

**CBJ DOCKS & HARBORS BOARD**  
**REGULAR MEETING MINUTES**  
**For Thursday, January 27, 2005**

I. Call to Order

Chairman Knapp 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: Mr. Clough, Mr. Dore, Mr. Etheridge, Mr. Fisk, Mr. Kueffner, Mr. Preston, Mr. Simpson, Mr. White and Mr. Knapp.

The following Members were absent: There were none..

Also present were the following: Mr. Stone--Port Director, Mr. McCall--Harbormaster, Mr. Kriebler--Port Engineer, and Mr. Dybdahl-- Assembly Liaison.

III. Approval of Agenda

Mr. Stone asked for an Executive Session at the end of the meeting to address some financial matters.

**MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS AMENDED.** The motion passed without objection.

Mr. Knapp introduced Mr. Clough and said that tonight would be his last meeting because of his resignation from the Docks & Harbors Board. Mr. Clough served on our Docks and Harbors Board from 1993 to 2005. Mr. Knapp thanked him on behalf of the Board Members for all his efforts and time he has spent going to meetings during this time period. He gave Mr. Clough a lovely engraved Gold Pan in appreciation of his service on our Docks & Harbors Board.

IV. Public Participation on Non-Agenda Items.

1. James Bibb – 586-1070 -- Associated with Jensen, Yorba & Lotts, Inc. and Represents North Pacific Erectors

Mr. Bibb said that he was working with the City for a conditional Use Permit for changes down at the docks. The area in question is how the Waterfront Sea walk works in the Comprehensive Plan. How will the existing sea walk work with the proposed Waterfront Plan?

CBJ DOCKS & HARBORS BOARD  
REGULAR MEETING MINUTES  
For January 27, 2005  
Page 2

IV. Public Participation on Non-Agenda Items (cont'd).

Mr. Knapp replied that the City is handling this Waterfront Development Plan and they would be a place to voice his concerns and questions. We as a Board will be giving our suggestions to them for input on the project as it develops.

2. Mark Kaelke – 789-3914 -- 9723 Trapper's Lane, Juneau, AK

Mr. Kaelke said he was concerned about Statter Harbor issues. He has three Charter vessels running out of Statter Harbor.

He said he feels that the rates are too high for this area. Not only him but also other operators will be looking for another area to operate if these higher fees go into effect.

He would like to see maybe Municipal Bonds used to raise the money needed as then it would be spread throughout the community rather than the full amount charged to the harbor users.

Mr. Knapp invited him to other committee meetings where the fees will be further discussed.

V. Approval of Previous Meeting Minutes.

**MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM THE REGULAR BOARD MEETING ON JANUARY 6, 2005 AS PRESENTED.** The motion passed without objection.

VI. Items for Action.

1. Statter Harbor Management Proposed Regulations.

Mr. Stone gave a short presentation on this topic. He mentioned the new re-write of the Proposed Regulations he had done today for tonight's meeting.

In this re-write, he had addressed many of the concerns of the patrons. He said that he appreciated all the many comments from patrons that he had received and tried to incorporate as many as he could into these new Proposed Regulations for the Don D. Statter Harbor.

VI. Items for Action (cont'd).

Mr. Stone then went completely through all the items listed in the new re-write draft.

**PUBLIC HEARING**

1. Scott Miller – 523-8991 -- 8302 Gladstone Street, Juneau, AK

Mr. Miller said that he owns the vessel the Diomedea and it currently is moored at the Statter Harbor. He then handed out some paperwork to the Board Members.

He said that after listening to Mr. Stone's presentation on the re-write of the Statter Regulations that they do indeed address some of his concerns.

He added that he still prefers to go to a 5 day-10-day system instead of the current 3 day-10-day system.

He said he did not like the new proposed 10 day and then leave for 6 consecutive hours rule. If he is out of town for longer than 10 days, he wouldn't be able to move his boat for that 6 consecutive hour period. This could be a problem for him as well as others.

He added he did not like to be referred to as a transient vessel. He thinks that the term should be resident vessel.

Discussion followed with Mr. Etheridge and Mr. Miller.

2. Ginger Byrom – 321-9734 -- Statter Harbor Live-aboard.

Ms. Byrom said that she agrees that the rates need to be raised and maintenance needs to be done at Statter Harbor.

She said that other vessels at Statter Harbor should not be penalized for the derelict and non-moving vessels. Also, the people who don't take care of their vessels should be the ones penalized.

She gave an example of a 17' vessel tied to the dock centered on a large open area taking up too much space so it prohibits other vessels from fitting against the dock. The wasted spaces are being created in the harbor when patrons do not tie up properly and closer to other vessels.

CBJ DOCKS & HARBORS BOARD  
REGULAR MEETING MINUTES  
For January 27, 2005  
Page 4

VI. Items for Action (cont'd).

She said she has problems when the rules are not being evenly applied to patrons. She has seen vessels not move for long periods of time when they should be moving and they were not ticketed. The rules should be applied to all patrons fairly. She has reported the situation on numerous occasions to the Harbor Office with no suitable action. Reporting things does not do any good.

Discussion followed with Mr. Fisk and Mr. Preston.

3. Bill Kramer – 789-2023 – 11644 Glacier Hwy., Juneau, AK

Mr. Kramer said his concern was to be put out of the harbor for the 15 days but the new regulation presented tonight takes care of that problem.

Discussion followed with Mr. Etheridge. Mr. Etheridge asked him if the 6 hour rule would be o.k. with him and he replied that yes, it would work for him and he has no problems with it.

4. Alex Andrews – 321-8784 – Statter Harbor Live-aboard

Mr. Andrews said that lately he has attended several of the Operations and Finance Committee Meetings. He feels that the fee increases will solve many of the current problems.

He added that the daily rates for the Summer will change the pioneer atmosphere of the Auke Bay Harbor. It will turn it into more of a commercial facility as locals will not want to, or could afford to pay the higher fees.

He said that using the Statter Harbor for Winter moorage is nice for people that currently live or work in the area as they will more frequently check their vessels if they don't have to drive all the way to town each day in inclement weather.

Mr. Andrews said he felt that the Seasonal Rates at Statter Harbor would be fairer than the daily rates proposed.

He added that when the new electrical project was completed at Statter Harbor the old pedestals should have been replaced rather than just adding the new ones.

He said that if the new higher proposed rates do go into effect at Statter Harbor that many people may leave town because of the changes we are proposing.

CBJ DOCKS & HARBORS BOARD  
REGULAR MEETING MINUTES  
For January 27, 2005  
Page 5

VI. Items for Action (cont'd).

Discussion followed with Mr. Preston.

5. Dan Miller – 723-2298 – 9168 Ninis Drive, Juneau AK

Mr. Miller said that today's re-write is good and it dealt with all the main issues that he had. The change from 3 day to 6-hour rule will work for him. However, if someone is out of town or can't move their vessel under special circumstances then the Harbormaster should be able to treat them on a special case-by-case basis if they specifically contact him.

In other words, there should be a provision for special circumstances.

He added that the Board should deal with the problem vessels separately and that the moving of vessels needs to have some leniency.

With the increase of the fees and going to the all transient fees for the Summer months there will be an increased amount of smaller vessels being trailered which will result in a greater impact of usage for our launch ramps.

6. Don Fairbanks – 209-7599

Mr. Fairbanks said he feels with other patrons that the new proposed rates are way out of line compared to other facilities run by the City of Juneau.

He made a comparison to our own Juneau Airport. He quoted some fees for tie-down spaces for planes and what hanger space rental prices currently are. Then he told what was included for services in these quoted fees. Aviation and harbors have a place in the history and lifestyle of Alaskans.

Discussion followed with Mr. Fisk.

7. Gary Parker – 4403 Portage Blvd., Juneau, AK

Mr. Parker said that he played the "boat shuffle" as it is called at the Statter Harbor for 6 years and now finally was assigned a permanent stall in the Douglas Harbor. He realized that the fees were higher at Statter Harbor facility. Now his fees are considerably less since he got his stall downtown.

VI. Items for Action (cont'd).

He questioned about the "Auke Bay lottery" and the \$100.00 fee. Does a person get the \$100.00 back if they win a space in the lottery?

Mr. Stone replied that the amount would be applied as a credit towards the patron's account in the system for moorage fees to be charged.

Discussion followed with Mr. Kueffner, Mr. Stone, Mr. Simpson, Mr. Etheridge, Mr. Preston, Mr. Knapp, and Mr. McCall.

**MOTION by Mr. Fisk: MOVE TO ADOPT THE PROPOSED REGULATION FOR THE MANAGEMENT OF DON D. STATTER HARBOR AS PRESENTED BY THE PORT DIRECTOR IN HIS JANUARY 27, 2005 MEMO TO THE BOARD AND FORWARD THE REGULATIONS TO THE CITY ATTORNEY FOR PRESENTATION TO THE ASSEMBLY.**

Mr. Kueffner seconded the motion.

Discussion followed with Mr. Etheridge, Mr. Preston, Mr. McCall, Mr. Fisk, Mr. Knapp, Mr. Simpson, Mr. Clough, and Mr. Stone.

**Friendly amendment by Mr. Preston: AMMEND SECTION 8 PART A OF REGULATIONS TO READ: THE PERSON MUST SUBMIT A \$100.00 APPLICATION FEE, REFUNDABLE IF THE PERSON DOES NOT RECEIVE A SPACE FROM THE LOTTERY AND CREDITABLE TOWARDS DOCKS AND HARBORS DEPARTMENT CHARGES, AND AGREE TO PAY IN ADVANCE THE MONTHLY MOORAGE FOR THE ASSIGNMENT OF THE MOORAGE SPACE.**

Mr. Kueffner seconded the friendly amendment.

**Friendly amendment by Mr. Simpson: AMMEND SECTIOON 8 PART B OF THE REGULATIONS TO READ: THE ASSIGNMENT IS VALID FOR THE PERIOD FROM MAY 15 TO SEPTEMBER 15. THIS WOULD RESULT IN A CHANGE ON THE CHARGES FOR THIS PERIOD FROM 75% TO 66%.**

Mr. Etheridge seconded the motion.

Discussion followed with Mr. Preston, Mr. Fisk, Mr. Dore, Mr. Kueffner, Mr. Clough, and Mr. Knapp.

VI. Items for Action (cont'd).

Mr. Knapp called for a separate vote on Mr. Simpson's friendly amendment.

The vote was 6 no votes and only 3 yes votes. This friendly amendment on change of dates failed.

Mr. Fisk withdrew his motion.

**MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO MOVE THIS PROPOSED REGULATIONS FOR THE MANAGEMENT OF DON D. STATTER HARBOR WITH THE FIRST FRIENDLY AMENDMENT REGARDING CHANGE TO THE \$100.00 APPLICATION REFUNDABLE WORDING BACK TO THE OPERATIONS COMMITTEE MEETING FOR FURTHER DISCUSSION AND TO BRING BACK TO THE HARBOR BOARD AT THE NEXT REGULAR BOARD MEETING.** The motion passed without objection.

Discussion followed with Mr. Preston, Mr. Clough, and Mr. Knapp.

2. Sunset Clipper Dock Tidelands Lease Approval.

Mr. Stone recommended to send this topic back to the Operations Committee Meeting for further review.

Discussion followed with Mr. Etheridge, Mr. Preston, Mr. Stone, and Mr. Dybdahl.

Mr. Knapp asked Mr. Stone to contact the people involved to let them know that this topic will be discussed further at the next Operations Committee Meeting in February.

3. Harris Harbor Stall Reassignment Procedure.

Mr. McCall gave a short presentation on this topic. He referred to his memo enclosed in the packet.

He added that Mr. Krieber, Mr. Somerville, and he had held a Public Meeting on the Future Changes to Harris Harbor. There were a least 20 members of the public attending. There was good response and they seemed happy with what we are doing.

The two primary rules he is following are the following:

CBJ DOCKS & HARBORS BOARD  
REGULAR MEETING MINUTES  
For January 27, 2005  
Page 8

VI. Items for Action (cont'd).

A. In order to be re-assigned permanent moorage in the new Harris Harbor vessels must be in compliance with all harbor rules and regulations, most specifically the source of sufficient motive power not to include the use of "kicker" motors and,

B. Be current with all fees as related to rentals and customary fees imposed by the harbor tariffs.

Discussion followed with Mr. Kueffner, Mr. Fisk, Mr. Preston, Mr. Simpson, Mr. Stone, and Mr. Knapp.

**MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO APPROVE THE HARRIS HARBOR STALL RE-ASSIGNMENT PROCEDURE AS PRESENTED BY THE HARBORMASTER AND APPROVED BY THE OPERATIONS COMMITTEE.**  
The motion passed without objection.

VII. Items for Information/Discussion.

There were none.

VIII. Committee, Member & Staff Reports.

Mr. Knapp asked Mr. Dydahl if he had anything to add or to tell to the Board Members.

Mr. Dybdahl said he wanted to alert the Board Members that Resolution #2294 is coming up and wanted the Board Members to be sure to attend and have input regarding this Resolution. This is to be discussed at an upcoming Assembly COW Meeting.

Discussion followed with Mr. Knapp.

Mr. Dybdahl also added that the Assembly will be looking at Rules for Vacancies in the Assembly and Enterprise boards as well as fine-tuning requirements on meeting absences. He would like to have members of our Harbor Board attend these meetings when these changes are discussed for our further input.

Mr. Krieber wanted to mention the subject of De Hart's Marina at this time as Mr. Deems was here in the audience. The board had previously set up a Negotiating Committee to meet with Mr. Deems for negotiating a price for purchase of the De Hart's Marina.

CBJ DOCKS & HARBORS BOARD  
REGULAR MEETING MINUTES  
For January 27, 2005  
Page 9

VIII. Committee, Member & Staff Reports (cont'd).

Mr. Kriebler asked to set up a De Hart's Negotiating Committee Meeting on Wednesday, February 2, 2005 at 2:00 p.m. at the Port Director's Office Conference Room.

1. Finance Committee Meeting – January 18, 2005.

Mr. Preston said that most things discussed at his last Finance Committee Meeting were already discussed tonight. The last meeting minutes are attached to tonight's packet.

Mr. Kueffner added that the meeting went very well as it was a Public Hearing.

2. Operations Committee Meeting – January 11, 2005.

Mr. Etheridge said everything that was discussed at his last Operations Meeting was already discussed tonight and he had nothing further to add.

3. CIP/Planning Committee Meeting – January 25, 2005.

Mr. Simpson said that they had a Special Presentation by the CBJ Engineering Department (Rorie Watt and Skye Stekoll) on the Sea Walk.

He also said that they discussed the progress of current Projects that we are working on.

Discussion followed with Mr. Kriebler.

IX. Capital Improvement Project Report.

Mr. Kriebler gave a short presentation on the progress of our current projects.

He requested a Special harbor Board Meeting to be held prior to the next Operations Committee Meeting on Tuesday, February 15, 2005. It will be held at 4:45 p.m. at the Aurora Harbor Office.

He added that he was just informed today that he will be giving a Special Presentation on Monday, January 31, 2005 at noon to the CBJ Waterfront Committee.

X. Harbormaster's Report.

Mr. McCall said that everything has already been discussed tonight so he had nothing further to add at this time.

CBJ DOCKS & HARBORS BOARD  
REGULAR MEETING MINUTES  
For January 27, 2005  
Page 10

XI. Port Director's Report.

Mr. Stone had nothing further to add at this time.

He did want to let everybody know that tomorrow, Friday, January 28, 2005 he would be on the local KINY Radio Station on the Capital Chat Program. This will be at 8:20 a.m.

XII. Committee Administrative Matters.

Mr. Knapp said that Mr. Fisk would replace Mr. Clough on the Passenger Fee Committee.

1. Meeting Calendar for February 2005.

Mr. Knapp told the Board Members to note the February Committee Meetings listed on the Agenda for dates, times, and locations.

Mr. Clough addressed the rest of the board Members and the Staff. He said a Special Good-by to all of them and that he has enjoyed working with each of them all these years that he had been on the Docks & Harbors Board.

XIII. Executive Session.

1. Financial Matters.

**MOTION by Mr. Simpson: ASK UNANIMOUS CONSENT TO GO INTO EXECUTIVE SESSION TO DISCUSS FINANCIAL MATTERS.** The motion passed without objection.

Mr. Knapp called for a five-minute break before going into Executive Session.

The Board Meeting stopped for a break at 9:25 p.m.

The Board Members went into Executive Session at 9:30 p.m.

Mr. Knapp called the Board Meeting back to order at 9:53 p.m.

XIV. Adjournment.

**MOTION BY Mr. Dore: ASK UNANIMOUS CONSENT TO ADJOURN THE MEETING.** The motion passed without objection.  
The meeting was adjourned at 9:55 p.m.