

**CBJ DOCKS & HARBORS BOARD**  
**REGULAR BOARD MEETING MINUTES**  
**For Thursday, August 27, 2009**

I. Call to Order.

Chair Mr. Preston called the Regular Board Meeting to order at 7:10 p.m. in the CBJ Assembly Chambers.

II. Roll Call.

The following members were present: Mr. Fisk, Mr. Jardell, Mr. Kueffner, Mr. Williams, and Mr. Preston.

The following members were absent: Mr. Etheridge, Ms. Jebe, Mr. Mehrkens, and Mr. Wostmann.

Also present were the following: Mr. Stone – Port Director, Mr. Benner – Harbormaster, Mr. Gillette – Port Engineer, and Mr. McLeod- Docks and Harbors Administrative Officer.

Mr. Dybdahl – CBJ Assembly Liaison, and Ms. Hood – Parks and Recreation Advisory Committee Liaison. were both absent.

III. Approval of Agenda.

Mr. Stone said that he had no changes to make to the Agenda.

Mr. Preston requested to add Mr. Joe Geldoff to make a presentation on Cruise Ship Taxation Money. He will be added right before Item V. Public Participation on Non-Agenda Items.

**MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS AMENDED.**

**The motion passed without objection.**

IV. Approval of Previous Meeting Minutes.

**MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO APPROVE THE REGULAR BOARD MEETING MINUTES FROM THE JUNE 25, 2009, THE JULY 30, 2009, AND THE SPECIAL BOARD MEETING THAT WAS HELD ON AUGUST 13, 2009 AS PRESENTED.**

**The motion passed without objection.**

**Mr. Joe Geldoff** - He is one of the Authors of the Original State Head Cruise Ship Document and also a Juneau Attorney

Mr. Geldoff gave a short presentation on the Cruise Ship Taxation Issue in Alaska.

He said that there has been a lot of talk about the taxing of cruise ship passengers in Alaska.

In the year 2010 there will be roughly \$31 million dollars in funds from this State \$50.00 passenger fee.

From these funds could possibly be \$10 million dollars towards the new infrastructure that Juneau plans to build for berthing the panamax vessels.

Discussion followed with Mr. Williams and Mr. Fisk.

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V. Public Participation on Non-Agenda Items.

There were no public testifying.

VI. Items for Action.

1. ATS 43, Lot 1 Tideland Lease Extension.

Mr. Stone gave a short presentation on this topic.

**MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO RECOMMEND THAT THE ASSEMBLY RENEW THE TIDELAND LEASE FOR ATS 43, LOT 1 FOR A PERIOD OF 35 YEARS WITH AN OPTION TO RENEW FOR ANOTHER 35 YEARS IN ACCORDANCE WITH THE CBJ LEASE ORDINANCE.**

**The motion passed without objection.**

2. Proposed Amendments to Small Boat Harbor Fees and Charges Regulations – Crane Fee Readoption.

Mr. Kueffner gave a short presentation on this topic.

**PUBLIC HEARING:**

There was no public testifying.

**MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO READOPT CHANGES TO THE SMALL BOAT HARBOR FEES AND CHARGES REGULATIONS PERTAINING TO CRANE FEES AS RECOMMENDED BY THE FINANCE COMMITTEE AND TO FORWARD THE REGULATIONS TO THE CITY ATTORNEY FOR PRESENTATION TO THE ASSEMBLY.**

**The motion passed without objection.**

3. Proposed Amendments to Shorepower Access Fee Regulations – ECOPA Provisions.

Mr. Kueffner gave a short presentation on this topic.

**PUBLIC HEARING:**

There was no public testifying.

**MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO ADOPT CHANGES TO THE SHOREPOWER ACCESS FEE REGULATIONS ADDING ECOPA PROVISIONS AS RECOMMENDED BY THE PORT DIRECTOR AND FORWARDING THE REGULATIONS TO THE CITY ATTORNEY FOR PRESENTATION TO THE ASSEMBLY.**

**The motion passed without objection.**

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VI. Items for Action (cont'd).

4. Property Acquisition for Statter Harbor Launch Ramp.

Mr. Fisk gave a short presentation on this topic.

Discussion followed with Mr. Stone, Mr. Jardell, Mr. Preston, Mr. Kueffner, and Mr. Williams.

**MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO AUTHORIZE THE PORT DIRECTOR TO INVESTIGATE THE ACQUISITION OF PROPERTY AND RIGHTS OF WAY AT STATTER HARBOR AS NECESSARY TO MOVE FORWARD WITH THE LAUNCH RAMP PROJECT AND TO UNDERTAKE ACTIONS AS MAY BE NECESSARY FOR REQUIRED ACQUISITIONS TO EXPEDITIOUSLY MOVE FORWARD WITH THE ACQUISITIONS UPON COMPLETION OF THE EA.**

**The motion passed without objection.**

5. Alaska Glacier Seafoods Commercial Use Permit.

Mr. Stone gave a short presentation on this topic.

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

**PUBLIC COMMENT:**

1. Ms. Ruth Danner - 1028 Arctic Circle, Juneau, AK 99801  
Juneau, AK 99801  
Assembly Candidate

Ms. Danner asked why we were doing this Commercial Use Permit before doing the actual lease paperwork.

Mr. Stone responded that we have been in the process of getting the lease finalized. We are waiting for an appraisal from Mr. Horan from Sitka for the appraisal amounts to use in the lease paperwork. This has been an on-going process.

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

**MOTION by Mr. Jardell: MOVE TO AUTHORIZE A COMMERCIAL USE PERMIT TO ALASKA GLACIER SEAFOODS FOR USE OF DESIGNATED UPLANDS AT THE AUKE BAY LOADING FACILITY AS RECOMMENDED BY THE PORT DIRECTOR.**

Mr. Kueffner seconded the motion.

Discussion followed with several Board Members.

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VIII. Items for Action (cont'd).

Mr. Kueffner added a friendly amendment under Item #3 to add the amount of \$50.00 per month for the Commercial Use Fee and under Item #11 to add that the Port Director may terminate this Commercial Use Permit with a 45-day notice.

Mr. Jardell accepted both of the amendments suggested by Mr. Kueffner.

Further discussion followed with Mr. Fisk.

**The motion passed with 5-yes votes and 0-no votes.**

VII. Items for Information/Discussion.

There were none.

VIII. Committee and Board Member Reports.

A. Operations Committee Meeting – held on August 18, 2009.

Mr. Williams gave a short report on his last meeting.

He said that they discussed the current water meter problems concerning the defective water meters and possible solutions on how to figure water usage incurred for payments.

Mr. Fisk added further discussion on the water meter problems.

Mr. Williams said they also discussed the plow package that had been ordered for one truck. It was discovered that only one plow package had been ordered so the second plow package will be ordered later under the next year's budget.

B. Finance Committee Meeting – August 13, 2009.

Mr. Preston said that everything that they discussed at their last meeting has already been discussed at tonight's meeting so he had nothing further to add.

C. CIP/Planning Committee Meeting – August 25, 2009.

Mr. Fisk said that everything that they discussed at his last meeting has already been discussed at tonight's meeting.

XI. Administrative Officer's Report.

Mr. McLeod said that he had nothing to add at this time.

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X. Port Engineer' Report.

Mr. Gillette said that he has enclosed his Project Report in the Packet.

He mentioned several on-going Projects and their current status at this time.

XI. Harbormaster's Report.

Mr. Benner gave a short report of harbor happenings.

He mentioned that Allen Marine would still be unloading passengers as usual at Auke Bay Harbor and only vehicles would be unloaded at the new Auke Bay Commercial Loading Facility.

Discussion followed with Mr. Fisk, Mr. Benner, Mr. Kueffner, and Mr. Williams.

XII. Port Director's Report.

Mr. Stone said that he and Mr. Fisk have been attending the Fisheries Development Meetings lately and he feels that they have established good rapport with them.

He said that he has also been working at developing the new Crane Key-Card system. Hopefully it will be fully operational next week.

Mr. Stone said that the water system issue needs to be fully investigated and water pressure has to be corrected for all harbor systems.

He added that replacing all of the water systems could run extremely expensive like over \$100,000. He said that we would need to approach the City Assembly for help in these costs as the Harbor Patrons cannot bear these additional costs.

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

Chair Preston said that this water meter issue would be referred to the next Finance Committee Meeting for further review and discussion.

XIII. Committee Administrative Matters.

1. Meeting Calendar for September 2009.

Chair Mr. Preston told Board Members to note the schedule for the September 2009 meetings.

<b><u>Operations Committee Meeting -</u></b>	<b><u>September 15, 2009</u></b>
5:00 p.m. to 7:00 p.m.	Aurora Harbor Office

<b><u>Finance Committee Meeting -</u></b>	<b><u>September 17, 2009</u></b>
5:00 p.m. to 7:00 p.m.	CBJ Assembly Chambers

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XIII. Committee Administrative Matters (cont'd).

<b><u>CIP/Planning Committee Meeting -</u></b>	<b><u>September 22, 2009</u></b>
5:00 p.m. to 6:30 p.m.	CBJ Assembly Chambers

<b><u>Regular Board Meeting -</u></b>	<b><u>September 24, 2009</u></b>
7:00 p.m. to 10:00 p.m.	CBJ Assembly Chambers

XIV. Adjournment.

**MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO ADJOURN THE REGULAR BOARD MEETING.**

**The motion passed without objection.**

The Regular Board Meeting was adjourned at 8:24 p.m.