

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES
For Thursday, April 28, 2005

I. Call to Order

Chairman Knapp called the Regular Board Meeting to order at 7:00 p.m. in the CBJ Assembly Chambers.

II. Roll Call

The following Members were present: Mr. Etheridge, Mr. Fisk, Ms. Jebe, Mr. Simpson, Mr. White, and Mr. Knapp.

Mr. Preston arrived at 7:02 p.m.

The following Members were absent: Mr. Dore, and Mr. Kueffner.

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

III. Approval of Agenda.

Mr. Stone requested that the Board approve the Revised Agenda with the additions that were handed out prior to the meeting tonight.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO ACCEPT THE REVISED AGENDA WITH ADDITIONS AS PRESENTED TONIGHT.

The motion passed without objection.

IV. Public Participation on Non-Agenda Items.

There was none.

V. Approval of Previous Meeting Minutes.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM THE SPECIAL BOARD MEETING HELD ON APRIL 8, 2005, AND THE MINUTES FROM THE REGULAR BOARD MEETING HELD ON MARCH 31, 2005 AS PRESENTED.

The motion passed without objection.

VI. Items for Action.

1. Proposed Regulations for Small Boat Harbor Transient Moorage Management.

Mr. Stone gave a short presentation on this topic.

PUBLIC HEARING:

There was no public testifying.

Discussion followed with Mr. Preston, Mr. Simpson, Mr. McCall, and Mr. Fisk.

MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO ADOPT THE GENERAL REGULATIONS FOR THE SMALL BOAT HARBOR TRANSIENT MOORAGE MANAGEMENT AS PRESENTED BY THE PORT DIRECTOR, TO FORWARD THE REGULATIONS TO THE CITY ATTORNEY FOR REVIEW, AND TO THE CITY MANAGER FOR PRESENTATION TO THE ASSEMBLY.

The motion passed without objection.

MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO ADOPT THE TRANSIENT MOORAGE PLAN FOR THE DOUGLAS SMALL BOAT HARBOR AS PRESENTED BY THE PORT DIRECTOR, TO FORWARD THE TRANSIENT MOORAGE PLAN TO THE CITY ATTORNEY FOR REVIEW, AND TO THE CITY MANAGER FOR PRESENTATION TO THE ASSEMBLY.

The motion passed without objection.

2. Bruce Morgan Fee Appeal.

Mr. Preston gave a short presentation on this topic.

Public Comment

1. Bruce Morgan – 9130 N Douglas Hwy., Juneau, AK 99801

Mr. Morgan said that he still feels that he should not have to pay a “penalty” amount and that his account should be zeroed.

Discussion followed with Mr. Preston, Mr. Morgan, Mr. Knapp, Ms. Jebe, and Mr. McCall.

VI. Items for Action (cont'd).

MOTION by Mr. Preston: MOVE TO DENY THE FEE APPEAL OF BRUCE MORGAN AND RECOMMEND THAT THE INTEREST FEES ON OVERDUE AMOUNTS BE WAIVED FROM THE FILING DATE OF THE APPEAL, MARCH 25, 2005 TO APRIL 28, 2005.

Mr. Fisk seconded the motion.

The motion passed without objection.

3. Sunset Clipper Dock Tidelands Lease Application.

Mr. Stone gave a short presentation on this topic.

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

Public Comment:

1. Mitch Falk – Manager, Bayhouse Properties, LLC.

Mr. Falk was available to answer any questions from the Board Members.

He said he would like to get this item online as soon as possible.

MOTION by Mr. Etheridge: MOVE TO ACCEPT FOR CONSIDERATION, PROVIDED WE HAVE A FINAL LEGAL REVIEW AND APPROVAL BY THE MAY 26, 2005 REGULAR BOARD MEETING, THE APPLICATION FOR THE TIDELAND LEASE OF THE SUNSET CLIPPER DOCK, AND TO HOLD A PUBLIC HEARING ON THE APPLICATION AT ITS MAY 10, 2005, OPERATIONS COMMITTEE MEETING, AND THEN TO TAKE FINAL ACTION ON THE APPLICATION AT ITS MAY 26, 2005 REGULAR BOARD MEETING.

Mr. Fisk seconded the motion and added a friendly amendment to add the words “for consideration” of the application. Mr. Etheridge accepted the friendly amendment.

Discussion followed with Mr. Preston, Ms. Jebe, and Mr. Knapp.

The motion passed without objection.

VI. Items for Action (cont'd).

4. Anikchak Dock Tidelands Lease Application.

Mr. Stone gave a short presentation on this topic.

Public Comment:

1. Mitch Falk – Manager, Bayhouse Properties, LLC.

Mr. Falk wanted the Board Members to know that his is not associated with this company at all. They used his drawing to make changes but as Mr. Stone pointed out these changes were not approved by the Operations Committee.

He also pointed out that the only part approved was the extended 200'X 16' portion of the Dock out from his proposed portion.

Discussion followed with Mr. Preston, Mr. Etheridge, Mr. Simpson, and Ms. Jebe.

MOTION by Mr. Etheridge: MOVE TO ACCEPT FOR CONSIDERATION, PROVIDED WE HAVE A FINAL LEGAL REVIEW AND APPROVAL BY THE MAY 26, 2005 REGULAR BOARD MEETING, THE APPLICATION FOR THE TIDELAND LEASE OF THE ANIAKCHAK DOCK, AND TO HOLD A PUBLIC HEARING ON THE APPLICATION AT ITS MAY 10, 2005 OPERATIONS COMMITTEE MEETING, AND THEN TO TAKE FINAL ACTION ON THE APPLICATION AT ITS MAY 26, 2005 REGULAR BOARD MEETING.

Mr. Fisk seconded the motion.

The motion passed without objection.

5. Statter Harbor Moorage Management – Reservations Moorage.

Mr. McCall gave a short presentation on this topic.

Discussion followed with Mr. Knapp, Mr. Preston, Mr. McCall, Mr. Fisk, and Mr. White.

PUBLIC HEARING:

There was no public testifying.

VI. Items for Action (cont'd).

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO ADOPT THE RESERVATIONS MOORAGE PROCEDURES FOR STATTER HARBOR WITH AN AMENDMENT ON ITEM #13 TO CHANGE THE WORD "APPLICABLE" TO THE WORD "RESERVED" AS PRESENTED BY THE HARBORMASTER.

The motion passed without objection.

6. Statter Harbor Moorage Management – Visiting Vessel Arrival Zone.
Mr. McCall gave a short presentation on this topic.

Discussion followed with Mr. Knapp, Mr. Fisk, Mr. Preston, and Mr. Etheridge.

PUBLIC HEARING:

There was no public testifying.

MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO ADOPT THE VISITING VESSEL ARRIVAL ZONE PROCEDURES FOR STATTER HARBOR AS PRESENTED BY THE HARBORMASTER.

The motion passed without objection.

7. Overdue Accounts in the Small Boat Harbors.

Mr. Preston gave a short presentation on this topic.

Discussion followed with Mr. Fisk, Mr. Simpson, and Mr. McCall.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO DIRECT THE STAFF TO DEVELOP REGULATIONS FOR IMPROVING THE COLLECTIONS OF OVERDUE AMOUNTS IN THE SMALL BOAT HARBORS AND PREVENTING THE OWNERS OR VESSELS FROM DEVELOPING OVERDUE AMOUNTS IN THE FIRST PLACE.

The motion passed without objection.

8. South Ferry Terminal Wharf – Pedestrian Walkway Improvements.

Mr. Krieber gave a short presentation on this topic.

VI. Items for Action (cont'd).

MOTION by Mr. Simpson: ASK UNANIMOUS CONSENT TO AUTHORIZE THE PORT ENGINEER TO AMEND THE PROFESSIONAL SERVICES CONTRACT WITH PN&D NOT TO EXCEED \$30,000.00 FOR PROFESSIONAL SERVICES RELATED TO THE DESIGN AND CONSTRUCTION OF THE PEDESTRIAN WALKWAY IMPROVEMENTS AT THE SOUTH FERRY TERMINAL.

The motion passed without objection.

9. Project Nominations for the 1% Local Sales Tax Extension.

Mr. Stone gave a short presentation on this topic.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO FORWARD A REQUEST OF \$6 MILLION FOR REPLACEMENT OF MOORAGE IN THE SMALL BOAT HARBOR SYSTEM AND A REQUEST OF \$6 MILLION FOR PARTIAL FUNDING OF STATTER HARBOR ENHANCEMENTS TO THE CBJ ASSEMBLY FOR CONSIDERATION IN THE 1% LOCAL SALES TAX BALLOT.

The motion passed without objection.

10. Approval of RFP DH05-543 – Statter Harbor Uplands Layout Concepts.

Mr. Krieber gave a short presentation on this topic.

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

MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO APPROVE A CONTRACT WITH JENSEN, YORBA, LOTT, INC. FOR \$40,000.00 FOR PROFESSIONAL SERVICES RELATED TO THE CONCEPTUAL DESIGN OPTIONS FOR STATTER HARBOR UPLANDS.

The motion passed without objection.

11. Award of Bid DH05-504, Portable Fence Panels and Accessories and CBJ Public Works Yard Fencing.

Mr. Krieber gave a short presentation on this topic.

Discussion followed with Mr. Fisk, and Mr. White.

VI. Items for Action (cont'd).

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO AWARD CONTRACT DH05-504, PORTABLE FENCE PANELS AND ACCESSORIES AND CBJ PUBLIC WORKS YARD FENCING, TO NORTHWIND FENCE COMPANY, IN THE AMOUNT OF \$49,350.00 AS PRESENTED BY THE PORT ENGINEER.

The motion passed without objection.

12. Award of Bid DH05-549, Dock Security Cameras.

Mr. Krieber gave a short presentation on this topic.

Discussion followed with Mr. Etheridge, Ms. Jebe, and Mr. Simpson.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO AWARD CONTRACT DH05-549, DOCK SECURITY CAMERAS, TO EVER ELECTRIC COMPANY, IN THE AMOUNT OF \$60,000.00 AS PRESENTED BY THE PORT ENGINEER.

The motion passed without objection.

13. Award of DH05-003, Harris Harbor Renovations Additive Alternate D,

Mr. Krieber gave a short presentation on this topic and handed out additional paperwork to the Board Members.

Discussion followed with Mr. Simpson, Mr. Fisk, Mr. Preston, Mr. Knapp, Mr. Etheridge, Ms. Jebe, and Mr. McCall.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO APPROVE THE AWARD OF HARRIS HARBOR RENOVATIONS CONTRACT DH05-003, ADDITIVE ALTERNATE D, OPTION #4, AS MODIFIED BY THE BOARD IN THE AMOUNT OF \$998,975.00 AS PRESENTED BY THE PORT ENGINEER.

The motion passed without objection.

VII. Items for Information/Discussion.

There were none.

VIII. Committee, Member & Staff Reports.

1. Finance Committee Meeting – April 14, 2005.

Mr. Preston gave a short summary of his last Finance Committee Meeting. (Minutes were attached to the Board Packet).

2. Operations Committee Meeting – April 12, 2005.

Mr. Etheridge gave a short summary of his last Operations Committee Meeting. (Minutes were attached to the Board Packet).

3. CIP/Planning Committee Meeting – April 26, 2005.

Mr. Simpson gave a short summary of his last CIP/Planning Committee meeting.

He said most of the topics that they discussed have already been covered tonight.

He added that Mr. Watt from CBJ Engineering Department gave a report on the status of the Sea Walk Project.

More discussion on the Sea Walk followed with Mr. Fisk, Mr. Simpson, Mr. Dybdahl, Mr. Knapp, Mr. Etheridge, and Mr. Kriebler.

IX. Capital Improvement Project Report.

Mr. Kriebler gave a short presentation on current and future Projects.

He mentioned that on Friday, May 6, 2005, he will be hosing a Statter Harbor and Park Master Plan Development Committee Meeting at Centennial Hall and he asked for representation from the Board.

Mr. Knapp asked the Operations Committee Chairman, and the CIP/Planning Committee Chairman to attend and represent the rest of the Board Members.

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES
April 28, 2005
Page 9

X. Harbormaster's Report.

Mr. McCall gave a short summary of current Harbor happenings.

He added that when Harris Harbor is completed it would be the show place harbor for Juneau.

Discussion followed with Mr. Knapp, and Mr. Fisk.

XI. Port Director's Report.

Mr. Stone gave a short summary of current happenings.

He told the Board Members about the untimely sudden death of the owner of our Marina Manager Computer System. He added that we will know in a couple of weeks what is to happen to our Computer System—whether the Company will be sold or whether we will be required to go to a new Marina Computer System. We are hoping that we will not have to go to a new system, especially during our busy Summer months.

He also invited the Board Members to go down to the Port and see what has been happening. The Crew has done a good job to get the area ready for this Cruise Ship Season. He said he was quite pleased with the Crew's performance this year. It is such an improvement compared to when he first got here.

Mr. Stone alerted the Board Members to several important Assembly Meetings that will take place next month. (A list was attached to the Packet).

He urged the Board Members to attend as many as they could since items being discussed will concern our Docks & Harbors Department.

Mr. Stone said he has had some requests to make some changes to our by-laws to change our meeting format to Consent Agendas as the Assembly does now and to limit the number of meetings that we hold during the summer months.

Mr. Knapp requested Mr. Stone to draft up some suggestions of changes and get together with all the Committee Chairman and himself.

Mr. Dybdahl said that he prefers the Consent Agenda and thinks that it would be a good idea. He said that he feels that we already give the public plenty of comment time at the Committee Meetings before the topic is presented to the Full Board for final decision.

XII. Committee Administrative Matters.

1. Meeting Calendar for May 2005.

<u>Operations Committee Meeting</u>	May 10, 2005	5:00 p.m.	Aurora Harbor Office
<u>Finance Committee Meeting</u>	May 12, 2005	5:00 p.m.	CBJ Assembly Chambers
<u>CIP/Planning Committee Meeting</u>	May 24, 2005	5:00 p.m.	CBJ Assembly Chambers
<u>Regular Board Meeting</u>	May 26, 2005	7:00 p.m.	CBJ Assembly Chambers

Mr. Knapp requested to change the June 30, 2005 scheduled Regular Board Meeting to June 23, 2005 instead. All members agreed for the week earlier change.

Mr. Simpson requested to change the June 28, 2005 scheduled CIP/Planning Committee Meeting to June 14, 2005 instead as he will be out of town the following week.

XIII. Executive Session.

1. Auke Bay Commercial Loading Facility.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO GO INTO EXECUTIVE SESSION TO DISCUSS THE AUKE BAY COMMERCIAL LOADING FACILITY.

The motion passed without objection.

The Board Members went into Executive Session at 9:24 p.m.

MOTION by Mr. Simpson: ASK UNANIMOUS CONSENT TO ADJOURN EXECUTIVE SESSION AND GO BACK INTO THE REGULAR MEETING.

The motion passed without objection.

Mr. Knapp called the Regular Board Meeting back to order at 9:39 p.m.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO CONTINUE NEGOTIATIONS WITH THE PROPERTY OWNERS OF ATS-357, LOT 1, IN GOOD FAITH TO PURCHASE THE PROPERTY.

The motion passed without objection.

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES
April 28, 2005
Page 11

IX. Adjournment.

MOTION BY Mr. Etheridge: ASK UNANIMOUS CONSENT TO ADJOURN THE MEETING.

The motion passed without objection.

The meeting was adjourned at 9:41 p.m.