

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES
For Thursday, September 28, 2006

I. Call to Order.

Vice-Chair Mr. Fisk called the Regular Board Meeting to order at 7:00 p.m. in the CBJ Conference Room #224.

II. Roll Call.

The following members were present: Mr. Etheridge, Ms. Jebe, Mr. Knapp, Mr. Kueffner, Mr. Preston, and Mr. Fisk.

The following members were absent: Mr. Dore, Mr. Simpson and Mr. White.

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

III. Approval of Agenda.

MOTION by Mr. Knapp: ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS PRESENTED. The motion passed without objection.

IV. Public Participation on Non-Agenda Items.

1. **Kurt Gucker** – P.O. Box 20178, Juneau, AK 99802 –463-3039

Mr. Gucker questioned when over-sized live-aboard vessels are sold will they be able to remain in the harbors.

Mr. Stone replied that the vessels are grandfathered in and can remain in the harbors per the Board Members action at the last meeting.

2. **Linda Mancuso** – P.O. Box 20178, Juneau, AK 99802 – 463-3039

Ms. Mancuso said that she was upset about the disrepair conditions of the Aurora Harbor. There are safety problems that need to be addressed immediately. She asked why the floats have not been power washed in over a year.

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

3. **Howard Lockwood** – Manager, Juneau Port Development, LLC -- #28 Thunderbird Terrace, Juneau, AK 99801

Mr. Lockwood gave a brief update on the progress of the final lease pending with the CBJ Law Department.

He added that he did have a meeting with Juneau’s Mayor on August 15, 2006 and it went well.

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

Mr. Lockwood said that the Lease is in the final stages and he is waiting for notification from the Law Department when it is completed for approval. He will keep us informed.

V. Approval of Previous Meeting Minutes.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM THE REGULAR BOARD MEETING HELD ON AUGUST 31, 2006 AS PRESENTED. The motion passed without objection.

VI. Consent Agenda.

1. Boat Shelter Sales.

Mr. Fisk gave a short presentation on this topic.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO DIRECT THE PORT DIRECTOR TO NOTIFY THE OWNERS OF BOAT SHELTERS E-32 AND G-24 THAT THE DOCKS & HARBORS IS NOT EXERCISING ITS RIGHT OF FIRST REFUSAL ON THE SALE OF THE SHELTERS. The motion passed without objection.

VII. Public Hearing:

1. Docks and Harbors Fees and Charges Regulations Amendments.

PUBLIC HEARING:

1. **Nonna Shtipelman** – P.O. Box 21885, Juneau, AK 99802 – 321-2139

Ms. Shtipelman wanted a timeline for repairs and fixing problems in the Harbors. She also wanted to know what the new lower fees will pay for.

She added that she felt that all Harbor Users not just boat owners should share the harbor expenses.

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

2. **Ron Marvin** – P.O. Box 34905, Juneau, AK 99803 – 790-4840

Mr. Marvin said that he has a stall at DeHart's Marina. He would like for notices and agendas to be posted on a bulletin board at their Harbor also.

He added that he appreciated the fast response of the Harbor Staff in fixing a finger float that had rusted loose and then they also checked other floats and fixed them as needed.

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VII. Public Hearing (cont'd):

Mr. Marvin said that he has noticed that the fees are going up but there has been no major improvements made at the DeHart's Marina. He added that the fees at the Statter Harbor are more reasonable now.

Discussion followed with Mr. Kueffner.

3. **Howard Rider** – 4475 N. Douglas Hwy., Juneau, AK 99801 – 586-2729

Mr. Rider said that he has a covered boat house in Aurora Harbor. He asked for clarification on the new fee being charged for the boat shelters as well as the new moorage rates now being proposed.

Mr. Stone responded to his questions and urged him to call him at the office and told him he would be happy to give him further details on his questions and concerns.

4. **Kathy Hansen** – 9369 N. Douglas Hwy., Juneau, AK 99801

Ms. Hansen asked for further information concerning the CPI index.

Mr. Stone replied to her questions in further detail. He said that the rate of inflation here is greater than the CPI index.

5. **Steve Ricci** – 5323 N. Douglas Hwy., Juneau, AK 99801

Mr. Ricci said he would like to see a breakdown of employee production in the Harbors.

He added that he thought we have too many employees and wondered why small harbors could operate with less staff and are able to do fine on less money.

Mr. Stone invited him to visit the Harbor Office so he could see what our employees do on a daily basis and then any further concerns he had could be addressed.

Discussion followed with Mr. Kueffner, and Mr. Stone.

6. **Kurt Gucker** – P.O. Box 20178, Juneau, AK 99802 – 463-3039

Mr. Gucker had questions about the long-term rate structure and the life expectancy of harbor structures.

Discussion followed with Mr. Stone, Mr. Fisk, and Mr. Etheridge.

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VII. Public Hearing (cont'd):

7. **Carl Rosier** – 8298 Garnet Street, Juneau, AK 99801

Mr. Rosier said that he had been a harbor user since 1970. He said he was impressed that we have always maintained our budget and have never been in the “red”.

He wondered what happens if there is extra money at the end of the year—does it go into the regular City’s General Fund or does it remain in the Harbor’s budget.

Mr. Stone assured him that our money is separate from the City’s General Fund. If we have extra money at the end of the year we use it for numerous maintenance projects and materials on an ongoing basis.

Discussion followed with Mr. Stone, Mr. Preston, and Mr. Fisk.

VIII. Items for Action.

1. Douglas Harbor Breakwater ADOT MOA.

Mr. Stone gave a short presentation on this topic. Mr. Fisk added further comments.

Public Comment:

1. **Kurt Gucker** – P.O. Box 20178, Juneau, AK 99802 – 363-3039

Mr. Gucker asked why the breakwater had not been done before the floats were constructed and put in at Douglas Harbor.

Mr. Stone responded that the State of Alaska Corps of Engineers did not put in the breakwater as promised.

Discussion followed with Mr. Stone, and Mr. Kueffner.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO RECOMMEND THAT THE ASSEMBLY AUTHORIZE THE EXECUTION OF THE DOUGLAS HARBOR BREAKWATER MOA WITH THE ALASKA DEPARTMENT OF TRANSPORTATION. The motion passed without objection.

2. Harbor Maintenance and Repair CIP.

Mr. Stone gave a short presentation on this topic.

Discussion followed with Mr. Preston, Ms. Jebe, Mr. Kueffner, and Mr. Stone.

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VIII. Items for Action (cont'd).

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO REQUEST THE ASSEMBLY TO APPROPRIATE \$200,000 OF HARBOR RESERVES INTO A CIP FOR MAINTENANCE, REPAIR, AND UPGRADES OF THE SMALL BOAT HARBOR FACILITIES. The motion passed without objection.

IX. Items for Information/Discussion.

There were none.

X. Committee and Board Members Reports.

A. Operations Committee Meeting – September 19, 2006.

Mr. Etheridge said that they looked at opening some of the stalls of the Harris Harbor restroom building.

He added that they went over the Waterfront Sales Operation Rules and complaints. It seemed after their discussion that there was a better understanding now of what the rules mean.

He said that they also discussed the Taku Smokeries Lease, the ice machine and the dock. The Committee will be checking more about the future alignment of Cruise Ships and that property.

B. Finance Committee Meeting – September 14, 2006.

Mr. Preston said that he had nothing further to add as everything that they discussed was already talked about this evening.

C. CIP/Planning Committee Meeting – September 26, 2006.

Mr. Fisk said that they talked about Cruise Ship moorage downtown and Mr. Stone will present future concepts of new Cruise Ship Docks at the next meeting

IX. Port Engineer's Report.

The new Port Engineer is Christine Linden and she will start work on October 16, 2006.

X. Harbormaster's Report.

Mr. McCall said that the Port Office at the Dock has been closed down for the Season and the water meters have been disconnected.

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X. Harbormaster's Report (cont'd).

He added that part of the Port staff is over power washing floats at the Douglas Harbor.

Discussion followed with Mr. Preston, Mr. Stone, and Mr. McCall.

XI. Port Director's Report.

Mr. Stone said that Channel Construction is interested in purchasing our 2 poly floats.

Discussion followed and we will not sell them since staff requested to keep them for our own future use.

XIV. Committee Administrative Matters.

A. Meeting Calendar for October 2006

Operations Committee Meeting - October 17, 2006 - 5:00 p.m.- Aurora Harbor Office

Finance Committee Meeting - October 19, 2006 - 5:00-7:00p.m-Town Library Conference Rm.

CIP/Planning Committee Meeting - October 31, 2006-5:00-6:30 pm-CBJ Assembly Chambers

Regular Board Meeting - November 2, 2006 - 7:00-10:00 p.m. - CBJ Assembly Chambers

Mr. Fisk gave a short presentation on the status of the local fishing industry here in Juneau as reply to the Juneau Empire newspaper article earlier this week.

He said that we are not losing the vast number of commercial fishermen as reported. Juneau records show that in 2003 we had 284 active Commercial Fishing Vessels and in 2005 we had 281 active Commercial Fishing Vessels.

In smaller Alaskan communities it is similar and has remained very stable throughout Southeast Alaska.

Public Comment:

1. Jack Ross – P.O. Box 210132, Auke Bay, AK 99821 – 321-2582

Mr. Ross said due to the higher fees and because he has 4 fishing vessels he has moved 2 of them to Hoonah because of cheaper moorage fees.

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XIV. Committee Administrative Matters (cont'd).

He said that he has to go over to Hoonah by the Alaska Ferry System in the wintertime to check on or work on his vessels which is inconvenient but necessary financially for him but this is a choice he had made.

XV. Adjournment.

MOTION BY Mr. Kueffner: ASK UNANIMOUS CONSENT TO ADJOURN THE MEETING. The motion passed without objection.

The meeting was adjourned at 9:15 p.m.