

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES

For Thursday, January 6, 2004

I. Call To Order.

Board Chairman, Mr. Knapp called the meeting to order at 5:00 p.m. in the CBJ Conference Room # 224.

II. Roll.

The following Members were present: Mr. Clough, Mr. Derr, Mr. Fisk, Mr. Grussendorf, Mr. Preston, Mr. Simpson, and Mr. Knapp. Mr. Hurley arrived at 6:40pm.

The following Member was absent: Mr. Etheridge.

Also present were the following: Mr. Stone--Port Director, Mr. Wescott--Harbormaster, Mr. Kriber--Port Engineer, Mr. Clauder--Auke Bay Supervisor, Mr. Somerville--PN&D, and Mr. Stone--Assembly Liaison.

III. Approval of Agenda.

MOTION by Mr. Knapp: ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA. The agenda was approved without objection.

IV. Public Participation on Non-Agenda Items.

Mr. Howard Lockwood who is the manager of Juneau Port Construction LLC gave the Board his latest update on this project in regards to the meeting he had with the Law Department. He stated that the subject of the meeting was a memorandum of review that was prepared by the Law Department of which contained a report of 14 questions in review. The LLC is preparing a response to these 14 issues and will have a draft prepared for the next CIP meeting with a possible work session to follow.

V. Items for Action.

A. MEBA Letter to Assembly.

Mr. Stone spoke of the letter that was sent from Mr. Goldrich, the MEBA Representative, to the Assembly and went over the issues that were addressed in this letter. First, there were concerns in the way the union negotiations were handled, job interviews were conducted and who was hired, and rate of pay for certain jobs. There were concerns regarding safety issues. Concern over communications between management and staff was another issue. Treatment of employees with respect was addressed. Finally, in summary, Mr. Goldrich concluded in the letter that he felt it would be better if personnel were under the management of the City Manager and his staff and taken away from the Docks and Harbors Board.

Mr. Stone has drafted a memo that includes a recommendation to the board in regards to how the Board should respond to this letter. See attached. His recommendation was to treat the letter genuine and stated that we should investigate the personnel issues, purchasing issues, and Mr. Stone welcomes this. He proposed that the Board form a special audit committee, which would

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then hire investigation firms to look into these allegations. Mr. Stone recommended that the Board hire a financial auditing firm, which would look into these procurement issues, and report back to the committee. He also suggested the hiring of a group that could look into the alleged personnel issues, such as human resources, of which there are firms here in town that have the expertise regarding these matters.

Mr. Stone has recommended that the Board have the finance committee take up this issue at their next meeting. That way they can and come up with a plan and to go forward with this special audit committee and then be able to make changes, address issues as needed, and be able to respond to allegations concerning performance if need be.

The main questions and concerns of the board are what the specifics of these issues are.

Further discussion among board members was done at this time.

Mr. Wescott stated that in talking to quite a few of the staff of down town harbors that they were unaware that this letter was being written.

Mr. Clauder stated that in talking to the staff out at Auke Bay that they also were unaware of the letter being written and that his impression was that Mr. Goldrich had talked to union staff and stated that he disagrees with the approach. Mr. Clauder felt that the letter should have been passed among staff, signed, and then sent to the Harbor Board instead of the Assembly. He stated that today was the first day that any of the employees saw the letter and also stated that since the letter was addressed to the Assembly he wasn't sure if he should distribute it among the staff.

Mr. David Stone, who is the liaison for the assembly spoke of the rewriting of title 85, and stated that Mr. Goldrich had attended a meeting in regards to this. Mr. David Stone is recommending that the Board take this letter seriously, and to prepare themselves for a response. He stated that there will be a work session in regards to the revision of title 85 and that the Harbor Board would be included in the session. Mr. Stone stated that in his opinion that these issues have been brought to the attention of the Assembly by city staff, and that the Assembly does rely on them for information.

Mr. Knapp ask Mr. John Stone if there were people in town who were capable of doing a management audit without huge costs in both the fields of personnel management and procurement. Mr. Stone stated that there are plenty of them and he is not sure of the exact costs. This would be taken care of when they meet at the committee finance meeting.

MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO MOVE TO APPOINT A THREE PERSON SPECIAL AUDIT COMMITTEE TO OBTAIN SPECIFIC INFORMATION ON PERCEIVED PROBLEMS IDENTIFIED IN THE PORT DIRECTOR'S JANUARY 6, 2004 MEMO TO THE BOARD AND REPORT TO THE BOARD ON HOW TO PROCEED WITH ADDRESSING THE PROBLEMS.

AMENDMENT by Mr. Knapp: ASK UNANIMOUS CONSENT TO APPOINT MR. FISK AS CHAIR OF THE SPECIAL COMMITTEE WITH TWO MORE MEMBERS TO BE APPOINTED BY THE CHAIR OF THE BOARD. The amended motion passed 9-0.

Further discussion was done at this time.

IV. Public Participation on Non-agenda Items Cont.

Mr. Steve Hamilton, who is a liveaboard, spoke in regards to the charges he has been getting for the use of his one 30 amp electrical unit out at the Auke Bay Harbor. He stated that while he is only utilizing one power unit, but splitting it off and utilizing it on his smaller vessel while operating his power tools that he is being charged for two units.

Mr. Wescott addressed this issue. He stated that if we didn't follow the same rules for everyone, including the liveaboards in regards to the procedure for charging these vessels, then some of the people that are splitting the power would be utilizing significant more power than just one boat plugged in. He stated that the rules have to be enforced the same way for all boat owners.

Discussion with the Board continued at this time.

VI. Items for Information/Discussion.

A. Juneau Harbors Deferred Maintenance Report.

Mr. Krieber spoke about the Deferred Maintenance Report that was put together by PN&D. He stated that there are some very serious issues, some not so serious issues, and then some other cosmetic issues in regards to the docks. Mr. Krieber passed out to the Board a reconfiguration & deferred maintenance proposed expenditure plan. See attached sheets. He explained to the members that he has done a more in depth spreadsheet with cost estimates and other reconfigurations. There have been some other changes and modifications and this has brought it to the point to establish the best use of money for these projects.

He explained the goals, costs, and results of these projects to the members. He went over the waitlist summaries explaining that with the new reconfigurations what it would do to these lists, and the time sensitivities to these lists.

Mr. Krieber handed out a revision to the Harris project. In the original concept it was to replace three floats #4, #5, and #6. In the new revision it would only be to construct two floats.

Discussion among the members continued at this time in regards to the revisions/maintenance of these floats.

Mr. Krieber explained the revision concept to the members in regards to the Aurora harbor project with cost estimates included.

Finally Mr. Krieber explained to the members the construction of an additional 400' float for the Auke Bay Harbor facility. This would hold another 50 – 60 boats.

Further discussion was done among the members at this time.

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Mr. John Stone stated that if the Board were to approve the reconfiguration/deferred maintenance program that has been presented by Mr. Krieber tonight then it could be implemented, which would include getting the necessary consultants to help with the designs and get the bid packets ready.

The members discussed several items of concern with the Auke Bay Harbor including the gangway issue and the anchor chains that hold the docks in place.

Mr. Stone recommended that the Board put together a list of other maintenance items that should be done over the next five years.

Mr. Knapp inquired as to whether or not there are any Federal funds available for these projects. Mr. Krieber explained that unless the city were economically a depressed area it would be very difficult to receive any sort of funding. The CIP list that will be presented to Mr. Roots at the January 13th meeting may possibly qualify to receive some monies for portions of the work.

Mr. Krieber explained to the Board that the purpose of this presentation is to get a general consensus from the members and then move on to the next step of the public hearings. He also mentioned that these concepts would more than likely change over time.

The Board's recommendation to Mr. Krieber is to go ahead and move forward with the plan that has been presented to the members at this meeting.

There were no objections by the committee at this point.

Mr. Simpson complimented staff and PN&D in regards to the proposed plans and reports, of which the members had further discussion on at this time in regards to the deferred maintenance report. They spoke of certain repairs that could be done by harbor staff with a recommendation by members to get with harbor staff and make up a list of these repairs as work items and work down the list.

B. Meeting Agenda with CBJ's Washington DC Lobbyists on January 13, 2004

Mr. John Stone enlightened the members on what will be discussed at the meeting with the lobbyist, Mr. Roots and stated that members know that they were all invited to stop by and see him. He will be in the conference room where the Board is presently having their meeting. The Douglas breakwater is one topic to be discussed, as well as the CIP list and then make up a nice presentation that Mr. Roots could take back to Washington DC.

VII. Committee Members & Staff Reports.

There were none.

VIII. Committee Administrative Matters.

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Finance Committee – Tuesday January 13, 2004 at 5:00pm at Aurora Harbor Office

Regular Board Meeting January 29, 2004 at 5:00pm in Assembly Chambers.

Legislative Reception – Tuesday January 13, 2004 5:30pm – 7:00pm at Centennial Hall.

Presentation by B&A Consultants on Downtown Waterfront Plan Wednesday February 4, 2004 from 5:00pm – 7:00pm in Assembly Chambers.

VI. Adjournment.

**MOTION by Mr. Knapp: ASK UNANIMOUS CONSENT TO ADJOURN THE MEETING.
The motion passed without objection.**

The meeting was adjourned at 6:45p.m.