

CBJ DOCKS & HARBORS
FINANCE COMMITTEE MEETING MINUTES
For Tuesday, June 28, 2011

I. Call to Order.

Eric Kueffner called the Finance Committee Meeting to order at 5:04 p.m. in room 224 of the Assembly Building.

II. Roll Call.

The following members were present: Greg Busch, Tom Donek, Kevin Jardell, Wayne Wilson, Jim Preston and Eric Kueffner.

The following members were absent: Don Etheridge and Cheryl Jebe.

Also in attendance were the following: Phil Benner-Harbormaster and Ruth Danner-Assembly Liaison.

III. Approval of Agenda.

MOTION by Mr. Busch: TO ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS PRESENTED.

The motion passed without objection.

IV. Public Participation on Non-Agenda Items.

There was none.

V. Approval of previous meeting minutes.

Hearing no objection, the minutes of the May 24, 2011 Finance Committee Meeting were approved as presented.

VI. Items for Action.

1. Statter Harbor Preferential Moorage Plan.

Mr. Benner gave a recap of a memo dated 5/26/2011 from John Stone. The memo sets out a plan for a lottery to assign moorage to current Deharts slip holders including a grace period for seasonal slip holders. The funding has not yet been approved so this project looks like it may be two years out.

Mr. Donek asked about hot berthing which is not mentioned in the memo.

Mr. Benner said we will be using the new moorage for hot berthing.

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VI. Items for Action. (Continued)

Mr. Preston asked if the Board needed a regulatory change to change the existing policies for Deharts to the current harbor regulations.

Mr. Benner said he would check with John Hartle, City Attorney.

Mr. Donek said we may need to remove the Deharts portion from the regulations.

Mr. Benner said the two slips on the main float will be kept out of the lottery initially. The previous objection to using the old loading zone portion for assigning small slips was more about confusion that it is a loading zone.

Mr. Wilson said there was a suggestion to use the current skiff area in Statter for the undersized vessels.

Mr. Preston said the loading area will be reduced by half when the new floats are put in. There should be a way to create some usable loading zone with extra floats available.

Mr. Donek asked about the fuel float. Could some of the old Deharts floats be used for commercial loading.

Mr. Benner said we are already in negotiations with Petro Marine for a new fuel float and that will probably be ready before the new floats.

Mr. Benner suggested closing Deharts this winter and opening it back up next summer and next fall sending out letters about the lottery with two months to respond so the patrons will have their new spaces before the new floats are finished.

Mr. Busch asked if we needed a new policy to change the seasonal slip holders to annual.

Public Testimony

Chris White-Deharts Patron

Mr. White was concerned about the handicap loading zone. How will we address the fee payment if the facility will be closed for the winter.

Mr. Donek said he assumed the new floats will be similar to what we have in Harris Harbor with breaks in the railing.

Mr. Benner said we will have some kind of handicap access.

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VI. Items for Action. (Continued)

Mr. Kueffner said we certainly have room in Statter for Patrons keeping vessels in the water year round when we close Deharts.

Mr. Benner said unfortunately there are no meters in Statter Harbor and power can only be provided on a monthly basis.

Mr. Donek asked if this item needed action tonight.

Mr. Kueffner said he did not feel it needed action.

Mr. Benner said originally we thought we would be starting the new floats this fall, now it is two years out so we have more time.

Mr. Wilson said he understood there would be 7 extra slips after all the Deharts patrons are assigned. Can a commercial vessel that has a slip there load right at their slip?

Mr. Jardell asked how we would get this information out to the patrons.

Mr. Preston said we could send out the memo in a mailing and we could remove the unassigned stalls portions.

Mr. Donek said he would like the memo to include the fact that the regular harbor regulations will apply after the new slips have been assigned and also something addressing hot berthing. We should also include the fact that there will no longer be locked gates.

Mr. Kueffner suggested not publishing the current version of the memo and incorporating the suggested items into a new version of the memo.

2. Small Harbor Transient Moorage Reservation.

Mr. Benner said he would like to expand on the ability to take reservations for vessels in the regular harbors. Right now we can only take reservations at the IVF float and the Statter Breakwater. We charge more for the reserved moorage and the availability of reserved moorage could help entice boaters to come to Juneau.

Mr. Busch asked if we would be dedicating more moorage area in Statter Harbor for reserved moorage.

Mr. Benner said he was considering this specifically for the Down Town Harbors where the cruisers want to be.

Ms. Danner asked what would happen if we overbooked.

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VI. Items for Action. (Continued)

Mr. Benner said we rarely have to turn people away aside from exceptionally large vessels. He said this would be an expansion of our rate change. We would need to adopt a regulation and a rate. We could have this ready for the 2012 Season.

Mr. Kueffner asked Mr. Benner to prepare a regulation.

MOTION by Mr. Preston: TO APPROVE THE PROPOSED SMALL BOAT HARBOR TRANSIENT MOORAG RESERVATION PLAN AND FORWARD IT TO THE BOARD WITH A RECOMMENDATION FOR APPROVAL.

The Motion passed with no objection.

VII. Items for Information/Discussion.

1. FEMA flood Insurance Rate Maps.

Mr. Benner said maps are available on the CDD website. They show the new zones that FEMA has designated flood zones. Docks and Harbors have significant property that could be affected by increased insurance rates. Even though we are self insured, we would be looking at upwards of \$50,000 increase per year for our facilities insurance. Home owners could be looking at increased insurance rates as well. There appear to be some discrepancies on the maps. The CBJ has adopted these new maps.

Ms. Danner said the Assembly did not adopt these maps.

Mr. Benner said he recommended having PND take a look at the maps.

Mr. Busch said he is concerned that we are now commenting after the fact. It sounds like the period for input has come and gone.

Mr. Benner suggested having a hydrologist take a look at the maps and indicate some discrepancies. He thought we could have him do this for less then \$5,000.

Mr. Donek said FEMA does not want anecdotal information they want surveys and proof.

Mr. Preston moved that the board authorize PND to come up with a dispute.

Mr. Donek did second the motion. There were no objections.

Ms. Danner said she was shocked if this Item had been before the CBJ Assembly because she had not seen it and she attends every meeting. She said she would do a survey of the CDD records to see what has transpired.

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VIII. Staff & Member Reports.

Mr. Benner said he has been asked to speak at AML for the Alaska Harbormasters and Port Administrators. The State has asked him to attend a conference in Sitka from September 13 through September 15 at the States expense.

Mr. Kueffner said he will not be able to attend the Regular Board Meeting on June 30, 2011.

Mr. Preston said it had been a pleasure serving on the Finance Committee and this would be his last Finance Meeting.

IX. Committee Administrative Matters.

1. Next Finance Committee Meeting – July 26, 2011 in CBJ room: 224.

X. Adjournment.

MOTION by Mr. Busch: TO ADJOURN THE FINANCE COMMITTEE MEETING AND ASK UNANIMOUS CONSENT.

The meeting adjourned at 6:02 p.m.