

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES
For Thursday, June 23, 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. Preston, and Mr. Knapp.

Mr. Kueffner arrived at 7:06 p.m.

The following Members were absent: Mr. Dore, Mr. Simpson, and Mr. White.

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

III. Approval of Agenda.

Mr. Stone requested under Items for Action #5 to change the title to --Intermediate Vessel Float Dispensary RFP, under Item #6 to add the amount of \$40,000.00 to the blank, and to add an Item #7 - South Franklin Street Widening.

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

The motion passed without objection.

IV. Public Participation on Non-Agenda Items.

No public testified.

V. Approval of Previous Meeting Minutes.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM THE REGULAR BOARD MEETING HELD ON MAY 26, 2005, AS PRESENTED.

The motion passed without objection.

VI. Consent Agenda.

1. ATS 556 Lease Award.

Mr. Knapp gave a short summary of this Project. Ms. Jebe asked for more discussion and clarification on this topic.

Mr. Stone gave a short summary of the Project and what the Developer plans to do in this location.

VI. Consent Agenda. (cont'd).

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO AWARD A TIDELAND LEASE TO JUNEAU PORT CONSTRUCTION AND DIRECT THE PORT DIRECTOR TO NEGOTIATE A LEASE WITH THE APPLICANT AND PRESENT THE LEASE TO THE BOARD FOR APPROVAL.

The motion passed without objection.

2. Proposed Regulations for Moorage Management.

MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO PROPOSE REGULATIONS FOR MOORAGE MANAGEMENT AS RECOMMENDED BY THE FINANCE AND OPERATIONS COMMITTEE FOR PUBLIC COMMENT, TO HOLD PUBLIC HEARINGS AT THE JULY 12, OPERATIONS COMMITTEE MEETING AND THE AUGUST 16, OPERATIONS COMMITTEE MEETING, AND TO TAKE FINAL ACTION ON THE REGULATIONS AT THE AUGUST 25, BOARD MEETING.

The motion passed without objection.

VII. Items for Action.

1. Final Action on Proposed Amendments to Fee Regulations.

Mr. Preston gave a short report on this topic.

A. Senior Citizen 50% Discount on Annual Launch Ramp Fees.

PUBLIC HEARING:

1. Philip Gray – 4410 North Douglas Highway, Juneau, AK 99801

Mr. Gray said that he did not make the last Committee Meeting due to illness. He was disappointed that the Board Members were not in favor of giving the Senior Citizens a 50% reduction in the cost of Annual Launch Ramp Permit fees. He said that it is becoming much harder for Seniors to afford to be able to live here in Juneau with ever increasing costs.

MOTION by Mr. Preston: MOVE TO ADOPT A SENIOR CITIZEN 50% DISCOUNT FOR ANNUAL LAUNCH RAMP FEES AS PRESENTED BY STAFF. Mr. Etheridge seconded the motion

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

The motion failed with 5 no votes and 1 yes vote by Mr. Preston.

VII. Items for Action (cont'd).

B. Proposed Fishing Vessel Moorage Discount at Statter Harbor with a Maximum Limit of 20 Free Days Per Moorage Year.

PUBLIC HEARING:

1. Wayne Painter – 4437 Columbia Blvd. Juneau, AK 99801

Mr. Painter said that it looks to him that we are subsidizing the Commercial Fishing Fleet and it is not fair to the other harbor users.

MOTION by Mr. Preston: MOVE TO ADOPT THE COMMERCIAL FISHING VESSEL DISCOUNT FOR MOORAGE AT STATTER HARBOR WITH A MAXIMUM LIMIT OF TWENTY FREE DAYS PER MOORAGE YEAR.

Mr. Fisk seconded the motion.

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

The motion passed with 5 yes votes and 1 no vote by Mr. Etheridge.

2. Petro Marine Fuel Dock Lease.

Mr. Stone gave a short report on this topic and Mr. Knapp added further information.

MOTION by Mr. Fisk: MOVE TO APPROVE A LEASE FOR THE OPERATION OF THE PETRO MARINE FUEL DOCK AT DEHART'S MARINA AS PRESENTED BY THE PORT DIRECTOR.

Mr. Etheridge seconded the motion.

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

The motion passed without objection.

Mr. Kueffner left the meeting at 7:45 p.m. due to illness.

3. DeHart's Marina Boatyard Lease.

Mr. Stone gave a short report on this topic.

MOTION by Mr. Etheridge: MOVE TO APPROVE A LEASE FOR THE OPERATION OF A BOATYEARD AT DEHART'S MARINA AS PRESENTED BY THE PORT DIRECTOR.

Mr. Preston seconded the motion.

The motion passed without objection.

VII. Items for Action (cont'd).

4. BBG Pay Phone Proposal.

Mr. Etheridge gave a short report on this topic.

MOTION by Mr. Fisk: MOVE TO AUTHORIZE THE PORT DIRECTOR TO ISSUE A COMMERCIAL USE PERMIT FOR THE INSTALLATION AND OPERATION OF PAYPHONES AT THE DOWNTOWN CRUISE SHIP DOCKS AS PRESENTED IN THE JUNE 6, 2005 APPLICATION FROM BBG COMMUNICATIONS, INC.

Mr. Etheridge seconded the motion.

The motion passed without objection.

5. Intermediate Vessel Float Fuel Dispensary RFP.

Mr. Stone gave a short report on this topic.

MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO DIRECT THE PORT DIRECTOR TO ISSUE A RFP FOR AN ON-DEMAND FUELING OPERATION AT THE INTERMEDIATE VESSEL FLOAT.

The motion passed without objection.

6. Auke Bay Commercial Loading Facility PND Contract Amendment Environmental Permitting.

Mr. Krieber gave a short report on this topic.

Discussion followed with Mr. Fisk.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO APPROVE A CONTRACT AMENDMENT TO PN&D ENGINEERS IN THE AMOUNT OF \$40,000.00 FOR ENVIRONMENTAL PERMITTING TASKS FOR THE AUKE BAY COMMERCIAL LOADING FACILITY.

The motion passed without objection.

7. South Franklin Street Widening.

Mr. Stone gave a general report on this topic and then introduces Mr. Roger Healey, CBJ Engineering Department Director, for further explanation and to answer questions on the project.

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

Mr. Knapp said he would like to refer this topic to the Operations Committee for further review and discussion.

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES

June 23, 2005

Page 5

VII. Items for Action (cont'd).

Mr. Knapp stated that the Board is reluctant to give up ownership of tidelands which produce and will continue to produce operating revenue. Further, the board is of the opinion that the City should undertake the construction of the Seawalk along the backside of the properties in question. Such action will guarantee a uniform and high quality product consistent with the remainder of the Seawalk when it is constructed. Further, such action might very well eliminate the need for widening S. Franklin by providing an alternate route and induce the commercial interests to develop the rear of their properties.

VIII. Items for Information/Discussion.

There were none.

IX. Committee, Member & Staff Reports.

1. Finance Committee Meeting – June 16, 2005.

Mr. Preston said most items have already been covered tonight. He said at his meeting that the Committee asked the Staff to prepare a Report on the live a boards in the Harbors. He also mentioned that a Company called Watch Captain is looking to purchase our Marina Manager System.

2. Operations Committee Meeting – June 21, 2005.

Mr. Etheridge said that they set a record for their longest Committee Meeting – it was over 3 hours long. They talked about Courtesy Phones and Signage at the Dock.

Also, he mentioned that on the fish selling moorage request at Statter Harbor they chose to deny the request. On the request for free moorage at Statter Harbor for the Vet-Boat they also chose to deny the request.

In addition they discussed the DeHart's Marina Interim Operations Plan.

3. CIP/Planning Committee Meeting – June 14, 2005.

Mr. Preston said that everything they discussed has already been discussed tonight.

X. Capital Improvement Project Report.

Mr. Krieber gave a short report on the progress of all Current Projects he is in charge of.

Taku Harbor is now in the works. The barge went down with materials to begin the Project.

X. Capital Improvement Project Report (cont'd).

Harris Harbor is now progressing and moving along steadily.

Auke Bay Commercial Loading Facility – we are ready to begin the design work and are hoping to get Special Funding from the Denali Commission this year.

Mr. Krieber added that we have \$2.9 million in the account for this Project and that is just enough for Phase I of the Project.

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

North Douglas Floats – We were given the okay on Funds from the Marine Passenger Fees so we are looking at construction later in the Fall.

Mr. Krieber said he had been very busy last week attending several Condo Association Meetings and doing presentations on the Auke Bay Uplands Concept.

He added that we have received back filled out questionnaires and there is solid support for this new project. We would have closer to 100% support if the Commercial activities were located elsewhere than in the Statter Harbor area.

XI. Harbormaster's Report.

Mr. McCall gave a short report on latest happenings in the Harbor Department.

He said that he had signed off the Audit of our Security Plan today.

He added that 28 vessels have been removed as of today and there are 4 more ready to go. We had 13 cancellations of annual stalls.

He said that all of the vessels in the Harris Harbor on floats 1 through 6 that are assigned to stalls have been taken care of and reassigned during the construction period. The transient vessels will need to call the Harbor Office for moorage assignments and will be moving around as temporary spaces become available for them.

XII. Port Director's Report.

Mr. Stone gave a short report of overall happenings in the Port and Harbors.

He said he will be gone on vacation for two weeks.

He mentioned a handout in the packet that dealt with cruise ships and luxury yachts. One article stated that new Cruise Ships currently being constructed are around 1,112 feet in length. They are much larger than we currently have coming up to Alaska.

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES
June 23, 2005
Page 7

In addition, Dockwise Shipping has an interest to bring their yacht transporter to Juneau. Their representatives will be coming up to meet with Mr. Stone sometime this Summer. This means we could have some deliveries of yachts by 2006 Summer Season.

We have had several staff changes so we will be bringing some new employees on board to replace those who are leaving.

Discussion followed with Mr. Knapp.

Mr. Dybdahl said he was glad to see the Harbor get at least a small portion of the 1% Sales Tax Money. He would have liked for Harbors to have gotten more than that small amount.

XIII. Committee Administrative Matters.

1. Meeting Calendar for July 2005.

<u>Operations Committee Meeting</u>	July 12, 2005	5:00 p.m.	Aurora Harbor Office
<u>Finance Committee Meeting</u>	July 14, 2005	5:00 p.m.	CBJ Assembly Chambers
<u>CIP/Planning Committee Meeting</u>	July 26, 2005	5:00 p.m.	CBJ Assembly Chambers
<u>Regular Board Meeting</u>	July 28, 2005	7:00 p.m.	CBJ Assembly Chambers

2. Meeting Calendar for August 2005.

Operations Committee Meeting	August 16, 2005	5:00 p.m.	Aurora Harbor Office
Finance Committee Meeting	August 18, 2005	5:00 p.m.	CBJ Assembly Chambers
CIP/Planning Committee Meeting	August 23, 2005	5:00 p.m.	CBJ Assembly Chambers
Regular Board Meeting	August 25, 2005	7:00 p.m.	CBJ Assembly Chambers

Mr. Knapp mentioned to the Board Members to be sure to note the July and August scheduled meetings on their calendars.

Mr. Etheridge gave a short report on the last Waterfront Planning Committee Meeting that he attended. He said that they did save some money for the Gold Creek Project from the Passenger Fee Money.

Mr. Preston added a short report on ADA Access Board Members that were here in Juneau last week and they were looking at passenger access for the passenger-for hire-vessels out at the Statter Harbor. He said that they were quite impressed with our facility for dealing with ADA access to the vessels. He thought it was quite interesting.

XIV. Adjournment.

MOTION BY Mr. Etheridge: ASK UNANIMOUS CONSENT TO ADJOURN THE MEETING.
The motion passed without objection.

The meeting was adjourned at 9:20 p.m.