

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, February 24, 2011

- I. Call to Order** (7:00 p.m. at the CBJ Assembly Chambers)
- II. Roll** (Greg Busch, Tom Donek, Don Etheridge, Kevin Jardell, Cheryl Jebe, Eric Kueffner, Michael Williams, Bob Wostmann, and Jim Preston)
- III. Approval of Agenda**

MOTION: TO APPROVE THE AGENDA AS PRESENTED.
- IV. Approval of January 27, 2011 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. Moorage Rate CPI Adjustments for FY12

Presentation by Finance Committee Chair

Board Questions/Comments

Public Testimony

Board Deliberations

MOTION: TO ADJUST THE FY12 MOORAGE RATES BY THE ANCHORAGE CPI OF 1.8% AS SET OUT IN THE HARBOR FEE REGULATIONS.

- 2. 2011 Moorage Rate Promotions

Presentation by Finance Committee Chair

Board Questions/Comments

Public Testimony

Board Deliberations

MOTION: TO AUTHORIZE THE SPECIAL MOORAGE PROMOTIONS FOR 2011 AS RECOMMENDED BY THE FINANCE COMMITTEE AND AS APPROVED BY THE BOARD IN 2010.

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IV. Items for Action(continued)

3. Marine Service Building Programming

Presentation by CIP/Planning Committee Chair

Board Questions/Comments

Public Testimony

Board Deliberations

MOTION: TO AUTHORIZE THE PORT DIRECTOR TO ENTER INTO A LUMP SUM CONTRACT WITH NORTHWIND ARCHITECTS TO PERFORM PROGRAMMING FOR THE PROPOSED MARINE SERVICES CENTER IN THE AMOUNT OF \$7,900.

VII. Items for Information/Discussion.

None

/III. Committee and Board Member Reports

1. Operations Committee Meeting – February 15, 2011
2. CIP/Planning Committee Meeting – February 17, 2011
3. Finance Committee Meeting – February 22, 2011

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

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XIV. Committee Administrative Matters

- a. Operations Committee Meeting – March 22, 2011
- b. CIP/Planning Committee Meeting – March 24, 2011
- c. Finance Committee Meeting– March 29, 2011
- d. Board Meeting – March 31, 2011

XV. Adjournment

CBJ DOCKS & HARBORS BOARD
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I. Call to Order.

Mr. Preston called the Regular Board Meeting to order at 6:59 p.m. in the CBJ Assembly Chambers.

II. Roll Call.

The following members were present: Tom Donek, Kevin Jardell, Cheryl Jebe, Don Etheridge, Michael Williams, Eric Kueffner, Bob Wostmann and Jim Preston.

The following member attended via teleconference: Mr. Busch.

Also present were the following: John Stone – Port Director, Ruth Danner – City & Borough Assembly Liaison.

III. Approval of Agenda.

Mr. Stone said no changes.

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 following minutes were approved as presented.

December 2, 2010 Regular Board Meeting
December 14, 2010 Finance & Operations Joint Meeting Minutes
December 16, 2010 Committee of the Whole Meeting Minutes
December 21, 2010 Special Meeting Minutes

V. Public Participation on Non-Agenda Items.

Bruce White, Juneau, AK, 99801. He said that Mr. Preston sent out a letter in September 2010 instructing Mr. Stone to assemble info on how to replace DeHarts. Mr. White said, in the letter it said that by the 1st of the year the information would be available and Docks and Harbors will have a meeting with the DeHart's patrons to discuss the replacement of DeHart's. He said he has not heard anything yet, and he is still waiting and wondering.

Mr. Preston said this is an Agenda Item for tonight.

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VI. Items for Action

1. Proposed Changes to the Waterfront Sales Permit Regulations – Public Hearing

Ms. Jebe reported on January 18th, at the operations meeting the committee received public input on the waterfront sales permit regulations. After listening to the input, there were three changes that were made, and the hand out is the correct version.

Board Questions

None

Public Hearing

Carol Pitts, Juneau, AK, Orca Enterprises. She thanked the Board for taking time to look at the additional changes presented in the letter to Mr. Stone. She said she just wanted everything clarified so there is no confusion and did not leave anything out. She read the letter and explained the contents of the two attachments in the packet.

Mr. Kueffner said the attachments helped in his understanding.

Mr. Wostmann wanted to clarify his understanding of what Ms. Pitts presented, that a single entity would be running several booths allowing the same ticket to be used in more than one booth.

Ms. Pitts said that was correct and the tickets would be interchangeable with that company.

Mr. Jardell asked if this is to enforce the current policy or to change the current policy.

Ms. Pitts said the vendors are asking to add language to new changes in #2 of the regulation, that the employee would only work for one company on the dock.

Mr. Jardell wanted clarification that this additional language added to the regulation is just to help make it more enforceable.

Ms. Pitts said the vendors are trying to enhance what was believed up to this point implied, about one company having only one employee, by putting it in writing.

Mr. Kueffner wanted to clarify that Ms. Pitts is saying that six companies are all acting as the same company, and our policy now reads that cannot happen.

Ms. Pitts said in 2010 four companies were acting as one and two were another, and now the language reads that cannot happen, but it does not restrict them from having the same employee.

Suparna, Juneau, AK, 99802, Last Chance Tours. Wants to support the issues Ms. Pitts talked about. The tickets are vital to show companies are individual. The one employee change requested per vendor is not to limit the employee because these are full time jobs. Each company is a separate entity.

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VI. Items for Action(continued)

Jeff Fanning, Juneau, AK, 99801, Liquid Alaska Tours. He supports what Suparna and Carol talked about. This will help enforcement before Docks and Harbors has to subpoena records to prove which company is separate from which company. Ketchikan does have the regulation that one employee can only work for one vender.

Mr. Kueffner wanted to see the Ketchikan regulations.

Larry Dupler, Juneau, AK, Experience Juneau, said the new regulation will accomplish an easy enforcement for these issues.

Board Deliberation

MOTION By MS. JEBE: TO ADOPT THE CHANGES TO THE WATERFRONT SALES PERMIT REGULATIONS AS PRESENTED BY THE OPERATIONS COMMITTEE AND TO FORWARD THE REGULATIONS TO THE CITY ATTORNEY FOR PRESENTATION TO THE ASSEMBLY AND ASKED IF THERE IS OBJECTION.

Mr. Jardell objected and seconded for discussion.

Discussions

Mr. Wostmann said the presentation had merit. It has taken some time to understand what the issues are about. Adding to the Ordinance the requirement that the companies own ticket stock must be used out of the booth they are selling should be easily enforceable and will help. He said restricting the vendors to employ who they choose is not good ordinance.

Mr. Wostmann proposed a friendly amendment to the motion to include that a new item (3) to the waterfront sales regulations say;

The Permit holder shall not sell tours on any vouchers or receipts other than their own. Then, re-number (3) through (5) to (4) through (6).

Ms. Jebe and Mr. Jardell had no objection.

Mr. Jardell moved to add another amendment. He said he does not see that the Board wanted to change the policy, but just the implantation of the policy and trying to enforce it.

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VI. Items for Action(continued)

MOTION By MR. JARDELL: TO AMEND THE MOTION TO INCLUDE THE OTHER SUGGESTION THAT AN INDIVIDUAL MAY NOT BE EMPLOYED IN A WATERFRONT PERMIT HOLDER BOOTH BY MORE THAN ONE WATERFRONT PERMIT HOLDER AND EMPLOYEE CHANGES MUST BE SUBMITTED TO DOCKS AND HARBORS WITHIN SEVEN DAYS.

Mr. Busch seconded.

Mr. Kueffner said he would like to take these issues separately. He does not like the part of restricting where someone can work.

Mr. Busch said he has three things to discuss.

1. He supports the addition of the vouchers.
2. He said it is an unfair competitive advantage for an individual ~~not~~ to be able to work for more than one vender.
3. During the operations meeting, there was discussion on a needed amendment to the 10.080 sub(f) to adopt a 2008 amendment rather than the 2006 amendment referenced.

Mr. Wostmann said he suggested to proceed with the single ticket requirement, and he was for more rigorous enforcement on the dock this summer. He said next winter the Board should revisit this issue. If this problem still persists, and there is evidence people are still finding a way around the rules, the Board should work on other changes at that time.

Mr. Kueffner said he thinks this will be a good thing. It should be an easier way to enforce things because of the way this has been implemented. This will get things moving in the way the board intended all along.

Ms. Danner said she read over the CBJ administrative Codes and both issues here tonight, the ticket stock and individual employees, are already addressed in the regulation. Instead of having to look at payroll, the wording should be changed to *the permit holder can not pay for the wages of employees working for other permit holders.*

Mr. Stone said the vendors are saying they do not want a contractor working for more than one permit holder.

Mr. Jardell said this is just going to be an easier way to enforce things.

Ms. Danner talked about the transferability on the waterfront sales permit. She said the regulations just needs to be enforced as written.

Mr. Kueffner said this is suppose to be a regulation governing the permit holder, not the employee. He said maybe it should read *a permit holder shall not share employees.*

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VI. Items for Action(continued)

Ms. Jebe said she is going to agree with Mr. Kueffner. The board needs to concentrate on the permit holder, not the employee, and individuals should be able to work for more than one company. She is going to vote no on this.

Mr. Preston said this actually clarifies the intent. The intent is that each booth is a separate entity, and if this helps to clarify, he will support this.

Vote taken on the amendment to the original motion. The amendment would be inserting language regarding the one employee per vender.

Amendment Motion fails, 6 no and 3 yes.

Mr. Busch said during the operations meeting a date reference in the ordinance was out of date.

Mr. Stone said he contacted the law department on this and it should just be corrected and does not need any further action from the board.

Ms. Danner talked about possible issues with the tour sales rules, and durations.

Mr. Stone talked about the different permits and reissuance options. It is well established and been in affect for some time. There was more discussion on the different permits.

Main Motion passed with unanimous consent.

2. Resolution of Support to the U.S. Navy expressing support for a visit by the USS Abraham Lincoln to the Capitol City.

Ms. Jebe reported that the Mr. Benner brought this to the Boards attention.

Mr. Stone said Docks and Harbors is asking the Board to ask for support from the City Attorney to prepare a resolution for the assembly adoption asking the Navy to send one of their Navy ships to visit the capitol city, preferable the USS Abraham Lincoln.

Board Questions

Mr. Kueffner wanted to know what type of a ship the USS Abraham Lincoln was.

Mr. Stone said it is an aircraft carrier.

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VI. Items for Action(continued)

Mr. Donek wanted to know if it will fit in the Harbor.

Mr. Stone said he did some preliminary work. The Captain did take a look at the charts coming into the port, and he did not see anything that would be overly challenging for them.

Public Testimony

None

Board Deliberations

MOTION By MS. JEBE: TO REQUEST THE CITY ATTORNEY PRESENT A RESOLUTION TO THE ASSEMBLY EXPRESSING CBJ SUPPORT TO THE U.S. NAVY FOR A VISIT BY THE USS ABRAHAM LINCOLN TO THE CAPITOL CITY AND ASK UNANIMOUS CONSENT.

Mr. Busch asked for a friendly amendment to add *BY THE USS ABRHAM LINCOLN OR ANOTHER ABLE NAVY SHIP.*

Ms. Jebe accepted the friendly amendment.

Motion passed with no objection.

3. Fisherman's Bend Marina Property Purchase.

Mr. Kueffner reported the finance committee discussed this purchase. The committee suggested the Assembly consider the purchase of Fisherman's Bend Marina and to get some public input. The motion from the Finance Committee is asking the Board, to ask the Assembly for a public vote. Also, tell the Assembly that Docks and Harbors could finance the operations out of the revenues from the Marina. However, the finance committee does not see anyway to finance the purchase and generate revenues for future maintenance.

Board Questions

Mr. Preston wanted to clarify that the motion from the finance committee is that the Board write a letter to the Assembly asking for a vote on the purchase and details would follow.

Public Testimony

Dennis Watson, Juneau, AK, said he is in favor of Mr. Kueffner's recommendations. However, this purchase should not be made at the expense of other projects already out there. He said it is extremely important that the City step up and protect the boating family here in Juneau, which is quite large. Most of the community growth is in Auke Bay. There is high demand in the valley and low demand downtown. Auke Bay is where the developmental land is and the desire is. He said here we have a boating community, and the supply for moorage is drying up.

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VI. Items for Action(continued)

Board Deliberations

Mr. Kueffner wanted to point out it was the Finance Committees recommendation.

MOTION By MR.KUEFFNER: TO ASK THE PORT DIRECTOR SEND A LETTER TO THE ASSEMBLY AND ASK TO PUT THIS ON THE BALLOT TO FIND OUT IF THERE IS COMMUNITY SENTIMENT IN FAVOR OF CBJ BUYING FISHERMAN'S BEND.

Mr. Etheridge wanted to amend the motion to include funding for necessary improvements in the purchase price.

Mr. Kueffner accepted the amendment.

Mr. Etheridge seconded.

Mr. Preston and Mr. Wostmann will write the letter to the Assembly with Mr. Stone's help.

Motion passed without objection

4. Design Contract – Statter Harbor Renovation and Repairs.

Mr. Williams reported PND Engineering is looking at the renovations and repairs needed at Statter Harbor. They are in the design phase and doing deferred maintenance.

Mr. Stone said basically this is just an approval to their amended contract. The contract prepared specifications in plans for construction for deferred maintenance as Docks and Harbors elected in the application for the State of Alaska, and for the Municiple Harbor program.

Board Questions

None

Public Testimony

Andrew Maples, Juneau, AK, he wanted to know how much of the marina is going to be torn apart in this project, and not have usable slips. He also wanted to know how long it will be torn apart.

Mr. Stone said he did not have all the answers to that, but he will know a lot more when they go through the design. Some of it will depend on how the contractor wants to do the work.

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VI. Items for Action(continued)

Board Deliberations

MOTION By MR. WILLIAMS: TO REQUEST THE ASSEMBLY APPROVE A TIME AND MATERIALS CONTRACT WITH PND, INC. NOT TO EXCEED \$298,354 IN ORDER TO PREPARE BID DOCUMENTS FOR RENOVATION AND REPAIRS OF THE STATTER HARBOR MOORAGE FLOAT SYSTEM AND ASK UNANIMOUS CONSENT.

Motion passed without objection.

5. Planning Contract – Boatyard Planning and Study.

Mr. Williams reported this is a continuation of a study for a haul out system. Since the study, the Auke Bay Loading facility and DeHart's has developed, and the technology for a trailerable system. The trailerable system has less environmental impact sensitivity and cost effective. It has opened up more options.

Board Questions

Mr. Busch wanted to know if the trailerable system could take larger sailboats with a 7 or 8 foot draft, or is it like the standard hydraulic lift used for regular power boats.

Mr. Stone said he did not think 7 or 8 foot drafts were a problem.

Mr. Busch said when looking at the study in the DeHart's area, where the current boat ramp is now in Auke Bay, is there going to be considered a multiple use type ramp facility. This could essentially be used for an alternate boat launch, boat use area when it is not used for commercial use as well as kayak launch area.

Mr. Stone said in this study they probably would not get into that yet.

Mr. Etheridge asked if Dock and Harbors is looking at doing this in place of the travel lift or is this in addition to.

Mr. Stone said this study is limited to Auke Bay. This study is only looking at two sites, Auke Bay Loading Facility and DeHart's Marina. The work that was done for downtown is additional.

Public Testimony

Bruce White, Juneau, AK, said he wanted Docks and Harbors to maintain a boat yard next to Statter Harbor, instead of at the Auke Bay Loading Facility.

Mr. Kueffner wanted to know Mr. Whites opinion on having a travel lift or hydraulic lift.

VI. Items for Action(continued)

Mr. White said he would prefer a travel lift, but only in a case it was not limited to the tide stages. He said if it was dredged out, and you could use the travel lift at all stages of the tides as opposed to just being able to use at high tides, he would advocate for a travel lift. If that was not possible, he said that the hydraulic trailer lift would work and be convenient if you were not limited to the tide stages.

Dennis Watson, Juneau, AK, said he has a concern that Docks and Harbors is confusing people and has to come up with a plan because they are running out of time. The other concern is that the commercial dock was not designed for a haul out in mind. The wind blows there and even experienced boaters have trouble in that area.

Andrew Maple, Juneau, AK, said one concern on the submersible hydraulic lift trailer will be limiting what types of sailboats you can haul.

Board Deliberations

MOTION By MR. WILLIAMS: TO AUTHORIZE THE PORT DIRECTOR TO APPROVE A FIXED FEE CONTRACT WITH URS, INC. IN THE AMOUNT OF \$28,600 TO CONDUCT ADDITIONAL STUDY OF A HAULOUT AND BOATYARD FACILITY AND ASK UNANIMOUS CONSENT.

Motion passed without objections.

5 Minute Recess

6. Docks and Harbors FY12 CIP

Mr. Williams talked about the Docks FY12 Marine Passenger Fee request for CBJ Cruise Ship Dock replacement project.

Mr. Stone said Docks and Harbors does not have the final cost estimate for this until sometime in March. At that time, Docks and Harbors will take it to a CIP meeting. After CIP, it goes to the Board, and then it is taken to the Assembly. Mr. Stone said this is such a large project, it will take special financing to put it together. He did not want to second guess what the final cost was going to be. This is the only project for the year.

Board Questions

None

Public Testimony

None

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VI. Items for Action(continued)

Board Deliberations

MOTION By MR WILLIAMS: TO ADOPT THE DOCKS FY12 CIP AS RECOMMENDED BY THE CIP/PLANNING COMMITTEE AND TO SUBMIT THE CIP TO THE CITY MANAGER FOR PRESENTATION TO THE ASSEMBLY AND ASK UNANIMOUS CONSENT.

Motion passed without objections.

Mr. Williams said there are several projects for the Harbors. The first is the Harbor FY12 passenger fee request for Statter Harbor passenger fee for hire facility project descriptions. Docks and Harbors put in a request for \$2 million dollars and CBJ came back with \$500,000 dollars.

Mr. Stone said the project was submitted in December and the Managers recommendation was to fund this. He thought they were awarded \$560,000. Because this is part of our CIP Docks and Harbors budget, this still has to be submitted to the engineers department, even though we have already submitted this to the City Manager.

Board Questions

Mr. Kueffner asked when the City Manager comes back with \$500,000, is that the end of the request, or can Docks and Harbor try again next year? He said this looks like the perfect use for passenger for hire funds.

Mr. Stone said he would continue to push for the original request, but the Assembly has the final say on the division of the funds. That will not happen until April or May. Mr. Stone said if Docks and Harbors does not get the original request, we will go back next year.

Mr. Williams went on to discuss the Aurora Harbor replacement fees.

Mr. Stone said Docks and Harbors match funding is \$500,000 dollars of the marine passenger fees. Docks and Harbors can use those fees because the heavy duty part of the Aurora dock is for the cruise ship tug. The balance of the local match came from the Harbor Enterprise funds. The actual request going to the Assembly is the \$2 million Alaska Municipal Harbor matching grant program, which is State funds appropriated by the Legislature. This has already been submitted to DOT. DOT submitted the whole list to the Legislature and Docks and Harbors should know by May.

Mr. Williams went on to discuss the Douglas Harbor dredge spoil disposal.

Mr. Stone said Docks and Harbor is anticipating needing more money for the dredging in Douglas Harbor, but he is not certain that is the case right now. Docks and Harbors needs to hear from the final agency on what they find acceptable. We should know in the next month or two.

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VI. Items for Action(continued)

Mr. Williams discussed the Statter Harbor rehabilitation and Dehart's floats replacement.

Mr. Stone said it is the replacement floats like shown in the master plan.

Public Testimony

Dennis Watson, Juneau, AK, said the budgeted money should not be put all in one year. It should be staggered out if the project is not completed in that year. He also said Douglas just keeps taking up a lot of money. He said it should be looked at in a much longer term and Docks and Harbors should be looking at other priorities. He said he does not see Douglas as a wise use of money and the Boards time.

Suzanne Shay, Juneau, AK, she talked about the project review for the passenger for hire facility. There is an Auke Bay Master plan that was supposedly approved by voters. The only master plan she is familiar with was presented in 2006 or 2007 and it did not have this passenger for hire facility. She said she did not remember two special sales tax ballots either. She remembers a bond for Harbor improvements, and she does not consider this an improvement for the people of Juneau. She said she does not consider two fingers on Statter an improvement over maintaining DeHart's marina. She said it will not be equivalent to the moorage now. She would like to see other locations considered as far as what issues it is resolving, how it will benefit, and who it will benefit.

Rick Currier, Juneau, AK wanted to re-iterate to not forget about the DeHart's patrons. He would hope that some interim moorage would be available when DeHart's is being worked on. He also wanted to discuss the parking. He does not think when they park at Statter Harbor they should have to pay hourly parking rates, once the DeHart's floats are incorporated into the Statter floats. The patrons pay premium rates for moorage, he said they should get some consideration for parking.

Andrew Maples, Juneau, AK, he wanted to re-iterate to not loose slips in this whole process.

Board Deliberations

Mr. Wostmann pointed out that it has been discussed at other meetings on the replacement slips. They will not be open moorage, but reserved moorage.

Mr. Preston said the intent has always been with the new purchase that new moorage would be provided. The parking has not been addressed yet, and the Board has heard a lot about this. It will be addressed, and it will be an Operations meeting agenda item.

Mr. Wostmann said another issue that has been brought up in other meetings is somehow reusing parts of the floats, or pre-ordering parts of the floats. He said his understanding of that is there is a lot of technical difficulty. It is not nearly as easy as it may sound. The Board is giving it consideration.

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VI. Items for Action(continued)

Mr. Preston said once the Board gets the general design for the Harbor, then we go for the specific design.

MOTION By MR. WILLIAMS: TO ADOPT THE HARBORS FY12 CIP AS RECOMMENDED BY THE CIP/PLANNING COMMITTEE AND TO SUBMIT THE CIP TO THE CITY MANAGER FOR PRESENTATION TO THE ASSEMBLY AND ASK UNANIMOUS CONSENT.

Motion passed without objection

7. Docks and Harbors FY12 Amended Budgets.

Mr. Kueffner reported the finance committee discussed the FY12 budget at length for Docks and Harbors, and the report is in the packet. He said the increase is mainly due to personnel services, and the extended seasonal employment.

Board Questions

None

Public Testimony

Dennis Watson, Juneau, AK, said he has looked at other budgets and they disclose more effectively how those expenses are represented by using percentages. He said the budget should show the allocation of the funds better.

Mr. Stone said the salaries are largely dictated by standards that CBJ uses. The wages are established through collective bargaining and what the Assembly approves, and that is given as a fixed cost item to the Board. The type of employees Docks and Harbors uses are fixed by the personnel department, and they establish what those employees will be paid as far as ranges. We have no control over this. Docks and Harbors does have control over how many employees we can have. Mr. Stone said as long as he has been on the Board, it has been known to be as frugal as possible with the number of employees at Docks and Harbors to keep the cost down. We do not have control over how much that actually costs.

Mr. Watson said that you can not know whether you are doing a good job until you start doing comparisons.

Board Deliberations

Mr. Preston said the City Finance dictates all the personnel that comes from the City, and it is a large percentage. He said he knows that CBJ employees are probably the highest paid in the nation if not the World. The Board did the comparisons back when the Board had control of the bargaining. The bargaining was taken away from the Board in title 85. Now Docks and Harbors employees are paid what the bargaining unit gets, and the Assembly approves.

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VI. Items for Action(continued)

Mr. Williams said that Mr. Watson had a good idea to look at other Docks and Harbors for comparison going through a rehabilitation project similar to this project.

MOTION BY MR. KUEFFNER: TO ADOPT THE FY12 AMENDED BUDGETS FOR DOCKS AND HARBORS AS PRESENTED BY THE FINANCE COMMITTEE AND TO SUBMIT THE BUDGETS TO THE CITY MANAGER FOR PRESENTATION TO THE ASSEMBLY AND ASK UNANIMOUS CONSENT.

Motion passed without objection.

8. Auke Bay Loading Facility Phase II Construction Bid Award

Mr. Williams reported this is finishing off the tiger grant for the Auke Bay Loading Facility Phase II. The bid was awarded to Southeast Earth Mover. He asked Mr. Stone to answer Mr. Watson's question if the bid was close to the engineers estimated costs.

Mr. Stone said the bid was awarded to Southeast Earth Movers for \$2,452,757.25. If the Board approves this, it will go in front of the Assembly February 7, 2011. He said he thinks the engineers estimate was \$2.75 million, so it is under the estimated cost.

Board Questions

None

Public Testimony

None

Board Deliberations

MOTION By MR. WILLIAMS: TO RECOMMEND THE ASSEMBLY AWARD THE CONSTRUCTION BID FOR PHASE II OF THE AUKE BAY LOADING FACILITY BID SUPPLIED AT THE MEETING AND ASK UNANIMOUS CONSENT.

Motion passed without objection.

VII. Items for Information/Discussion.

1. DeHart's Marina Replacement

Jim Preston said there is a memo in your packet from back in December, about the Marina replacement. There continues to be misinformation bantered around, and in spite of trying to make it clear, it just gets more convoluted.

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VII. Items for Information/Discussion(continued)

Mr. Preston said the Auke Bay Master Plan that was adopted by the Assembly, included the purchase of DeHart's Marina by CBJ. In part of that purchase, there was the intent that the Marina would be dismantled at some point and be replaced by a marine passenger loading facility, and that moorage would be built at the Statter Harbor Facility. A down payment of \$500,000 was from marine passenger fees, and at that time, the argument that justified that was the marine passenger facility that was going to be transferred from Statter to the new location.

The most recent thing that happened along the way was the purchase of the Lehnhart property next door to Dick Deems property, which is the last little piece of property with tidelands. CBJ now owns all the pieces for this master plan to fall in place.

Last summer, Docks and Harbors wanted to get started on this because the board recognized that the project does have to get moving. Docks and Harbors started working on the environmental assessment, so we could do the loading facility, which is also a part of this plan. The final environmental assessment will come back soon so we can move forward with this, and it was time to start talking with DeHarts patrons. Unfortunately, the memo from Mr. Stone to the board that had a what if scenario, has been taken to be that it has been adopted by the board. The Board has not adopted the thought that DeHart's is going to be dismantled in November of 2011. The Board did want to have a meeting with the DeHart's patrons and explain a worse case scenario so this could be talked about. We did have a meeting, but we did not specifically talk about that. We are not going to dismantle DeHart's in November 2011. We did not accept that recommendation in Mr. Stone's memo, so we do not have to have a meeting to discuss this because it is not going to happen. That does not mean we would not continue to have meetings and invite the DeHart's patrons.

At the same time, Mr. Preston said he thinks it is appropriate now that we have some of the other pieces, to make a decision on how Docks and Harbors is going to configure the actual moorage at Statter Harbor. Mr. Preston recommended sending the configuration of moorage project at Statter Harbor to the CIP committee to come up with a specific plan for the Board. The Board can then send this on to the Assembly to be ratified. It is time to move on with actually making a decision about the moorage.

Mr. Preston said when he reads e-mails and listens to testimony, the biggest concern is, **what is going to happen to the patrons when DeHart's is gone.** Everyone on this board is aware of that, and no one is taking this lightly. Mr. Preston said he recommends to rescind the motion to have the Port Director set up a meeting with DeHart's patrons on what we are going to do when DeHart's is dismantled in 2011. The Board is not going to dismantle DeHart's, so we do not need the meeting. He would also like to send the moorage issue to CIP and the parking issue to Operations. Docks and Harbors does have a history of taking care of its patrons.

Mr. Kueffner said he would like to make a more positive motion. *That implementing any Auke Bay Master plan or reconfiguration of Auke Bay, we strive to provide an orderly transfer of slip spaces from DeHart's to new spaces at Statter Harbor.*

Mr. Jardell said there is still a need to rescind the direction from the board to the Port Director.

VIII. Items for Information/Discussion(continued)

MOTION BY MR. KUEFFNER: INSTEAD OF CONSIDERING THE CLOSURE OF DEHART'S IN NOVEMBER 2011 WE STRIVE TO PROVIDE ORDERLY TRANSFER OF SLIP SPACES FROM DEHART'S TO THE NEW SPACES IN STATTER HARBOR.

Motion passed with no objection

Mr. Preston said it is time to send the configuration of the new moorage facility to CIP.

Mr. Jardell said he thought it was a great idea. He also said that he went to DeHart's and walked the docks. He wanted it to be known that the Board is trying to keep DeHart's open, but it takes money to do this. It is in bad shape and there is safety issues that are just going to get worse.

Mr. Busch said he agrees that it has to move forward to CIP to get the process moving and maybe at a later time Operations can address some of the other issues.

Mr. Preston saw no objection to send this to the next CIP meeting. He asked Mr. Stone to add the configuration of moorage at Statter Harbor to the next CIP meeting.

Mr. Stone said he will try to be ready for the next CIP meeting, but it might be the one after that.

Andrew Maples, Juneau, AK wanted to know if they would talk about the maintenance at DeHart's.

Mr. Preston said the maintenance to keep DeHart's open would be discussed at the Operations meeting, and the new moorage at Statter Harbor will be discussed at the CIP meeting. Parking will be an Operations issue also.

VIII. Committee and Board Member Reports.

1. Operations Committee Meeting- January 18, 2011

Ms. Jebe reported the Harbormaster gave us an update on things that have been happening in the past month. There has been wind storms, snow removal, and sanding. He reported booming and floating three sunken vessels. Personnel were tracking electrical issues in the Harbors. There were four robberies and one shooting last month. The night patrols have found 24 unregistered live aboard and various other violations. There were three broken water canisters and one dive repair on a water line in Douglas. Trucano is putting the log boom breakwater back together that came apart in a wind storm. The Harbor personnel have been very busy and have done an outstanding job.

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES

January, 27, 2011

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VIII. Committee and Board Member Reports(continued).

2. CIP/Planning Committee Meeting – January 20, 2011

Mr. Williams reported most was discussed here tonight. The Committee did look at a rough draft of basically what was going to happen with the property under the bridge. It was a rough draft and it was sent back to be worked on further until it moved on to the board.

3. Finance Committee Meeting – January 25, 2011

Mr. Kueffner reported they discussed the amended budget, and that has been presented here tonight.

IX. PRAC Representative Report

None

XI. Port Engineer's Report.

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

II. Harbormaster's Report.

Mr. Benner is at the Seattle Boat Show. His report was given at the Operations meeting.

XIII. Port Director's Report.

Mr. Stone said Mr. Benner is at the Seattle Boat Show, Mr. Gillette is on vacation and Mr. Schaal is on paternity leave. He said he spent last week at the boat show and it was well attended. He said it looks like things are improving with boating enthusiasm.

He said he distributed a draft of the Sea walk Memorandum of Agreement to the Board members today and received comments. Talking to the Board Chair he said we should probably bring that back to CIP again on this next round and hopefully it will be done so we can get it over to the engineer department.

There was a water line break at the IVF dock that we discovered today. We had a power line break in the cold weather. Our leak detection for the water is looking at the meter readings for irregularity in CBJ water bill at the end of the month, because all of our lines are under water. Docks and Harbors get quite a few leaks over the course of the year in all the facilities. He recommends getting a leak detection put on the water lines. Over the course of being Port Director, there has probably been ½ million dollars spent on water Docks and Harbors did not even use.

Mr. Stone said he gave a tour to the Colonel from the Corp. of Engineers, and all of his subordinate officers. It was a good time to talk to him about all the various issues Docks and Harbors has.

Ms. Jebe asked when the waterfront permit auction was going to take place.

Mr. Stone said he was waiting for the regulation to be finalized. He said he thinks late March.

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X. Assembly Liaison Report

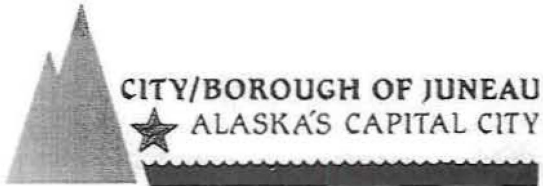
Ms. Danner said she had nothing to report. She just wanted it noted that the Deputy Mayor Merrill Sanford joined the meeting tonight.

XIV. Committee Administrative Matters.

1. **Operations Committee Meeting – February 15, 2011**
5:00 p.m. at the Aurora Harbor Office
2. **CIP/Planning Committee Meeting – February 17, 2011**
5:00 p.m. in the CBJ Assembly Chambers
3. **Finance Committee Meeting – February 22, 2011**
5:00 p.m. in Room 224 City Hall
4. **Regular Board Meeting – February 24, 2011**
7.00 p.m. in the CBJ Assembly Chambers

XV. Adjournment.

The Regular Board Meeting adjourned at 9:57 p.m.



City & Borough of Juneau • Docks & Harbors
155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

Port of Juneau

To: Docks and Harbors Finance Committee
CC:
From: John M. Stone, P.E. Port Director
Date: February 9, 2011
Re: CPI Adjustments to Moorage Fees

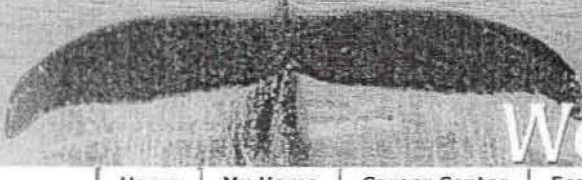
Our fee regulations index moorage fees to the Anchorage consumer price index (CPI). The Alaska Department of Labor reported a 1.8% increase in the 2010 Anchorage CPI. Accordingly, skiff, daily, and monthly moorage fees will increase by 1.8% for the FY12 moorage year unless the Board takes action to keep the fee the same as the previous year.

Information related to the CPI, regulations, and old and new fees are attached for your consideration.

Call me at 586-0294 if you have questions.

Attachments

State of Alaska > DOLWD > Research & Analysis

Alaska Department of Labor
& Workforce Development

Workforce Info

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CPI for Anchorage and U.S.

Consumer Price Index Anchorage Municipality & U.S.

Not Seasonally Adjusted
All Items - All 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
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	183.080	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	3.0	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	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	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

move the vessel from the assigned space, the harbormaster is authorized to move the vessel from the assigned space in accordance with CBJ Ordinance Title 85.

(q) *Fee specials.* The Docks and Harbors Board may after public hearing establish special and promotional rates of a temporary nature in order to encourage use of facilities, to respond to unusual economic circumstances, or to promote revenue development.

(Amended 4-11-2005, eff. 4-19-2005; Amended 12-11-2006, eff. 7-1-2007; Amended 5-18-2009, eff. 5-27-2009)

05 CBJAC 20.020 Special annual moorage fee for skiffs.

An owner with an open-hulled vessel 21 feet or less in length, excluding engines, may apply to the harbormaster for moorage in the limited access areas of the small boat harbors. The harbormaster will assign moorage in these areas on a first-come, first-serve basis. If assigned moorage by the harbormaster, all requirements pertaining to annual moorage apply, except the annual moorage fee that the owner shall pay, which shall be as follows:

(1) \$500.00 from July 1, 2007 through June 30, 2008; and

(2) Each moorage year after June 30, 2008, a fee equal to the previous year's fee adjusted by the Anchorage Consumer Price Index (CPI) as reported by the Alaska Department of Labor for the calendar year preceding the start of the moorage year, rounded to the nearest \$5.00, unless the docks and harbors board takes action to keep the fee the same as the previous year.

(Amended 4-11-2005, eff. 4-19-2005; amended 10-24-2005, eff. 11-1-2005; Amended 12-11-2006, eff. 7-1-2007)

05 CBJAC 20.025 Assigned moorage credit.

(a) *Definition.* A fee credit applied to the account of a person with a moorage assignment that makes their private shorepower connection available for temporary moorage assignments.

(b) *Administration.* Once each year, the harbormaster shall issue a credit memo to the account of a person with a moorage assignment that makes their private shorepower available for temporary moorage assignments. The credit shall equal \$1.00 for each day that the harbormaster uses their stall for a temporary moorage assignment and the temporary moorage assignee uses the private shorepower connection. The credit is redeemable only against docks and harbors charges levied against the account of the moorage assignee.

(Amended 12-5-2005, eff. 12-12-2005; Amended 12-11-2006, eff. 7-1-2007)

05 CBJAC 20.030 Daily moorage fees.

(a) *Definition.* The fee charged on a daily basis to the owner of a vessel for berthing the vessel at the Douglas Boat Harbor, Harris Boat Harbor, Aurora Boat Basin, Norway Point Float, National Guard Float, Fisherman's Terminal, Statter Harbor, DeHart's Marina, and moorage appurtenant to any of these facilities.

(b) *Payment deadline.* The owner of a vessel must register with the docks and harbors department as soon as possible after arriving in the harbor system. The owner shall pay the daily moorage fees for the

expected stay when registering.

(c) *Daily moorage period.* The period of time for which daily moorage will be assessed shall commence when the vessel is made fast to an allocated berth, is moored, or comes within a slip, and shall continue until such vessel casts off and has vacated the position allocated. All time is counted and no deductions are allowed because of weather or other conditions. The harbormaster may establish check-in and check-out times to administer the daily moorage period.

(d) *Daily moorage fees.* Daily moorage fees will be assessed for each 24-hour period or portion thereof as follows:

- (1) From July 1, 2007 through June 30, 2008, \$0.45 per foot; and
 - (2) 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 harbors board takes action to keep the fee the same as the previous year.
- (Amended 4-11-2005, eff. 4-19-2005; Amended 12-5-2005, eff. 12-12-2005; Amended 3-5-2007, eff. 3-13-2007; Amended 12-11-2006, eff. 7-1-2007; Amended 4-7-2008, eff. 4-15-2008)

05 CBJAC 20.040 Downtown monthly moorage fees.

(a) *Definition.* The fee charged to the owner of a vessel for berthing the vessel at the Douglas Boat Harbor, Harris Boat Harbor, Aurora Boat Basin, Norway Point Float, National Guard Float, Fisherman's Terminal, and moorage appurtenant to any of these facilities.

(b) *Monthly moorage period.* Monthly moorage will be assessed on a calendar month basis.

(c) *Payment deadline.* Monthly moorage fees must be paid in advance before the first day of the calendar month for which the owner is obtaining moorage, unless the owner agrees to be billed on a recurring monthly basis and the department establishes an account for the owner. An owner that does not or cannot pay the monthly moorage fee will be assessed a daily moorage fee in accordance with these regulations.

(d) *Monthly moorage fees.* Monthly moorage fees will be assessed for each calendar month or portion thereof as follows:

- (1) From July 1, 2007 to June 30, 2008, \$3.60 per foot; and
 - (2) 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 moorage year, rounded to the nearest five cents, unless the docks and harbors board takes action to keep the fee the same as the previous year.
- (Amended 4-11-2005, eff. 4-19-2005; Amended 12-5-2005, eff. 12-12-2005; Amended 12-11-2006, eff. 7-1-2007)

05 CBJAC 20.041 Auke Bay monthly moorage fees.

(a) *Definition.* The fee charged to the owner of a vessel for berthing the vessel at the Statter Boat Harbor and DeHart's Marina, and moorage appurtenant to these facilities, on a monthly basis.

(b) *Monthly moorage period.* Monthly moorage will be assessed on a calendar month basis.

(c) *Payment deadline.* Monthly moorage fees must be paid in advance before the first day of the calendar month for which the owner is obtaining moorage, unless the owner agrees to be billed on a recurring monthly basis and the department establishes an account for the owner. An owner that does not or cannot pay the monthly moorage fee will be assessed a daily moorage fee in accordance with these regulations.

(d) *Monthly moorage fees.* Monthly moorage fees will be assessed for each calendar month or portion thereof as follows:

- (1) From July 1, 2007 to June 30, 2008, \$6.00 per foot; and
- (2) 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 moorage year, rounded to the nearest five cents, unless the docks and harbors board takes action to keep the fee the same as the previous year.

(Added 12-11-2006, eff. 7-1-2007)

05 CBJAC 20.042 Monthly pre-paid discounts.

An owner that pays 12 months of monthly moorage in advance will receive a five percent discount off 12-month moorage fee.

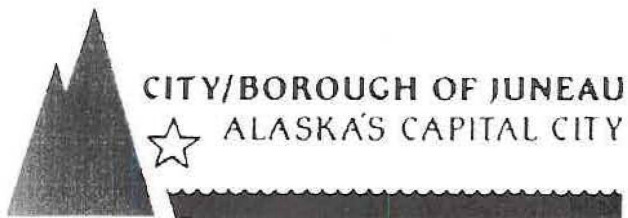
(Added 12-11-2006, eff. 7-1-2007)

05 CBJAC 20.044 Active fishing vessel discount at Statter Harbor.

(a) *Discount.* In lieu of the requirement to pay daily fees for use of Statter Harbor as set out in 05 CBJAC 25.060 and 05 CBJAC 25.070, the owner of a fishing vessel that pays annual fees as set out in 05 CBJAC 20.020 may, for up to twenty days in a calendar year, use Statter Harbor without paying daily fees, provided:

- (1) The owner registers with Statter Harbor Office in advance or upon arrival at Statter Harbor;
- (2) The owner does not owe past due fees to the Docks and Harbors Department;
- (3) The owner provides the Harbormaster with proof of significant fish landings within the City and Borough of Juneau during each calendar month the owner uses Statter Harbor; and
- (4) If the owner has reserved moorage, the owner informs the Docks and Harbors Department of the departure date from and estimated return date to their preferred stall.

(b) *Exclusions.* This section does not relieve an owner from complying with other applicable



DOCKS & HARBORS DEPARTMENT
 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, 2011	Effective July 1, 2012
Skiff	\$540 per year	\$550 per year
Daily	49¢ per foot	50¢ per foot
Monthly	\$3.90 per foot	\$3.95 per foot
Annual	5% discount on 12-month advanced payment	5% discount on 12-month advanced payment

STATTER & DEHARTS HARBORS		
	Effective thru June 30, 2011	Effective July 1, 2012
Skiff	\$540 per year	\$550 per year
Daily Moorage	49¢ per foot	50¢ per foot
Monthly	\$6.50 per foot	\$6.60 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, 2011	Effective July 1, 2012
Daily (Oct. 1 – Apr. 30)	49¢ per foot	50¢ per foot
Monthly (Oct. 1 – Apr. 30)	\$3.90 per foot	\$3.95 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
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- 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	\$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)	\$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

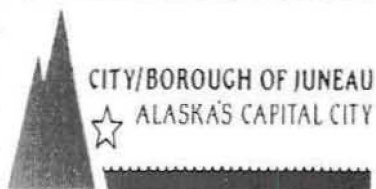
Potable water (Year round downtown)

Restrooms (Auke Bay & Aurora)

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

Free Sewage pump-out

Annual Fee Comparison - Downtown Harbors



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

FY 11 (July 1, 2011 to June 30, 2012)

5% Sales tax not included

DOCKS & HARBORS DEPARTMENT

155 S. Seward St., Juneau, AK 99801

(907) 586-0292 tel, (907) 586-0295

www.juneau.org/harbors

Boat Length (feet)	Old Rate FY11	New Rate FY12	Boat Length (feet)	Old Rate FY11	New Rate FY12
15	\$666.90	\$675.45	63	\$2,800.98	\$2,836.89
16	\$711.36	\$720.48	64	\$2,845.44	\$2,881.92
17	\$755.82	\$765.51	65	\$2,889.90	\$2,926.95
18	\$800.28	\$810.54	66	\$2,934.36	\$2,971.98
19	\$844.74	\$855.57	67	\$2,978.82	\$3,017.01
20	\$889.20	\$900.60	68	\$3,023.28	\$3,062.04
21	\$933.66	\$945.63	69	\$3,067.74	\$3,107.07
22	\$978.12	\$990.66	70	\$3,112.20	\$3,152.10
23	\$1,022.58	\$1,035.69	71	\$3,156.66	\$3,197.13
24	\$1,067.04	\$1,080.72	72	\$3,201.12	\$3,242.16
25	\$1,111.50	\$1,125.75	73	\$3,245.58	\$3,287.19
26	\$1,155.96	\$1,170.78	74	\$3,290.04	\$3,332.22
27	\$1,200.42	\$1,215.81	75	\$3,334.50	\$3,377.25
28	\$1,244.88	\$1,260.84	76	\$3,378.96	\$3,422.28
29	\$1,289.34	\$1,305.87	77	\$3,423.42	\$3,467.31
30	\$1,333.80	\$1,350.90	78	\$3,467.88	\$3,512.34
31	\$1,378.26	\$1,395.93	79	\$3,512.34	\$3,557.37
32	\$1,422.72	\$1,440.96	80	\$3,556.80	\$3,602.40
33	\$1,467.18	\$1,485.99	81	\$3,601.26	\$3,647.43
34	\$1,511.64	\$1,531.02	82	\$3,645.72	\$3,692.46
35	\$1,556.10	\$1,576.05	83	\$3,690.18	\$3,737.49
36	\$1,600.56	\$1,621.08	84	\$3,734.64	\$3,782.52
37	\$1,645.02	\$1,666.11	85	\$3,779.10	\$3,827.55
38	\$1,689.48	\$1,711.14	86	\$3,823.56	\$3,872.58
39	\$1,733.94	\$1,756.17	87	\$3,868.02	\$3,917.61
40	\$1,778.40	\$1,801.20	88	\$3,912.48	\$3,962.64
41	\$1,822.86	\$1,846.23	89	\$3,956.94	\$4,007.67
42	\$1,867.32	\$1,891.26	90	\$4,001.40	\$4,052.70
43	\$1,911.78	\$1,936.29	91	\$4,045.86	\$4,097.73
44	\$1,956.24	\$1,981.32	92	\$4,090.32	\$4,142.76
45	\$2,000.70	\$2,026.35	93	\$4,134.78	\$4,187.79
46	\$2,045.16	\$2,071.38	94	\$4,179.24	\$4,232.82
47	\$2,089.62	\$2,116.41	95	\$4,223.70	\$4,277.85
48	\$2,134.08	\$2,161.44	96	\$4,268.16	\$4,322.88
49	\$2,178.54	\$2,206.47	97	\$4,312.62	\$4,367.91
50	\$2,223.00	\$2,251.50	98	\$4,357.08	\$4,412.94
51	\$2,267.46	\$2,296.53	99	\$4,401.54	\$4,457.97
52	\$2,311.92	\$2,341.56	100	\$4,446.00	\$4,503.00
53	\$2,356.38	\$2,386.59	101	\$4,490.46	\$4,548.03
54	\$2,400.84	\$2,431.62	102	\$4,534.92	\$4,593.06
55	\$2,445.30	\$2,476.65	103	\$4,579.38	\$4,638.09
56	\$2,489.76	\$2,521.68	104	\$4,623.84	\$4,683.12
57	\$2,534.22	\$2,566.71	105	\$4,668.30	\$4,728.15
58	\$2,578.68	\$2,611.74	106	\$4,712.76	\$4,773.18
59	\$2,623.14	\$2,656.77	107	\$4,757.22	\$4,818.21
60	\$2,667.60	\$2,701.80	108	\$4,801.68	\$4,863.24
61	\$2,712.06	\$2,746.83	109	\$4,846.14	\$4,908.27
62	\$2,756.52	\$2,791.86	110	\$4,890.60	\$4,953.30

Annual Fee Comparison - Auke Bay Harbors

FY 11 (July 1, 2011 to June 30, 2012)



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

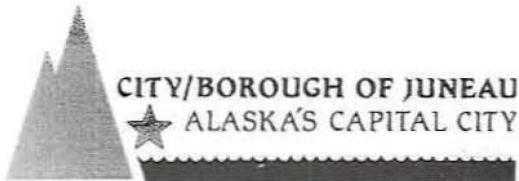
DOCKS & HARBORS DEPARTMENT

155 S. Seward St., Juneau, AK 99801

(907) 586-0292 tel, (907) 586-0295

www.juneau.org/harbors

Boat Length (feet)	Old Rate FY11	New Rate FY12	Boat Length (feet)	Old Rate FY11	New Rate FY12
15	\$1,111.50	\$1,128.60	63	\$4,668.30	\$4,740.12
16	\$1,185.60	\$1,203.84	64	\$4,742.40	\$4,815.36
17	\$1,259.70	\$1,279.08	65	\$4,816.50	\$4,890.60
18	\$1,333.80	\$1,354.32	66	\$4,890.60	\$4,965.84
19	\$1,407.90	\$1,429.56	67	\$4,964.70	\$5,041.08
20	\$1,482.00	\$1,504.80	68	\$5,038.80	\$5,116.32
21	\$1,556.10	\$1,580.04	69	\$5,112.90	\$5,191.56
22	\$1,630.20	\$1,655.28	70	\$5,187.00	\$5,266.80
23	\$1,704.30	\$1,730.52	71	\$5,261.10	\$5,342.04
24	\$1,778.40	\$1,805.76	72	\$5,335.20	\$5,417.28
25	\$1,852.50	\$1,881.00	73	\$5,409.30	\$5,492.52
26	\$1,926.60	\$1,956.24	74	\$5,483.40	\$5,567.76
27	\$2,000.70	\$2,031.48	75	\$5,557.50	\$5,643.00
28	\$2,074.80	\$2,106.72	76	\$5,631.60	\$5,718.24
29	\$2,148.90	\$2,181.96	77	\$5,705.70	\$5,793.48
30	\$2,223.00	\$2,257.20	78	\$5,779.80	\$5,868.72
31	\$2,297.10	\$2,332.44	79	\$5,853.90	\$5,943.96
32	\$2,371.20	\$2,407.68	80	\$5,928.00	\$6,019.20
33	\$2,445.30	\$2,482.92	81	\$6,002.10	\$6,094.44
34	\$2,519.40	\$2,558.16	82	\$6,076.20	\$6,169.68
35	\$2,593.50	\$2,633.40	83	\$6,150.30	\$6,244.92
36	\$2,667.60	\$2,708.64	84	\$6,224.40	\$6,320.16
37	\$2,741.70	\$2,783.88	85	\$6,298.50	\$6,395.40
38	\$2,815.80	\$2,859.12	86	\$6,372.60	\$6,470.64
39	\$2,889.90	\$2,934.36	87	\$6,446.70	\$6,545.88
40	\$2,964.00	\$3,009.60	88	\$6,520.80	\$6,621.12
41	\$3,038.10	\$3,084.84	89	\$6,594.90	\$6,696.36
42	\$3,112.20	\$3,160.08	90	\$6,669.00	\$6,771.60
43	\$3,186.30	\$3,235.32	91	\$6,743.10	\$6,846.84
44	\$3,260.40	\$3,310.56	92	\$6,817.20	\$6,922.08
45	\$3,334.50	\$3,385.80	93	\$6,891.30	\$6,997.32
46	\$3,408.60	\$3,461.04	94	\$6,965.40	\$7,072.56
47	\$3,482.70	\$3,536.28	95	\$7,039.50	\$7,147.80
48	\$3,556.80	\$3,611.52	96	\$7,113.60	\$7,223.04
49	\$3,630.90	\$3,686.76	97	\$7,187.70	\$7,298.28
50	\$3,705.00	\$3,762.00	98	\$7,261.80	\$7,373.52
51	\$3,779.10	\$3,837.24	99	\$7,335.90	\$7,448.76
52	\$3,853.20	\$3,912.48	100	\$7,410.00	\$7,524.00
53	\$3,927.30	\$3,987.72	101	\$7,484.10	\$7,599.24
54	\$4,001.40	\$4,062.96	102	\$7,558.20	\$7,674.48
55	\$4,075.50	\$4,138.20	103	\$7,632.30	\$7,749.72
56	\$4,149.60	\$4,213.44	104	\$7,706.40	\$7,824.96
57	\$4,223.70	\$4,288.68	105	\$7,780.50	\$7,900.20
58	\$4,297.80	\$4,363.92	106	\$7,854.60	\$7,975.44
59	\$4,371.90	\$4,439.16	107	\$7,928.70	\$8,050.68
60	\$4,446.00	\$4,514.40	108	\$8,002.80	\$8,125.92
61	\$4,520.10	\$4,589.64	109	\$8,076.90	\$8,201.16
62	\$4,594.20	\$4,664.88	110	\$8,151.00	\$8,276.40



City & Borough of Juneau • Docks & Harbors
155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

Port of Juneau

To: Harbors Patrons
CC:
From: John M. Stone, P.E. Port Director
Date: April 30, 2010
Re: 2010 Summer Moorage Promotions

At its April 29, 2010 meeting, the Docks and Harbors Board established two promotional moorage rates for the 2010 boating season. The rates are good in Douglas, Harris, and Aurora Harbors as space allows on a first come, first served basis. Numbered slips are available along with shorepower connections.

Buy Two Months, Get One Month Free Promotion

1. Must have purchased a 2010 annual launch ramp permit to qualify.
2. Buy two months of moorage for a summer stay during May or June and get an additional month free.
3. Limited to vessels with maximum LOA of 27' (maximum size that can fit in a 24' slip)

5% Discount Promotion

1. Buy three months of moorage for a summer stay during May or June get a 5% discount of published moorage rate plus two one day permits to use a CBJ launch ramp to launch and retrieve your boat. If you pay by Friday, May 28, moorage is good from Friday, May 28 through Monday, September 6, 2010.
2. Limited to vessels with maximum LOA of 27' (maximum size that can fit in a 24' slip)

Call me at 586-0294 if you have questions.



February 14, 2011

Rod Swope
City & Borough Manager
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Dear Mr. Swope:

I am writing to provide the Alaska Cruise Association's comments on your Draft FY12 Passenger Fee Proceeds Recommendations. This letter will first set forth the principles that limit the City and Borough of Juneau's discretion in spending passenger fees. It will then identify some of the proposed expenditures that, in our view, would plainly violate federal law.

Given the attention devoted to these issues over the last five years, the controlling legal principles should be familiar. In the 2002 Marine Transportation Security Act, Congress prohibited state and local governments (including the CBJ) from collecting *any* "taxes, tolls, operating charges, fees, or any other impositions ... from any vessel or other water craft [operating in navigable waters], or from its passengers or crew." 33 U.S.C. §5(b). Congress then carved out a narrow class of user fees from this prohibition, allowing "*reasonable fees charged on a fair and equitable basis* that (A) are used *solely* to pay the cost of a service to the vessel or water craft; (B) enhance the safety and efficiency of interstate and foreign commerce; *and* (C) do not impose more than a small burden on interstate or foreign commerce." 33 U.S.C. § 5(b)(2) (emphasis added). The CBJ's attorney, as you know, has long recognized that this statute circumscribes the permissible expenditures of passenger fees collected by the CBJ.

The Draft FY12 Passenger Fee Proceeds Recommendations contains several projects that do not meet the exacting standards of federal law:

- The appropriation of \$1,400,000 to "General Support" embodies precisely the type of impermissible expenditure that Congress had in mind when it passed the Marine Transportation Safety Act. As the Recommendations make clear, this appropriation would support "general government operations." But the law allows only expenditures that "solely ... pay the cost of a service to the vessel or watercraft" *and* "enhance the safety and efficiency of interstate or foreign commerce"; it does not permit expenditures to mitigate cruise ship "impacts" on general local government services.

- The appropriation of \$278,000 to “Transit Public Bus Service” service passes on to *all* cruise ship passengers the alleged cost of subsidizing bus service for those cruise ship passengers who actually use public transit. But even if many cruise ship passengers use public transit (and we believe you overestimate the percentage of those who do), federal law forbids the CBJ from charging the passengers who do *not* use that service to recoup the subsidy of passenger fares described in the Recommendations.
- The appropriation of \$159,100 to “Airport General Operations” has nothing to do with services provided to passengers of ACA members. The ACA understands that some smaller cruise vessels do have a turnaround in Juneau, and their passengers may use the airport. But under federal law, the CBJ cannot charge large cruise ship passengers fees for services provided only to smaller cruise ships and their passengers.
- Several categories purport to pass on to all cruise line passengers fees for services incurred by only a few cruise ship passengers. Thus, for example, the Recommendations would charge passengers in the 2011 cruise year “for unrecoverable costs related to transport [by Airlift Northwest] of cruise ship passengers and crew from Juneau *this past year*.” As that passage shows, this payment would not defray the cost of any services rendered to the passengers who pay the fee; instead, it would defray the cost of services rendered to a small number of passengers in prior years. Similar issues arise with respect to the proposals for Bartlett Regional Hospital and Capital City Fire/Rescue.
- The Recommendations suggest an appropriation of \$536,372 to the “Statter Harbor Passenger for Hire Facility,” justified on the theory that “[n]early all of the customers that will use this new facility will be cruise ship passengers.” But that statement answers the wrong question under federal law. The question *should* be whether all of the passengers who pay the fee will use the facility—and, of course, the answer is no. In essence, the CBJ has decided to charge *all* cruise line passengers in 2011 to build a passenger for hire facility that *some* cruise line passengers may use *in the future*. Because federal law allows a fee *only* for services actually provided to a vessel and its passengers, the CBJ has no basis to defray these costs by charging passengers who will not benefit in any way from the expenditure.
- Finally, several categories of expenditures deal with managing the downtown area during the busy summer months. None of these categories, including “Crossing Guards,” “Foot/Bike Patrol,” “Restroom Maintenance,” and “Downtown Cleaning” involve service provided to cruise ship vessels and their passengers. Instead, the CBJ provides these services to *all* who use the downtown in the summer, including CBJ residents and business owners. The fact that the services also benefit those passengers who visit downtown (and who, by the way, already contribute to the local economy in a variety of ways) does not provide a basis for charging a fee under 33 U.S.C. §5(b).

As this shows, the above CBJ recommendations for FY 2012 passenger fee revenues fail to satisfy the basic federal test for permissible fees and we urge the CBJ to reject them. As always, we would be pleased to consult with the CBJ regarding permissible uses of passenger fees.

Sincerely,



ON BEHALF OF

Bob Stone
Chairman
Alaska Cruise Association

CC: Mayor Bruce Botelho, City & Borough of Juneau
City & Borough of Juneau Assembly
City & Borough of Juneau Docks & Harbors Board
John Stone, Port Director, Juneau Docks & Harbors

Presented by:
Introduced:
Drafted by:

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2010-XX - CDD STAFF DRAFT

**SHOWING CHANGES SUGGESTED BY THE PLANNING COMMISSION AT
OR PRIOR TO THE JANUARY 11, 2011 REGULAR MEETING**

**An Ordinance Repealing and Reenacting the Disturbing the
Peace Code Relating to Noise, and Providing for a Penalty.**

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature
and shall become a part of the City and Borough Code.

Section 2. Repeal Section. CBJ 42.20.095 Disturbing the peace, is hereby
repealed.

Section 3. Amendment of Chapter. Chapter CBJ 42.20 Offenses Against Public
Order, is amended by the addition of a new Article II Noise, including sections CBJ
42.20.300 - 370, to read:

42.20.300 Prohibition on excessive noises.

(a) No person shall cause or permit any sound that exceeds the maximum
permissible sound levels set forth in this chapter to emanate from property under that
person's control in violation of this article.

(b) In a prosecution under this section, it shall be a rebuttable presumption that

1 the owner, tenant, or person in charge of real property, or the registered owner of the
2 vehicle, from which noise emanates has caused or allowed to be caused the noise which
3 violates this section.

4
5 **42.20.310 Sound measurement.**

6 (a) While sound measurements are not required for the enforcement of this article,
7 should measurements be made, they shall be made with a sound level meter. The sound
8 level meter:

9 (1) Shall be an instrument in good operating condition, certified by ANSI as
10 meeting the requirements of a Type I or Type II meter;

11 //

12 //

13 (2) Shall contain at least an A-weighted scale, and both fast and slow meter
14 response capability.

15
16 (b) If measurements are made, the person making those measurements shall have
17 completed training in the use of the sound level meter, and shall use measurement
18 procedures consistent with that training.

19
20 (c) Measurements shall be made from:

21 (1) Within an adjacent or other receiving property;

22 (2) Any right-of-way or other property beyond the property line of the property
23 from which the noise emanates; or

24 (3) According to regulations adopted pursuant to CBJ 01.60.

1 (d) No person shall play, continue to play, or allow to be played, any sound system
2 from, within, or on any motor vehicle so that any sound, music, or vibration emanating
3 therefrom can be heard at a distance of more than 30 feet except during the day-time
4 hours at 42.20.330(b) Table 3 unless otherwise provided in this Title.

5
6 (e) No person shall allow or permit frequent, repetitive, or continuous noise made
7 by any animal which unreasonably disturbs or interferes with the peace, comfort, and
8 repose of property owners or possessors to emanate from property under that person's
9 control, except that such sounds made by animal shelters, commercial kennels,
10 veterinary hospitals, pet shops, or a pet kennel licensed under and in compliance with
11 applicable laws are exempt from this subsection.

12
13 **42.20.320 Definitions.**

14 As used in this Article:

15 *EDNA* means Environmental Designation for Noise Abatement. The
16 Environmental Designation for Noise Abatement (EDNA) of any property shall be based
17 on the zoning of the property as follows:

- 18 (1) Class A EDNA - Lands primarily designated for residential purposes or
19 mixed use, including the RR, D-1, D-3, D-5, D-10, D-10sf, D-15, D-18, LC,
20 GC, MU, and MU2 zoning districts.
- 21 (2) Class B EDNA - Lands involving activities of such a nature that higher
22 noise levels than would be experienced in other EDNAs are normally to be
23 anticipated, including the WC, WI and I zoning districts.

1 *HVAC equipment* means: Heating, ventilation, and cooling equipment.

2

3 *Impulsive sound* means either a single pressure peak of a single burst or multiple
4 pressure peaks having a duration of less than one second.

5

6 *Noise sensitive uses* include schools, hospitals, rest homes, long-term care facilities,
7 mental health facilities, residential uses, libraries, passive recreation uses, and places of
8 worship.

9

10 *Property line* means the surveyed line at ground surface separating the real
11 property owned, rented, or leased by one or more persons from that owned, rented, or
12 leased by one or more other persons, and its vertical extension, or, in the case of
13 multifamily units such as duplexes, triplexes, apartment houses, and condominiums, the
14 walls, ceilings, and floors of each separately owned, rented, or leased unit.

15

16 **42.20.330 Maximum permissible sound levels.**

17 Unless otherwise provided, it is unlawful for any person to produce, or permit to be
18 produced, sound which:

19 (a) Interferes with normal spoken communication, disturbs sleep, or causes
20 discomfort or annoyance to any reasonable person of normal sensitivity residing in a
21 dwelling which is not the one from which the sound is emanating; or

22

23 (b) Unless otherwise provided, if a noise meter is used to measure the sound, sound
24 shall not exceed the maximum permissible sound levels set forth in Table 1 during the

night-time hours or Table 2 during the day-time hours; Day-Time hours are designated in Table 3; Night-Time hours are those hours not listed as Day-Time hours in Table 3:

Table 1: Night-Time Noise Limits

Receiving EDNA	Source EDNA	
	Residential I	Non- Residential
Residential	53	60
Non- Residential		

Table 2: Day-Time Noise Limits

Receiving EDNA	Source EDNA	
	Residential I	Non- Residential
Residential	63	70
Non- Residential		

Table 3: Day-Time Hours

Monday- Friday	7:00	a.m. to	10:00	p.m.
Saturday	7:00	a.m. to	9:00	p.m.
Sunday	9:00	a.m. to	9:00	p.m.

(c) During the day-time hours listed in Table 3 of subsection (b) of this section, the permissible sound level limits in Table 1 shall be increased by 10 dB for impulsive sounds occurring ten times or fewer in an hour.

1 (d) During the night-time hours defined by Table 3 of subsection (b) of this section,
2 the permissible sound level limits in Table 1 shall be increased by 10 dB for impulsive
3 sounds occurring four times or fewer in an hour.

4
5 (e) If the sound source under investigation is a mechanical device other than utility
6 equipment subject to the provisions of subsection (f) of this section, and is emitting a
7 sound with a steady tonal quality, the permissible sound level limits in Tables 1 and 2
8 shall be reduced by 5 dB. The reduction in this subsection shall not apply to residential
9 HVAC equipment.

10
11 (f) Sounds from electrical substations, communications equipment, and stationary
12 equipment used in the conveyance of water, waste water, or natural gas by a utility
13 provider. The limit for sounds from these facilities shall be 55 dB at all times.

14
15 **42.20.340 Exceptions.**

16 Except as otherwise provided, the following shall not be considered violations of this
17 Article, even if the sound limit specified in Section 42.20.330 is exceeded:

18 (a) Non-amplified sounds created by organized athletic or other group activities,
19 when such activities are conducted on public property generally used for such purposes,
20 such as stadiums, parks, schools, and athletic fields, during normal hours for such
21 events;

22 (b) Sounds caused by emergency work, or by the ordinary and accepted use of
23 emergency equipment, vehicles and apparatus, regardless of whether such work is
24 performed by a public or private agency, or upon public or private property;

1 (c) Sounds caused by bona fide use of emergency warning devices and alarm
2 systems;

3
4 (d) Sounds regulated by federal law, including but not limited to sounds caused by
5 aircraft;

6
7 (e) Sounds caused by construction or demolition activities when performed under
8 the applicable permits issued by appropriate governmental authorities and only during
9 the Day-Time Hours listed in CBJ 42.20.330(b) Table 3, unless pursuant to a Noise
10 Permit for construction or demolition activities issued under CBJ 49.15 Article IX that
11 extends those hours;

12
13 (f) Sounds caused by vehicular traffic upon premises open to the public in
14 compliance with state law. This exemption does not include an individual vehicle that
15 creates noise in excess of the standard set forth in Section 42.20.330;

16
17 (g) Sounds caused by air-, electrical- or gas-driven domestic tools, including, but
18 not limited to, lawn mowers, lawn edgers, radial arm, circular and table saws, chain
19 saws, drills, leaf-blowers, and other similar lawn or construction tools used
20 intermittently as an accessory or incidental use of a property during the Day-Time
21 Hours listed in CBJ 42.20.330(b) Table 3, unless pursuant to a Noise Permit for
22 construction activities issued under CBJ 49.15 Article IX that extends those hours;

1 (h) Sounds created by community events, such as parades, public fireworks displays, street fairs,
2 and festivals that the City Manager or designee has determined in writing to be community events for
3 the purposes of this section. The City Manager's decision shall be based on the anticipated number of
4 participants or spectators, the location of the event and other factors the City Manager determines to be
5 appropriate under the circumstances;

6
7 (i) Sounds made between midnight and 12:30 a.m. on January 1 of each year;

8
9 (j) Sounds made by snow removal equipment or operations, provided that all snow removal
10 equipment powered by an internal-combustion engine shall be equipped with a factory-installed or
11 equivalent muffler in proper working order, and provided further that this exception applies to the acts
12 of plowing, scraping, and loading conducted in a reasonable manner, and that impulsive banging or
13 hitting of snow removal equipment against concrete, asphalt, or other hard surfaces shall not be so
14 exempted and shall be restricted to the provisions of CBJ 42.20.330(c) and (d). The collection and
15 removal of gravel, sand, and other materials spread to increase traction during snowy or icy periods are
16 likewise exempted from noise limits except those pertaining to impulsive sounds.

17
18 (k) Sounds made by solid waste collection or street sweeping equipment or
19 operations during the hours of 6:00 a.m. to 7:00 p.m., provided that all solid waste
20 removal equipment powered by an internal-combustion engine shall be equipped with a
21 factory-installed or equivalent muffler in proper working order;

22
23 (l) Sounds resulting from loading or unloading activities related to marine
24 shipping or other tidally-dependent operations, including maintenance work on boats in

dry-dock at harbor facilities, provided that all equipment powered by an internal-combustion engine shall be equipped with a factory-installed or equivalent muffler in proper working order. No amplified sounds whatsoever shall be exempted under this section;

(m) Sounds from uses existing or operating at the time ordinance becomes effective which exceed the standards contained in this article shall be exempt from these standards for a period of two years from ____, the date of adoption of this ordinance, after which time they must operate under a valid permit issued pursuant to CBJ 49.15 Article IX or comply with the standards in this article; and

(n) Sounds for which a valid Noise Permit has been issued pursuant to CBJ 49.15 Article IX.

42.20.350 Maximum limit for certain activities.

(a) Notwithstanding Section 42.20.330, the creation of noise by any activity subject to the exceptions listed in Sections 42.20.340(e), (g), (l), or (m) in excess of 85 dB measured on property on which a noise sensitive use is located, for more than 5 minutes in any calendar day, shall be a violation.

42.20.360 Penalty.

Violation of this Article is an infraction. Each day during which a violation occurs shall be deemed a separate infraction.

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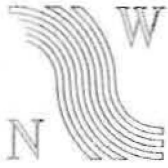
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NorthWind
Architects, LLC

NorthWind Architects, LLC
Professional Services Fees

**CBJ-Dock & Harbors:
Office building programming.**

Gerald Gotschall, NWA Project

Prepared by: Architect

Date: 2/17/2010

Rev. 1

Hours

NWA Arch	NWA Support
\$ 110.00	\$ 65.00

Task I	Identify Building Program Requirements		
	Initial Meeting with City: CBJ Docks & Harbors, Parks & Rec, Engineering (Identify possible tenant and public usage of building)	4	
	Existing Harbors Office asbuilt, space usage & plan diagrams, future needs	8	4
	Other tennant space allocations & plan diagrams	8	4
	Public areas - space needs identified	8	4
	Review with Docks & Harbors, CBJ entities	4	
Task II	Public Amenities Review		
	Space allocation for Lobby, service, mech/elect, elevator	4	
	Public Restrooms (inside & outside)	2	
	Initial Code Requirements	2	
	Review with Docks & Harbors	1	
Task III	Site Investigation		
	View to/from site, Access for deliveries, Vehicle Staging considerations	2	2
	Parking Requirements	4	
	Overall Site adjacencies	2	
	Site diagrams for building perimeter	2	2
	Review with Docks & Harbors	1	
Task IV	Final Report		
	Packet to be used to start concept design of building. (Graphics, spreadsheets, narrative, diagrams)	8	4

Total Hours

	60	20
Subtotal Fees \$	6,600	\$ 1,300
Sub consultant Fees		\$ -

TOTAL Professional Services Proposal **\$ 7,900 Lump Sum**

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Project	Status	Schedule	Contractor	Notes
Auke Bay Loading Facility - Phase I				
Conveyance - ADNR Land - Facility	Submitted	Spring 2011		Awaiting survey for land conveyance
Conveyance - ADNR Land - Mitigation	Submitted	Spring 2011		Preparing application amendment
Modification to CU for fuel bunkering				Preparing application
Auke Bay Loading Facility - Phase II				
Construction	In Progress	Feb 2011-Aug 2011	SE Earthmovers	
Douglas Floating Breakwater	Construction	Spring 2011	Trucano	Corps funded project
Old Douglas Harbor Reconstruction				
Permitting	Hold	Winter 2010/11	PND	Preparing further documentation per Agency request
Final Engineering and Design	Design	Winter 2010/11	PND	Hold for permit
Construction		Fall 2011		
Statter Harbor Improvements				
EA Process	In Progress	Winter 2010/11	PND	Completing response to agency request for more info
Conveyance - DNR Property at Glacier	In Progress	Winter 2010/11		Survey in progress
Conveyance - DNR Tideland	In Progress			Application Submitted - Awaiting response
Demolition of Lehnart House	Complete		Channel Const.	Awaiting final invoice from contractor
Permitting	Hold	Winter 2010/11	PND	Awaiting EA completion
Final Engineering and Design	Hold	Winter 2010/11	PND	Awaiting EA completion
Begin Construction		Fall 2012	TBD	Awaiting full funding
New Cruise Berths				
Preliminary Design Services	In Progress	Winter 2010/11	PND	
Geotech Investigation	In Progress	Winter 2010/11	PND	
Fishermen's Memorial				Evaluating response from Memorial group to move
Conditional Use Permit				Preparing application
Port-Customs-Visitor Center Project				
Phase I - Port/Customs Building	Construction	Oct 1, 2010	NPE	On Schedule
Phase II - Visitor Center	Hold	Oct 1, 2011	NPE	
Visitor Center Demolition	Hold	Oct 1, 2011	NPE	
1% for Art	In Progress	March 1, 2011		Awaiting response from artists
Cruise Staging Area Reconfiguration				
Design	Design	Fall 2010/11	PND	
City Project Review		Winter 2010/11		Preparing Application
Cathodic Protection	Design	Fall 2010	Tinnea & Assoc.	Awaiting inspection report
Harbor Upland Improvements	Construction	Winter 2010/11	Admiralty Const.	Awaiting final inspection and acceptance
Aurora Harbor Reconfiguration				

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Municipal Harbor Matching Grant	Application	July 15, 2010	PND	Submitted application for \$2M-Awaiting legislative approval
Taku Fisheries Dock Expansion	Planning	Spring 2010	PND	Considering options
Norway Point Net Float	Design	Plans Complete		No funds to construct - Est. \$50K+/-
Archie Van Winkle Memorial	In Progress	Feb 28, 2011		Transfer to City
Cruise Dock Restroom Study	In Progress		JYL	
Archipelago Property Purchase	In Progress			Working with Lands Department
Fishermen's Sales Facility Study	In Progress	March 31, 2011	Northwind	
Statter Harbor Site Furniture	Planning			Work with Dwight on site options
New USS Juneau Memorial	Planning			Identify support group
Marine Services Center	Planning			Awaiting approval of contract amendment

CITY AND BOROUGH OF JUNEAU DOCKS AND HARBORS
CIP ACCOUNTS SUMMARY
As Of February 28, 2010

CIP #	Project	Revenues	Expenditures	Balance	Notes
H354-79	Amalga Harbor Launch Ramp Upgrade				Project Complete
	ADF&G Grants	\$2,535,000.00	\$2,469,205.00	\$65,795.00	Funds to be returned to ADF&G
	Harbor Funds	\$300,000.00	\$327,999.00	(\$27,999.00)	Fund transfer needed to close account
H354-84	Douglas Harbor Phase III				Breakwater
	ADOT Breakwater MOU	\$800,000.00			
	2003 GO Bond	\$3,500,000.00			
	2003 GO Bond Interest (yet to be appropriated)	\$67,145.00			
		\$4,367,145.00	\$4,306,986.00	\$60,159.00	
H354-74	Auke Bay Loading Facility-Phase I				Mitigation Phase
	ADCCED Grant	\$50,778.00			
	Denali Commission	\$1,000,000.00			
	FY01 Marine Passenger Fees	\$100,000.00			
	FY02 Marine Passenger Fees	\$411,500.00			
	FY02 Harbor Funds	\$175,000.00			
	FY02 Dock Funds	\$175,000.00			
	FY04 Marine Passenger Fees	\$50,000.00			
	FY05 Marine Passenger Fees	\$300,000.00			
	FY05 Dock Funds	\$150,000.00			
	FY06 Marine Passenger Fees	\$500,000.00			
	FY08 F326	\$4,411,351.00			
	FY09 Harbor Funds	\$292,514.00			
	FY11 Harbor Funds	\$130,000.00			
	2003 GO Bond	\$3,250,000.00			
	2003 GO Bond Interest	\$328,598.00			
		\$11,324,741.00	\$11,208,476.00	\$116,265.00	
H354-85	Juneau Harbors Deferred Maintenance				Old Douglas Harbor Re-Build
	ADOT - Bonds for Harbors	\$7,047,810.00			
	ADF&G Coop #04-003	\$180,000.00			
	ADF&G Coop #05-071	\$900,105.00			
	NFF In-Kiind Douglas Pump-out	\$73,000.00			
	FY02 Harbor Funds	\$13,508.00			
	FY06 Marine Passenger Fees	\$500,000.00			

CITY AND BOROUGH OF JUNEAU DOCKS AND HARBORS

CIP ACCOUNTS SUMMARY

As Of February 28, 2010

FY06 Harbor Funds	\$15,606.00		
FY08 F326	\$4,411,351.00		
FY99 Temp Sales Tax	\$6,631.00		
2003 GO Bonds	\$2,500,000.00		
FY2003 GO Bond Interest	\$40,000.00		
	\$15,688,011.00	\$11,704,506.00	\$3,983,505.00

H354-93 Statter Harbor Improvements

FY08 ADF&G Grant	\$900,000.00		
DCCED Grant	\$800,000.00		
FY06 Marine Passenger Fees	\$250,000.00		
FY07 Marine Passenger Fees	\$250,000.00		
FY09 1% Prop 2 Sales Tax	\$2,500,000.00		
Sales Tax	\$400,000.00		
FY11 Temp 1% Sales Tax	\$3,804,600.00		
	\$8,904,600.00	\$1,567,984.00	\$7,336,616.00

New Launch Ramp
Statter Float Repairs

H354-95 Cruise Ship Berth Enhancements

DCCED 09 Grant	\$1,500,000.00		
DCCED 10 Grant	\$2,500,000.00		
DCCED 11 Grant	\$9,000,000.00		
FY02 Port Development Fees	\$20,124.00		
Fy03 AW Sales Tax	\$3,018.00		
FY03 Docks	\$9,755.00		
FY03 Port Development Fees	\$203,043.00		
FY05 Docks	\$24,194.00		
FY06 Docks	\$30,000.00		
FY07 Docks	\$32,280.00		
FY08 Marine Passenger Fees	\$1,000,000.00		
FY09 Marine Passenger Fees	\$379,520.00		
FY09 Marine Passenger Fees	\$924,200.00		
FY09 Port Development Fees	\$1,750,000.00		
FY10 Marine Passenger Fees	\$1,443,800.00		
FY10 Port Development Fees	\$1,750,000.00		
FY11 Marine Passenger Fees	\$1,023,900.00		
FY11 Port Development Fees	\$1,500,000.00		
	\$23,093,834.00	\$11,247,931.00	\$11,845,903.00

New Cruise Berths
Port/Cusotms/Visitor Center
CT Staging Reconfiguration

CITY AND BOROUGH OF JUNEAU DOCKS AND HARBORS
CIP ACCOUNTS SUMMARY
As Of February 28, 2010

H354-96	Cruise Ship Tug Moorage Rehabilitation				Aurora Harbor Re-Build
	FY08 Marine Passenger Fees	\$500,000.00			
		\$500,000.00	\$0.00	\$500,000.00	
H354-97	Landing Craft & Security Cameras				Harbor Security Cameras
	Federal Security Grant	\$219,000.00	\$140,066.00	\$78,934.00	
H354-99	Auke Bay Loading Facility - Phase II				
	TIGER Grant	\$3,640,000.00	\$2,599,852.00	\$1,040,148.00	



U.S. ARMY ENGINEER DISTRICT, ALASKA
OFFICE OF THE COMMANDER AND DISTRICT ENGINEER

February 3, 2010

John
Dear Mr. Stone;

I wanted to thank you for all of your help with our yearly Officers' Professional Development trip. We very much enjoyed our time in Juneau, and appreciated the help you gave us to make the trip a success.

Again, thanks for all that you do in 'Building and Preserving Alaska's Future.'

Sincerely,

Reinhard W. Koenig
Colonel, Corps of Engineers
District Commander

*We had a great
time and learned
a lot. Thank you
so much!!!*