

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES
For Thursday, April 28th, 2022
City Hall Room 224 and via Zoom

I. Call to Order: Mr. Etheridge called the meeting to order at 5:00 p.m. on April 28th, 2022 at City Hall Room 224 and via Zoom.

II. Roll: The following members were in attendance via Zoom or in person at City Hall Room 224; Lacey Derr, Paul Grant, David Larkin, Matthew Leither, Mark Ridgway, Bob Wostmann, James Becker and Don Etheridge.

Absent: Annette Smith

Also in attendance: Carl Uchytel – Port Director, Matthew Creswell – Harbormaster, Matthew Sill – Deputy Engineer, Doug Liemann – Senior Harbor Officer, Patrick Davis – Harbor Officer, Nichole Benedict – Administrative Assistant, Christine Woll – Assembly Member, and Tony Homan – HDR Representative.

III. Approval of Agenda

Mr. Uchytel asked to move item VII. Unfinished Business to the end of the meeting after IX. Items for Information/Discussion.

MOTION By MS. DERR: TO APPROVE THE AGENDA AS AMENDED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Approval of March 31st Regular Board minutes; and, April 20th Special Board minutes

The Regular Board meeting minutes from March 31st, 2022 were approved noting a spelling error correction needed. The Special Board meeting minutes were approved as presented.

V. Special Order of Business

Mr. Uchytel introduced Mr. Patrick Davis and read a letter of appreciation regarding an incident on April 5th, 2022. Mr. Davis found a man unresponsive lying on the dock at Harris Harbor. He performed CPR and was able to get the man breathing again and kept him conscious until CCFR was able to make it to the scene.

Mr. Creswell said this is the second time Mr. Davis has performed CPR and saved a person's life while on the job. He also said every employee of Docks & Harbors takes the Heartsavers AED and CPR training.

VI. Public Participation on Non-Agenda Items - None

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

VII. New Business - None

VIII. Items for Information/Discussion

1. HDR-Alaska, Inc. Update to Harbor Rate Study

Mr. Homan gave a brief presentation and update on the status of the rate study. He said he was able to finish the interviews with the cruise lines, launch ramp users, commercial fishermen, charter captains, recreational users and the liveaboard members. He is currently working on the outline of the report which is due mid-May. He will be looking at what is fair and equitable and work on a replacement reserve analysis. One common thing he is hearing is people do not want to diminish services.

Board Discussion

Mr. Wostmann asked about the questions and if he thought rate increases were needed without adding services.

Mr. Homan explained there is some wiggle room for modest increases. Anything more than a modest increase would need to come with added services.

Mr. Grant asked if it is too early or did Mr. Homan get a sense of major differences between user group.

Mr. Homan would like to discuss this with Mr. Uchytel before briefing the Board. He said some groups are very happy with current services while others are not. Unfortunately, there is not a true consensus.

Mr. Ridgway asked about the replacement reserve. He wanted to know if that will include capital improvements.

Mr. Homan said that is entirely up to the Board. The most basic of a replacement reserve is to keep everything in a state of good repair. An enhanced replacement reserve would be needed to include upgrades and improvements.

Public Comment – None

2. Tide Land Lease Application – Bonnell Development, LLC

Mr. Uchytel shared a parcel view of land near Statter Harbor. Mr. Skye Bonnell recently purchased some land adjacent to Docks & Harbors land (old Hagmeier Property on Glacier Hwy). We have very little detail thus far. He is asking for 1.229 acres of leased tidelands to put in a float for his vessels.

Board Discussion

Mr. Wostmann asked for clarification on the tideland location.

Mr. Uchytel described the location and said he had some concerns with the Statter Harbor Horseshoe float. This is a legitimate request and we need to wait until we have more detail before action is needed.

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

Mr. Becker said this area is shallow and there is not much room for Mr. Bonnell's seven big catamarans that are thirty plus feet long.

Mr. Grant asked what type of structures were on the property. He also asked if there was a dock currently on the tidelands.

Mr. Creswell said there is currently a very old house on the property.

Mr. Uchytel said there is no dock or float currently. This request would be so Mr. Bonnell could build the infrastructure and then have a tideland lease with Docks & Harbors.

Mr. Becker asked if this would interfere with the elevated Seawalk concept.

Mr. Uchytel said that project is hard to get funding for. We would need to get an easement to work around that issue.

Mr. Leither asked about the long-term plan to have a new breakwater with a second gangway.

Mr. Uchytel said this would not interfere with the new wave attenuator.

Mr. Grant thought we should have the full design on the new wave attenuator before issuing tideland leases.

Mr. Etheridge said he agreed.

Public Comment – None

3. Bayhouse Properties - Potential Conditional Use Permit through Statter Harbor

Mr. Faulk made a presentation about the Bayhouse Properties and his development ideas.

The owner of the parcel (4B2301050090) to the south of the Auke Bay Harbor Office is intending to redevelop the property. Currently the parcel, which is 1.18 acres, contains several different buildings, including the Hot Bite restaurant, a Coast Guard facility, a rental house, and another commercial facility. The concept is to demolish all the existing buildings and replace them with a new condominium development. The intent is to maximize the number of condos on the parcel while still allowing for waterfront views from each unit. By code, 21 condo units are allowable on the parcel, but the actual number of units will probably be slightly less.

The conceptual design is for a basement level parking garage with three levels of single-story condos above. The condos will be located towards the waterside of the site. Mr. Faulk said he believes this will decrease the traffic by 75% and be better for our access and parking lot.

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

Committee Discussion

Mr. Becker asked about the underground parking and if that would dig up the hillside.

Mr. Faulk said this is a new idea and he believes there will be about forty parking spaces built into the foundation work.

Ms. Derr asked if the condos would be using our road for access?

Mr. Faulk said he would like the approval from the Board before going to the city for CDD approval.

Mr. Wostmann asked if there have been other projects approved by the city to grant residential access through CBJ properties.

Mr. Faulk said there had been a variance given in the past when property was subdivided next to the Hot Bite.

Mr. Wostmann asked if there would be any issues with emergency vehicles accessing the property.

Ms. Derr suggested reaching out to CCFR to find out answers about emergency vehicles.

Mr. Wostmann said he feels there is a great shortage in housing and he is not opposed to this project. He would like to hear more once the plans are better laid out.

Mr. Etheridge said he is not opposed either. He would like to confirm we are not losing parking spaces due to emergency vehicle access.

Mr. Grant said one concern would be if the project would exacerbate the parking issue we already struggle with. He thinks we might need to improve our road down from Glacier Hwy.

Public Comment – None

4. Hansen-Gress/Property Purchase Request from Docks & Harbors

Mr. Uchytel asked everyone to see page thirty in the agenda packet. About a month ago Hansen-Gress bought the Juneau Electronics Building. Docks & Harbors leases about 4,177 square feet of property around the building. They have asked us to sell that property to them. It is possible to sell property. Typically we do not sell tideland property. This property is worth about \$80,000. Mr. Uchytel said this is not an action item tonight. He wanted the Board to be aware there is a request to buy this lease property.

Committee Discussion

Mr. Wostmann asked who owned the rest of the property, not owned and leased by us?

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

Mr. Uchtyl said it is a DOT right of way.

Mr. Grant said any proposal to sell tidelands property needs to be very enticing. Tideland property is very scarce and they are not making any more of it. He feels we should keep the property.

Mr. Larkin clarified they own the building but we own the land.

Mr. Grant confirmed they have a tidelands lease and a land lease with Docks & Harbors.

Mr. Wostmann said he did not want to sell this property. It's not a huge sum of money that could make any real difference.

Public Comment – None

5. Potential Community Garden Property Request

Please see page Thirty-four in the agenda packet. Ms. Judy Sherburne is requesting to use the Little Rock Dump for a community garden on Thane Road. Docks & Harbors currently manages this property. It is used as storage and a place to dump snow in the winter. Ideally, the future use of the Little Rock Dump would be a marine services yard with a boat haul out. Mr. Uchtyl said it is highly unlikely to have the funds to do this within the next ten years. We have also discussed using this site as a place for commercial fishermen to store their pots and gear.

Committee Discussion

Mr. Etheridge said his idea is to level some ground and lease it out to boat owners. It could be a conex storage yard with additional places for crabbers to put pots. This piece of land was used as a garbage dump sixty years ago.

Mr. Becker asked about our current community gardens and how full they were.

Ms. Sherburne said there are many community gardens around town. They are all full to capacity with about thirty people on a waiting list for a spot. There is a real demand for land to use as community gardens.

Mr. Wostmann asked if the soil was usable even with the prior contamination.

Ms. Sherburne said it would require a lot of prep work to make it usable for this purpose. It was capped a long time ago due to being used as a sewage dump site. There is no soil in the area. She would need to create raised beds and bring in soil.

Mr. Wostmann asked if there were funds available for such an undertaking?

Ms. Sherburne said she is raising funds now and many will donate once a site is selected.

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

Mr. Wostmann said we do have other uses in mind for this property even though they are probably years out. He asked how long she would need to use the property for it to be worth it financially.

Ms. Sherburne said ideally they would like to use the property for at least ten years.

Ms. Derr said she loves the idea of another community garden. She thinks it is a vital project to the community. Government is here to provide services that would otherwise not happen. She also asked about the property being in an avalanche zone.

Mr. Etheridge confirmed it was in the avalanche area but before the main shoot.

Mr. Leither asked about fresh water access?

Ms. Sherburne said she would look to create a line, pump, and holding tank for fresh water from Snowslide Creek.

Mr. Leither asked about safety and what it would take for this property to be accessible to the general public.

Mr. Creswell said this property is a catch-all site. We will need to figure out what to do with everything. He thinks there would be a fair amount of work to make it usable.

Mr. Grant commented if we advocate for this project and Docks & Harbors work together it could be compatible.

Mr. Larkin asked if the acre marked in the picture is to show size or if that is the intended placement? He also asked if there was unused wood we could donate and repurpose to make the raised beds. He is inclined to support this idea.

Mr. Ridgway asked about the enclosed documents from the state of Alaska. He wanted to know if there were any land use restrictions from when we obtained the property.

Mr. Uchtyl said DEC has the sludge piles mapped out. He is unsure of use restrictions.

Mr. Wostmann said he likes the project and would like to see some detailed plans.

Ms. Sherburne said she has received direct support from Mayor Weldon with regards to community gardens. She was not sure about this site in particular. The garden could easily be removed if another project gets funding.

Public Comment

Mr. Russell Peterson – Juneau, Alaska

Mr. Peterson said he is very familiar with this piece of property. He is a gardener and loves the idea of a community garden. He does not understand why we are talking about putting it at this location. He suggested looking at the Yacht Club or the Thane Ore

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

House property. He does not think this toxic location is the right one for a community garden. He would like our harbors to become a destination and a garden by the Yacht Club would be perfect. He would like the Little Rock Dump to be used as a marine yard and big haul-out facility. This is a huge need in our community.

6. Sealaska Heritage Institute (SHI) Totem Park

Mr. Uchytel asked everyone to see page thirty-eight in the agenda packet. Sealaska Heritage Institute is trying to put up thirteen totem poles in the downtown area and waterfront. Three of the totem poles would be placed on Docks & Harbors property. We were not consulted when they developed the plan.

Committee Discussion

Ms. Derr asked who would be responsible for the upkeep of the totem poles?

Mr. Uchytel said that was also a concern of his. He hopes Sealaska and the City Manager have a plan for upkeep.

Mr. Wostmann said traditionally they are replaced when their lifespan is over. We would need to confirm there is an agreement in place.

Mr. Larkin asked if there was any concerns about the placement of the totems?

Mr. Creswell said just looking at their placement on the map he did not anticipate any issues. He is more concerned about how they will be anchored and upkeep.

Mr. Leither asked how this came to be so far along without us knowing or our input.

Mr. Etheridge said they had been working with the City Manager on the project.

Public Comment – None

7. Juneau Harbors & Liveboards: Health, Safety & Sustainability

Ms. Derr shared a PowerPoint presentation regarding the Liveboard community.

Committee Discussion

Mr. Leither said he disagrees with a lot of what Ms. Derr had to say. He thinks limiting liveboards during a housing crisis is the exact opposite of what we should be doing. He would like to see the problems associated with liveboards solved. If the problem is dog feces, we should look at ways to solve that. He also said he thinks if we need to add codes or regulations, they need to be for all boats, not specific to people living on vessels. If we want to make insurance mandatory, it should be for all boats not just liveboards. He does not feel like the liveboards are always complaining he feels they are vocal because they are always being attacked. He joined the Board because of talk about doubling the liveboard fee. He is frustrated to be talking about these issues as liveboard issues instead of just issues that need to be addressed.

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

Mr. Larkin said this conversation is valuable. He wanted to remind everyone we are not the landlords, we are the property managers. The actual landlords are the community members of the City and Borough of Juneau.

Mr. Becker said he used to be at Aurora Harbor and loved the liveaboard community there. They were extremely valuable to watch over boats and help if people fell in the water. He sees the liveaboards as a benefit and we are lucky to have them.

Mr. Wostmann echoed this sentiment. He sees the benefits of a liveaboard community. He would like to see a working group with liveaboards and Board members. He agrees a liveaboard association would be a great idea.

Mr. Leither asked about Ms. Derr mentioning support from the City Assembly. He hopes she went to the Assembly as an individual and not as a member of this Board. There is not a consensus yet and this conversation is in the early stages.

Ms. Derr agreed and said she was asked what she thought. One Assembly member said the harbors were never meant to be for housing. Ms. Derr is not trying to eliminate liveaboards from the harbors. She is trying to establish reasonable resources and boundaries. She hears we do not do enough with snow removal, and agrees. We might need more Harbor Officers.

Mr. Leither said the reason Ms. Derr is hearing complaints from liveaboards about snow removal is the fact that they pay a fee to live there and the Board is trying to double the rates. In 2016 this Board even tried to limit the amount of liveaboards allowed in the harbors. He is convinced we are doing a disservice to make issues about liveaboards instead of a singular problem or particular issue that needs solving.

Mr. Grant said he does mediation in his profession. He believes there needs to be a meeting between stakeholders. We need to identify the problems and try to find solutions. He has heard two totally different positions tonight regarding the cause of issues such as dog feces.

Mr. Etheridge asked if Mr. Grant would be willing to sit down with Mr. Leither and Ms. Derr to discuss how this process should move forward.

Mr. Grant said he would be more than happy to help. He is a voting member of the Board and he might need to distance himself from being the mediator.

Mr. Uchtyl warned the Board something like this could trigger the Public Meetings Act.

Mr. Creswell shared that in 2016 he held and hosted three meetings with Liveaboards and Docks & Harbor employees. Mr. Robert Barr was the facilitator of these meetings. He will provide the agendas and minutes.

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

Mr. Etheridge asked Mr. Creswell to work with the three Board members and facilitate the discussion.

Mr. Leither said he would like to hear facts behind rate increases for the liveaboard community.

Ms. Derr said she has a camera on the front of her boat and has lots of footage that would show facts. She believes there is a huge difference between Aurora Harbor and Statter Harbor. Not every issue is being seen at every harbor.

Mr. Grant said he would like to talk to Mr. Uchytel about the public meetings implications of a working group.

Mr. Leither said he is excited that Ms. Derr has cameras and asked if she has shared the footage with the Harbormaster to get the individual problems resolved.

Ms. Derr said she has shared the footage. She feels it is uncomfortable for the Harbor Officers to keep going to repeat offenders.

Public Comment

Mr. Russel Peterson – Juneau, Alaska

Mr. Peterson was happy with what Mr. Leither and Mr. Grant had to say. The snow removal is for all boat owners, not just liveaboards. He feels the liveaboard community is shrinking. Many boat owners have moved to Hoonah because of increased fees and moorage rates. We have lost the moorage income they generated as well as the \$70 a month for the liveaboard fee. He agreed with what Ms. Derr said about Statter Harbor being safer. It is illuminated and the downtown harbors would be the same with adequate lighting. He is also upset with the amount of dog feces but feels that is not the harbors problem. This is why we pay animal control and have them ticket offenders. If he sees a dog off leash or owner leaving feces behind he calls animal control immediately. He believes the MSD inspections should be for all boats as they are a requirement. He would love to go to a working group meeting to settle some of these problems. He feels the liveaboard community is an asset to the harbors. He pulled a guy out of the water that could not get himself out. Mr. Peterson and other liveaboards are the first people to help a distressed boat due to sinking or fire, or hear an alarm and report it. He has very expensive cameras on his boat and they do not just keep him safe they keep everyone safe. To talk about limiting liveaboards is the wrong direction. The liveaboards pay close to \$130K per year in additional fees, which pays the entire cost of water and trash for all the harbors. There is no fee for commercial users or charter companies. He feels the commercial users take up 10 times the parking, use more garbage and water, and use carts more than liveaboards ever do. He feels liveaboards should have three seats on the Board because 30% of harbor patrons are liveaboards.

Board takes a five minute break at 7:17 p.m.

8. [Board Meeting Start Times](#)

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

Mr. Uchytel said this agenda item was encouraged by Assembly Member Woll. She wanted the Board to consider alternate start times to help increase public participation. Docks & Harbor meetings in the past have started anywhere from 12:00 p.m. to 7:00 p.m. Mr. Uchytel shared the CBJ calendar listing all types of public meetings starting at 12:00 p.m. and some even at 3:00 p.m. He asked the Board if they would like a later start time.

Committee Discussion

Mr. Etheridge feels people will only show up if there is a topic they are interested in. No more people showed up with the 7:00 p.m. start time than do now.

Mr. Grant commented that what we have here is a solution searching for a problem.

Mr. Ridgway said he agrees with Mr. Grant. He remembers a couple of Board members stating a 7:00 p.m. start time would create a hardship for them.

Mr. Ridgway said the last Operations/Planning meeting talked about starting public opinion meetings at 5:30 p.m. to give everyone an extra half hour. He does not want to change anything going forward.

Mr. Wostmann said 5:00 p.m. works best with his schedule.

Public Comment

Mr. Russell Peterson – Juneau, Alaska

Mr. Peterson said he gets off work at 5:00 p.m. and drives home to attend the meeting over Zoom. He does not like having to attend meetings already in progress. He has had to take personal leave from work to join meetings on time. He would like to see a 6:00 p.m. meeting start time at the earliest. He has a friend that wanted to attend the meetings but had to do so on a city bus coming home from work. He would like to see people engaging and believing in the process. He feels Ms. Derr has an agenda against liveboards. He said anything is better than a 5:00 p.m. start time.

9. Potential Public-Private-Partnership (P3) with Marine Exchange of Alaska (MXAK)

Mr. Uchytel said this is a property request that has come across his desk. Alaska Marine Exchange has outgrown their building and would like to build a new one. They have waterfront needs and would like to lease or purchase property from Docks & Harbors. He spoke about the need to replace the Aurora Harbor office. It is basically an old garage that was converted to office space. It could be replaced out of the 1% sales tax, or through a land sale or lease. They have suggested sharing the new building with Docks & Harbors.

Committee Discussion

Mr. Becker said it sounds like a good mesh. Their demand will only increase in the future.

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

Mr. Becker said we need to do the rebuild correctly. What we build to replace the office will need to last.

Mr. Creswell said the current building is an old garage converted to an office. There is a conference room in the back and a few desks for the Harbor Officers. The Operations Supervisor has a cubical and Mr. Creswell has a tiny office. The building has sewer issues, several times a year sewer backs up into the office through floor drains. The bathrooms are right next to the administrative staff. When there is heavy rain the whole building moves and water leaks down the walls. He is also witnessing signs of rot and decay. The current building is very much a stick built structure and has significant issues with bug infestation and flying ants. It is not an efficient setup for the area and has reached the end of its useful life.

Mr. Wostmann said he likes the potential and thinks public-private partnerships can be useful.

Mr. Etheridge said he would not want to sell the property but is not against leasing it.

Mr. Wostmann asked if we should add this to the priority list for the 1% sales tax.

Ms. Woll asked about the proposed new City Hall building and if it would be possible for the Docks & Harbor staff to move into that.

Mr. Uchtyl said some admin staff might move to the new City Hall building. He believes there is value in the Harbormaster staying at the harbors.

Mr. Etheridge said the Board thought it was important for harbor staff to stay near the harbors and have access to the facilities for maintenance and patrons. It is important for everyone to be close in case of an emergency.

Mr. Grant asked if Mr. Uchtyl had done due diligence to confirm MXAK would be a stable and good partner. He believes they need to be fully vetted and looked at by a CBJ attorney.

Mr. Uchtyl said MXAK is a very solid organization. The business has been around over twenty years and has a good reputation.

Mr. Grant said this could be a fifty year partnership and wants the due diligence done.

Mr. Wostmann agreed with Mr. Grant but we are too early in the process. If there was funding available we would then get into the true due diligence. We would both sign nondisclosure agreements and open our financials to one another. He feels this process is very common in the private sector.

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

Mr. Larkin asked if MXAK owned the land under their current building and asked if there is potential for a land swap.

Mr. Etheridge said MXAK wants to keep the building they have now and add another. They are expanding and he did not think they would be open to a swap. He said Docks & Harbors has the property and doing a long-term lease could be beneficial to everyone. He does not want to sell the property.

Mr. Leither said this sounds like an interesting idea. He is not sure we have enough time to get this through on the 1% sales tax initiative this time. He does not want to change the current ranking. He is concerned voters will not feel a new office is a priority.

Mr. Becker does not want to sell the property either, especially due to its location.

Public Comment – None

10. Condition Report – Taku Harbor

Mr. Sill shared a PowerPoint presentation with pictures of the current damage to Taku Harbor. He said since September 2021 we have been aware of the rapid deterioration of the salvaged floats closest to shore. He fears we may need to remove the shore access because they are no longer safe. He also mentioned we do not bring in any income from this facility and spoke about funding options to replace the damaged floats.

Committee Discussion

Mr. Becker asked how many people have private property in that area.

Mr. Sill said there are around five or six cabins in the area.

Mr. Wostmann said this is a very popular area. He believes there is no other option we must fix the float. His concern is where the money will come from. He would like to consider this for the 1% sales tax initiative.

Mr. Larkin asked if this area is utilized as shelter from bad weather.

Mr. Wostmann said this damage does not affect the ability to moor boats, only accessing the shore.

Mr. Becker thinks we need to do a large public campaign to help raise awareness of the needs of Docks & Harbors and how much maintenance and upkeep we are dealing with.

Mr. Leither asked if we could go to the state of Alaska for help with these repairs. This dock gives access to a state owned park.

Mr. Still said the current dock was built by Fish and Game with a 75/25 grant, with the city paying for 25% of the cost. He thinks we can try to get them to help with the repairs, but we would still need to come up with 25% of the total cost.

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

Mr. Ridgway asked about the price of the repairs. He agrees this is a very popular place. He has seen many large boats tied up there, even some medium sized yachts. He inquired if we are missing a funding opportunity.

Mr. Creswell said from a management position it is very difficult to collect revenue for this location. Maybe putting a cash box for donations with an honor system would be something to try. He is open to any and all ideas to help fund the repairs and maintenance going forward.

Mr. Grant said he thinks Taku Harbor is heavily used and we need to find a way to fix it. He is concerned about liability issues with the current condition.

Public Comment – None

VII. Unfinished Business

1. Docks & Harbors 1% Sales Tax Project List Recommendation

Mr. Uchtyl shared a memo on page twenty of the agenda packet regarding the tax initiative projects. He said we need to make a strategic decision and keep in mind what projects have grant opportunities and which do not.

Board Questions

Mr. Wostmann asked if we should move this to the Operations/Planning Committee or the Finance Committee. We might want to take another look at our priority lists.

Mr. Uchtyl and Mr. Etheridge agreed it should be moved to both and be put on their next meeting agendas.

Public Comment – None

IX. Committee and Member Reports

1. Finance Sub-Committee Wednesday Meetings, April 13th, ~~and 27th~~, 2022
Mr. Wostmann said there was discussion about the questions asked to each user group for the rate study. They also went through the budget.
2. Operations/Planning Committee Meeting- Wednesday, April 20th, 2022
Mr. Ridgeway said they had a brief meeting and discussed meeting times and had a presentation by Ms. Derr about the liveaboard community.
3. Member Reports – None
4. Assembly Lands Committee Liaison Report – None
5. Auke Bay Neighborhood Association Liaison Report – None
6. South Douglas/West Juneau Liaison Report – None

X. Port Engineer's Report

Mr. Sill said the contractor arrived on Monday, April 25th to start the repairs to the D Float in Statter Harbor. He said they are making good progress and are in the process of

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES (CONTINUED)
For Thursday, April 28th, 2022

swapping out the old modules. He thinks they should start tensioning cables within a day or two.

Mr. Leither asked if he could tell what caused the damage now that we can look inside and see the cables.

Mr. Still said the cables are coated in a very thick grease. The damage looked to be from wear and breakage.

XI. Harbormaster's Report

Mr. Creswell said the Port is up and running and we received the first cruise ship Monday. He spoke about the open positions still needing to be filled for our seasonal staff. Docks & Harbors will be participating in the litter clean up this weekend. Employees will be taking Docks & Harbor trucks around and help pick up the trash bags. Next weekend is the Maritime Festival and there will be a blessing of the fleet ceremony.

Ms. Derr asked if the Board needed to do anything to help with the Maritime Festival.

Mr. Uchytel said Docks & Harbors is very involved with everything next weekend and said everyone is welcome to come and enjoy the festivities.

XII. Port Director's Report

Mr. Uchytel let everyone know about his scheduled leave from May 1st – 15th. He spoke about Infrastructure Week, which is a national event. There are three Board member terms up at the end of June. He hopes Ms. Derr and Mr. Wostmann will reapply for their seats. He is unsure if Ms. Smith will reapply so if you know of any good candidates please encourage them to apply for the position.

XIII. Assembly Liaison Report

Ms. Woll said the Assembly is continuing with the budget cycle. At the last Assembly Finance meeting they discussed Marine Passenger Fees. She spoke about the second crossing and how the project is gaining traction. Mayflower Island is Alaska Bureau of Land Management property and as the U.S. Coast Guard vacate the property it will be returned to the city.

XIV. Board Administrative Matters

- a. Finance Sub-Committee Meeting – Wednesday, May 11th, and 25th, 2022
- b. Ops/Planning Committee Meeting – Wednesday, May 18th, 2022
- c. Board Meeting – Thursday, May 26th, 2022

XV. Adjournment

The meeting adjourned at 8:39 p.m.