freight Use – Commercial	Up to ½ hour \$30 Over ½ hour \$30 + \$1.50 for each minute beyond ½ hour

Parking Rates

Douglas, Harris, Aurora Harbors	Free w/ permit (permits available at Aurora Harbormaster's office)
Statter Harbor – Summer (May, June, July, August, September)	\$1 per hour/\$5 per calendar day / \$75 per calendar month
Statter Harbor – Winter (October through April)	Free w/ permit (permits available at Statter Harbormaster's office)

Shorepower

Connection Type	Daily Fee
20 amp	\$4.80
30 amp	\$7.20
50 amp	\$24.00
100 amp/208 volt	\$48.00
100 amp/480 volt	\$120.00

Connection Type	Summer Liveaboard Monthly	Summer Non-Liveaboard Monthly
20 and 30 amp	\$90.00	\$54.00
50 amp	\$180.00	\$108.00
100 amp/208 volt	\$420.00	\$252.00
100 amp/480 volt	\$990.00	\$588.00

Connection Type	Winter Liveaboard Monthly	Winter Non-Liveaboard Monthly
20 amp	\$120.00	\$72.00
30 amp	\$162.00	\$96.00
50 amp	\$300.00	\$180.00
100 amp/208 volt	\$720.00	\$420.00
100 amp/480 volt	\$1680.00	\$972.00

Services Provided

Power

Potable water (Year round downtown)

Restrooms (Auke Bay & Aurora)

Showers (Statter Harbor, Harbor Washboard, Augustus Brown Pool)

Free Sewage pump-out

2012 Harbor Rate Comparisons

Port	RM Rates	Daily Rates	1 Month Permit	3 Month Permit	Electric	Solid Waste/ Live a board	Grid Rate	Launch Ramp Rate	Crane
Ketchikan 2012	\$11.49 per ft. 6 months inside harbor \$13.79 per ft. 6 months outside	59/ft. ft./per day 0-20ft 8.25 / 21-30ft 12.40 31-40ft 16.50 / 41-50ft 20.80 51-60ft 24.75 / 61-70ft 29.00 71-80ft 33.00 / 81-90ft 40.00 91-100ft 49.50 / 101-110ft 66.00 111-120ft 82.50 / 121-130ft 99.00 131-140ft 115.00 / 141-150ft 132.00 151-160 148.50	\$6.07/ft. per month	\$9.22/ft. Per 3 months	30 amp- 12. per ft./day 50 amp- 24. per ft./day	14. per ft/per month \$28.38 per month	\$1.38 per ft./day	Daily \$6.00 \$46.75 Annual \$23.38 Commercial \$333.00	\$19.80 2 hrs self operated
Craig 2009	\$13.00 per ft/per year	3.80 per ft + 5% tax 7.20 per ft + 5% tax	0-49ft up to 20 kw \$5.00 50ft up 30kw \$7.00 per day or 21cents per kw if over daily amount	Live a aboard 50.00 mo.	15.00 per day	Daily \$5.00 \$25.00 Season	\$15.00 per 1/2 hour		
Juneau 2012	Skiff per year \$550.00 Annual 5% discount 12 mo. Advance pmt	\$3.95 Douglas, Harris, Aurora \$5.60 Slater, Delberts per ft./per month	30 amp \$7.20/day 50 amp \$24.00/day 100 amp/208v \$48.00/day 100 amp/480v \$120.00/day	Live a board \$90.00 Summer \$120.00 Winter Oct.-March \$54.82 April-Sept. \$55.88 per month	95/ft. ft./per day	Rec. year \$90.00 Rec. day \$14.00 Com. Year \$225.00	25. per min. \$15.00 per hour \$10.50 Crane Key Fee		
Skagway 2012	Annual \$13.25/ft. 15% senior discount	37/ft. ft./per day \$10.00 surcharge for billing	30 amp \$10.00/day 50 amp \$20.00/day	\$15.00 per tide	\$50.00 per year	\$20.00 per hour \$50.00 annual	\$20.00 per hour \$50.00 annual		
Homer 2012	Has discounts if registered & paid in advance Same for annual transient	\$30.00 per ft. 0-40' \$41.00 per ft. 41'-58' \$61.00 per ft. 59'-80' \$71.50 per ft. 81'-100' \$82.00 per ft. 101'-120' \$89.00 per ft. 121'-150' \$100.00 per ft. 151' +	1/60th of the annual exclusive moorage rate until cap reached. Example: 30' boat annual rate is \$870.00/year. Daily rate calculated at 1/60 = \$14.50/Day until \$870.00 has been charged in the fiscal year, then any other day in the harbor in the same fiscal year is no charge.	None	\$5.99 per ft./per mo.	8 month permit \$23.80 per ft./per 8 months	None	***Live aboard*** No fee ***Solid Waste*** Dumpster for normal trash - Charges for used oil, bilge water, variable per gallon rate - Charges for regulated garbage for any foreign vessel variable - Bulk construction waste per dumpster tip	
Kodiak 2012									
Wrangell 2012	22.00 per ft.	40 per ft. per day .80 per ft. per day if billed Transient moorage summer floats 0-60' 65 per ft. per day 81+ .95 per ft. per day	\$3.50 per ft/per month	None	20 amp 120v \$5.00 day 30 amp 120v \$8.00 day 50 amp single phase \$10.00 day 50 amp 3 phase \$30.00 day 100 amp 3 phase \$50.00 day 30 amp 120v \$5.00 per day 50 amp single phase 50 amp 3 phase & 100 amp 3 phase is \$10.00 in read\$10.00 out read + kWh used	84.85 month	\$1.00 per ft. \$10.00 (after 2 days free)	10.00 per launch or 50.00 annual or 25.00 annual with stall for larger boat or free for vessel with RM (transient)	
Sitka 2012	\$1.90 per ft. per mo. (billed quarterly)	0-80' .35 per ft./day 81-150' .60 per ft./day 151'+ up .90 per ft./day double if billed	0-150' \$ 6.00 per ft./month 151' & up \$9.00 per ft./month	None	\$105.25 per month (\$50/month 1st person, \$20/month additional persons. May be revised to \$30/month. \$0 additional persons. Pending discussion	\$10.00 per day	\$10.00 in/out \$75.00 annual permit \$75.00 per day	20 minutes \$5.00. \$15.00 per hour. \$75.00 per day	
Petersburg 2009	\$34.08 per ft./of stall	40 per ft./per day	4.00 per ft/per month	20' skiff stall 1-6 mo. \$56.80 7-11 mo. \$40.00 12 mo. \$25.00 Prepaid	Grid north 60 ft. Grid south .95 ft.	Daily \$7.00 per in/out Annual 30.00	\$20.00 self operated		
Haines 2012	40 ft or less 17.00 ft. 41 ft or more 22.00 ft	.30 per ft./per day 00-80' .50 per ft./per day 81-139' .85 per ft./per day 140-150' 1.00 per ft./per day 151-160 1.30 per ft./per day	3.50 per ft./per month	N/A	10.00 a day	50.00 per month no winter live a board	10.00 per tide	50.00 per year 10.00 per use	
Hoonah 2012	\$20.00 per ft. per year + city tax	81-139' .85 per ft./per day 140-150' 1.00 per ft./per day 151-160 1.30 per ft./per day	1/12th annual + 30% x 3 = 3 Months	\$5.00 per month for RM + .40 per KWH 30 amp \$7.50 per day 50 amp \$20.00 per day	None	\$26.63 for 24 hours	\$10.65 in/out one way \$37.28 year	\$10.65 a lift \$42.60 a hour	

[Department of Labor and Workforce Development / Research and Analysis Section]

Consumer Price Index (CPI)

Consumer Price Index for Anchorage Municipality & U.S.

Not Seasonally Adjusted

All Items - All.1 Urban Consumers

(CPI-U) 1960-Present

Year	1st Half (Jan-Jun)				2nd Half (Jul-Dec)				Annual			
	Anchorage		U.S.		Anchorage		U.S.		Anchorage		U.S.	
	Average	Percent Change From Same Half Previous Year	Average	Percent Change From Same Half Previous Year	Average	Percent Change From Same Half Previous Year	Average	Percent Change From Same Half Previous Year	Average	Percent Change From Previous Year	Average	Percent Change From Previous Year
2011	200.278	2.8	223.598	2.8	202.576	3.6	226.280	3.5	201.427	3.2	224.939	3.2
2010	194.834	2.5	217.535	2.1	195.455	1.0	218.576	1.2	195.144	1.8	218.056	1.6
2009	190.032	1.3	213.139	-0.6	193.456	1.1	215.935	-0.1	191.744	1.2	214.537	-0.4
2008	187.659	4.6	214.429	4.2	191.335	4.5	216.177	3.4	189.497	4.6	215.303	3.8
2007	179.394	1.5	205.709	2.5	183.08	2.9	208.976	3.1	181.237	2.2	207.342	2.8
2006	176.7	4.2	200.6	3.8	177.9	2.2	202.6	2.6	177.3	3.2	201.6	3.2
2005	169.6	2.4	193.2	3.0	174.1	3.8	197.4	3.8	171.8	3.1	195.3	3.4
2004	165.6	2.8	187.6	2.3	167.8	2.4	190.2	3.0	166.7	2.6	188.9	2.7
2003	161.1	2.3	183.3	2.5	163.9	3.1	184.6	2.0	162.5	2.7	184.0	2.3
2002	157.5	2.0	178.9	1.3	159.0	1.9	180.9	1.9	158.2	1.9	179.9	1.6
2001	154.4	2.9	176.6	3.4	156.0	2.7	177.5	2.2	155.2	2.8	177.1	2.8
2000	150.0	0.9	170.8	3.3	151.9	2.4	173.6	3.5	150.9	1.7	172.2	3.4
1999	148.6	1.3	165.4	1.9	148.3	0.9	167.8	2.5	148.4	1.0	166.6	2.2
1998	146.7	1.8	162.3	1.5	147.0	1.1	163.7	1.6	146.9	1.5	163.0	1.6
1997	144.1	1.6	159.9	2.6	145.4	1.2	161.2	2.1	144.8	1.5	160.5	2.3
1996	141.8	2.6	155.8	2.8	143.7	3.0	157.9	3.1	142.7	2.7	156.9	3.0
1995	138.2	2.9	151.5	3.0	139.5	2.7	153.2	2.6	138.9	2.9	152.4	2.8
1994	134.3	2.1	147.2	2.4	135.8	2.3	149.3	2.8	135.0	2.1	148.2	2.6
1993	131.5	3.3	143.7	3.2	132.8	2.9	145.3	2.8	132.2	3.1	144.5	3.0
1992	127.3	3.2	139.2	3	129.1	3.5	141.4	3.1	128.2	3.4	140.3	3.0
1991	123.3	5.5	135.2	5.1	124.7	3.6	137.2	3.5	124.0	4.6	136.2	4.2
1990	116.9	5.4	128.7	4.9	120.4	7.0	132.6	5.8	118.6	6.2	130.7	5.4
1989	110.9	2.3	122.7	5.1	112.5	3.3	125.3	4.7	111.7	2.9	124.0	4.8
1988	108.4	0.1	116.8	3.9	108.9	0.7	119.7	4.2	108.6	0.4	118.3	4.1
1987	108.3	0.0	112.4	3.0	108.1	0.7	114.9	4.4	108.2	0.4	113.6	3.6
1986	108.3	3.4	109.1	2.3	107.4	0.5	110.1	1.5	107.8	1.9	109.6	1.9
1985	104.7	1.9	106.6	3.6	106.9	2.9	108.5	3.4	105.8	2.4	107.6	3.6
1984	102.7		102.9		103.9		104.9		103.3	4.1	103.9	4.3
1983									99.2	1.8	99.6	3.2
1982									97.4	5.4	96.5	6.2
1981									92.4	8.1	90.9	10.3
1980									85.5	10.2	82.4	13.5
1979									77.6	10.5	72.6	11.3
1978									70.2	7.0	65.2	7.6
1977									65.6	6.7	60.6	6.5
1976									61.5	7.7	56.9	5.8
1975									57.1	13.7	53.8	9.1
1974									50.2	10.8	49.3	11.0
1973									45.3	4.4	44.4	6.2
1972									43.4	2.6	41.8	3.2
1971									42.3	2.9	40.5	4.4
1970									41.1	3.8	38.8	5.7
1969									39.6	3.9	36.7	5.5
1968									38.1	2.4	34.8	4.2
1967									37.2	2.5	33.4	3.1

1966									36.3	2.8	32.4	2.9
1965									35.3	0.9	31.5	1.6
1964									35.0	0.6	31	1.3
1963									34.8	0.3	30.6	1.3
1962									34.7	0.6	30.2	1.0
1961									34.5		29.9	1.0
1960											29.6	1.7

Source: U.S. Dept. of Labor, Bureau of Labor Statistics (BLS).

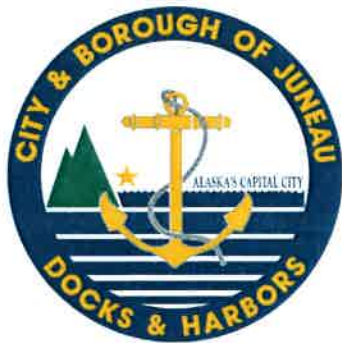
Base: 1982-84=100

Last Update: 01/19/12

Most Recent Articles in *Alaska Economic Trends*

May, 2011

The Cost of Living in Alaska -- How it's measured, and how we compare



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

To: Docks and Harbors Board
From: Carl Uchytel, Port Director
Date: April 26, 2012
Re: WATER RATE FEE INCREASE

At the April 24, 2012 Finance Committee Meeting it was recommended to increase the potable water fee to \$4.67 per 1000 gallons (from \$3.35/1000 gal), effective October 1st, 2012. The motion also stated that water fees shall be reviewed every time CBJ Water Utility increases rates. Docks & Harbors last raised water fees in May 2005. Attached spreadsheet show the rate mark-ups and the fees collected since 2007. The Port of Skagway sells metered water at a rate of \$4.20/1000 gallons.

#

Encl: Portable Water Fee Spreadsheet

Potable Water Fee Increase

	Dock & Harbors Fees Collected
CY 2011	\$71,515
CY 2010	\$107,361
CY 2009	\$96,869
CY 2008	\$60,285
CY 2007	\$109,484

	Monthly Allowance	Base	Volume Charge	D & H Fee	% mark-up
July 1, 2004	4000 gallons	\$13.00	\$1.75/1000 gal	\$2.10/1000 gal	17%
May 1, 2005	4000 gallons	\$13.00	\$1.75/1000 gal	\$3.35/1000 gal	48%
July 1, 2006	4000 gallons	\$15.78	\$2.12/1000 gal	\$3.35/1000 gal	37%
October 1, 2010	4000 gallons	\$16.88	\$2.27/1000 gal	\$3.35/1000 gal	32%
July 1, 2011	4000 gallons	\$18.06	\$2.43/1000 gal	\$3.35/1000 gal	27%
October 1, 2012	4000 gallons	\$18.06	\$2.43/1000 gal	\$4.67/1000 gal	48%

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer/Architect

Project

Status

Schedule

Contractor

Notes

Auke Bay Loading Facility - Phase I					
Conveyance - ADNLR Land - Facility	Submitted				Awaiting completion of survey
Conveyance - ADNLR Land - Mitigation	Submitted				Awaiting action by ADNLR
Auke Bay Loading Facility - Phase II					
Reporting	On-Going			Staff	
Construction	Complete			SE Earthmovers	Awaiting contract close out
Hydraulic Trailer	Construction			Sealift	Awaiting delivery
Douglas Harbor Floating Breakwater					
Breakwater Installation	Construction	Summer 2012		Trucano	Corps funded project
Old Douglas Harbor Reconstruction		Hold			
Permitting	In Progress			PND	Working with Corps Anchorage
Final Engineering and Design	Hold			PND	Awaiting Corps Permit
Bid	Hold				Awaiting Corps Permit
Construction	Hold				Awaiting Corps Permit
Statter Harbor Launch Ramp					
EA Process	Complete			PND	Awaiting FONSI
Conveyance - DNR Property at Glacier	In Progress	Fall 2011			Awaiting completion of survey
Conveyance - DNR Tideland	In Progress	Fall 2011			Application Submitted - Awaiting response
Corps of Engineers Permit	In Progress	Spring 2012		PND	Responding to Agency comments
Conditional Use Permit	Hold				Awaiting Corps Permit
Final Engineering and Design	Hold	Summer 2012		PND	Awaiting permit approval
Bid	Hold	Fall 2012			Awaiting permit approval
Construction	Hold	Spring 2013		TBD	Awaiting full funding
Statter Harbor Moorage Improvements					
Permitting - Repairs	Complete			PND	ACOE Permit Issued July 13, 2011
Permitting - Floats 1&2	Complete			PND	ACOE Permit Issued October 2011
Conditional Use Permit	Complete			Staff	CU Notice of Decision issued
Design	Complete	Winter 2011		PND	
Bid	In Progress	April 17, 2012			
Board Bid Award Approval		April 19, 2012			
Assembly Bid Award Approval		April 23, 2012			
Construction		Fall 2012		PND	Complete Spring 2013
CT Staging Area Improvements					
Final Engineering and Design	In Progress	Spring 2012		PND	Awaiting Bid Documents
Bid	Hold	Spring 2012			

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer/Architect

Page 2 of 2
4/10/2012

	Construction	Hold	Oct 2012	TBB	Complete Spring 2013
Port of Juneau Cruise Berths					
Final Engineering and Design	In Progress		Summer 2012	PND	
Corps Permit	In Progress			PND	ACOE Permit Issued Mar 30, 2012
Conditional Use Permit	In Progress		Spring 2012		Planning Commission - Tentative May 2012
Bid	Hold		Summer 2012		
RFP for Construction Services	Hold		Fall 2012		
Construction - Phase I			Oct 2013-May 2014	TBB	
Construction - Phase II			Oct 2014-May 2015	TBB	
1% for Art	Hold				Awaiting Hartle Memo
Port-Customs-Visitors Buildings					
Phase I - Port-Customs Bldg	Complete			NPE	Occupied in May-Awaiting close out
Phase II - Visitor Center	Construction		May 2012	NPE	
1% for Art	In Progress		May 2012		Artists under contract
Cathodic Protection	Design			Timnea	Awaiting funding
Aurora Harbor Re-Build					
Municipal Harbor Matching Grant	Funding		Summer 2012		Awaiting legislative action
RFP for Design, Bidding, Inspection Services	RFP		May 8, 2012		
Cruise Dock Restrooms	Planning				Awaiting funding
New USS Juneau Memorial	Planning				Awaiting new site proposal
Bridge Area Plan	Planning				Coordination with Engineering
Marine Park - SeaWalk Planning	Planning				Coordination with Engineering
Juneau Maritime Center	Planning		Spring 2012	Northwind	Awaiting Final Programming Document
Net Barge Permitting	Permitting				
ADNR Permit for anchoring	Permitting		Spring 2012	Schaal	Applied - Awaiting response
Corps Permit	Permitting		Spring 2012	Schaal	Applied - Awaiting response
Douglas and Aurora Electric Meters	Consultation		Spring 2012	Haight	Awaiting Recommendations
Shore Rep Booth for Cruise Docks	Planning				Awaiting Design and Cost Estimate