

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES

For Thursday, April 29, 2004

I. Call To Order.

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

II. Roll.

The following Members were present: Mr. Clough, Mr. Derr, Mr. Etheridge, Mr. Fisk, Mr. Grussendorf, Mr. Hurley, Mr. Preston, Mr. Simpson, and Mr. Knapp.

Also present were the following: Mr. John Stone--Port Director, and Mr. Krieber—Port Engineer, and Mr. David Stone –Assembly Liaison.

III. Approval of Agenda.

Mr. Stone requested under VII. Items for Information/Discussion to add an item B. Sphun Island Development. Also under the same section to defer item A, Status Report on the Harbormaster's Recruitment to Executive Session, then under Item VIII. Committee, Member and Staff Reports to add an item D. Waterfront Committee.

MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS AMENDED. The motion passed without objection.

IV. Public Participation on Non-Agenda Items. (Not to exceed 5 minutes per person, or twenty minutes total).

1. Gary Parker—790-5574 -- 4403 Portage Blvd., Juneau, Alaska

Mr. Parker said he is currently on a waiting list for his vessel. He said he was curious how we are going to re-structure the waiting lists. He also asked if the vessel at Auke Bay Harbor that had been impounded by the U.S. Marshal would have to move when the May 1st ruling goes into effect. He feels that all vessels should have equal and fair treatment.

Discussion followed with Mr. Knapp, Mr. Preston and Mr. Parker. Mr. Knapp said that he appreciated Mr. Parker bringing this issue to their attention. This issue will be referred to the next Operations Committee's meeting for further review and discussion.

V. Approval of Previous Meeting Minutes.

Mr. Preston noticed that the name Erickson was typed twice in error instead of Mr. Etheridge. The correction will be made to the previous minutes.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO APPROVE THE MARCH 25, 2004 REGULAR BOARD MINUTES AS CORRECTED. The motion passed without objection.

VI. Items for Action.

A. Action Items from the April 26, 2004 CIP/Planning Committee Meeting.

Mr. Simpson requested Mr. Kriebler to give a short report on the Cruise Ship Dock Project.

Mr. Kriebler said that Trucano Construction has the Contract for the Cruise Ship Dock Improvements. He is requesting a change-order for an additional \$12,000.00 for security issues for each of the approaches. These additional funds will pay for the security bollards at each of the 5 approaches like that are being used at the Alaska Steamship Dock.

Discussion followed with Mr. Clough, Mr. Derr, Mr. Kriebler, Mr. Stone, Mr. Simpson, and Mr. Fisk.

MOTION by Mr. Simpson: **ASK UNANIMOUS CONSENT TO AUTHORIZE THE ADDITIONAL \$12,000.00 CHANGE-ORDER FOR TRUCANO'S CONTRACT ON THE CRUISE SHIP DOCK IMPROVEMENTS PROJECT.** The motion passed without objection.

MOTION by Mr. Fisk: **ASK UNANIMOUS CONSENT TO PUT THE PORTABLE FENCE OUT TO BID USING THE \$50,000.00 IN PORT SECURITY GRANT MONEY.** The motion passed without objection.

Mr. Simpson added a general point of information that the new AJ Dock had asked to purchase some of our surplus floats or the new pontoon floats to use at their new dock being currently constructed.

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

Mr. Kriebler said that Mr. Andrew Green had contacted us, regarding the AJ Dock and that they had decided not to purchase the floats from us at this time.

Mr. Knapp requested that the members of the CIP/Planning Committee discuss further what to do with the 2 additional pontoon floats that are currently being constructed at their next meeting.

Mr. Simpson discussed Harris Harbor approach and the deterioration of the approach. It will need to be replaced soon. He mentioned that constructing a drive-down ramp is a possibility.

Mr. Kriebler passed out 2 conceptual drawings to the Board Members. There are 2 different options for the Harris Harbor Renovation Project.

He noted that Concept #5 shows a drive-down ramp but the total cost for adding this feature with moving out the approach and using the dredging spoils on site would cost around \$1.7 million.

VI. Items for Action (cont'd).

Both Concept 5 and Concept 5A options would have a crane available for usage in Harris Harbor.

Mr. Krieber added that Concept 5A would have a sheet pile wall with the crane and fenders but no drive-down ramp. This would still have the approach moved out and the contaminated spoils located on site. This option would cost \$800,000.

Discussion followed with Mr. Etheridge, Mr. Krieber, Mr. Knapp, Mr. Clough, Mr. Derr, and Mr. Fisk.

MOTION by Mr. Simpson: MOVE TO GO FORWARD WITH CONCEPT 5A ON THE HARRIS HARBOR RENOVATION PROJECT TO MOVE THE HEAD FLOAT OUT AND NOT DO THE DREDGING AND EXCLUDE THE FILLED CELL. THIS CONCEPT INCLUDES THE MAINTENANCE WORK AT THE GRID. Mr. Preston seconded the motion.

Mr. Fisk spoke against the motion. He said we would lose moorage. He would like to do Concept 5A as presented and not move out the head float so we wouldn't lose the 18 stalls.

Discussion followed with Mr. Derr. He said he wasn't ready to vote yet. Mr. Hurley suggested looking at other financial options.

More discussion followed with Mr. Stone, Mr. Knapp, Mr. Simpson, Mr. Grussendorf, Mr. Preston, and Mr. Derr.

Mr. Fisk offered a friendly amendment that was accepted by Mr. Simpson. **MOVE TO APPROVE THE CONCEPT 5A AS PRESENTED AND TO DIRECT THE STAFF TO MOVE FORWARD AND ALSO TO RESOLVE THE QUESTION ABOUT THE SEAPLANE FLOAT LEASE.** The motion passed without objection.

Mr. Simpson mentioned that Amalga Harbor was all set for the opening Ribbon-Cutting Ceremony tomorrow night at 7:30 p.m. at Amalga Harbor. The Alaskan Native Dancers will put on a performance and everybody is invited to attend.

More discussion followed with Mr. Clough.

B. Action Items from the April 27, 2004 Operations Committee Meeting.

Mr. Derr explained that we don't have the meeting minutes yet, as the meeting was only a couple of days ago.

He added that they had several items for action so he would read the motion first and then have discussion following for any questions or suggestions.

VI. Items for Action (cont'd.)

1. New Douglas Harbor Stall Assignment Interim Policy.

MOTION by Mr. Derr: ASK UNANIMOUS CONSENT TO MOVE FORWARD AND HAVE THE PORT DIRECTOR ASSIGN THE NEW STALLS IN DOUGLAS HARBOR TAKING INTO ACCOUNT THE SWAP LIST, THE WAITING LIST, AND THE NEED FOR SPACE DUE TO THE RECONSTRUCTION OF THE HARRIS AND AURORA HARBORS.

Mr. Stone gave a short summary on how he will be assigning vessels to their new stalls. He will be going first to the swap list and then to the wait list. He will create a new 48' list and will assign by length of time on the waiting list. The over-all length will determine what vessels can be in these 48' slips.

Public Comment:

Gary Parker – 790-5574 --- 4403 Portage Blvd., Juneau, Alaska

Mr. Parker questioned if we put 47' vessels in these 48' stalls why don't we call it a 47' wait list.

Mr. Stone responded that the slips are actually 48' in length. The new wait list will be generated from both the 42' wait list and the 62' wait list to cover vessels from 47' to 54' in length. The time that the patron signed up will determine their placement in the new 48' stalls.

Mr. Parker said he just wanted to make sure we were being consistent in how all the slips are assigned.

More discussion followed with Mr. Simpson, Mr. Derr, Mr. Preston, Mr. Stone, and Mr. Knapp.

The motion passed without objection.

2. Statter Harbor Houseboat Policy.

MOTION by Mr. Derr: MOVE TO RECOMMEND THAT THE BOARD ADOPT A POLICY THAT NO HOUSEBOATS ARE ALLOWED IN STATTER HARBOR AND TO DIRECT THE HARBORMASTER TO ENFORCE THE POLICY. Mr. Hurley seconded the motion.

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

VI. Items for Action (cont'd).

Public Comment:

Gary Parker – 790-5574 – 4403 Portage Blvd., Juneau, Alaska

Mr. Parker said he agreed with Mr. Simpson. He has no problem letting the houseboats use Statter Harbor during the winter months. He did say that they are not very maneuverable and that they pose a hazard to other vessels.

Discussion followed with Mr. Knapp and Mr. Derr regarding a time frame on this motion. Mr. Derr said that this motion is to stand--that no houseboats are allowed at Statter Harbor until at such time that the Board Members submit a new motion with certain allowable time frames.

The motion passed 8 to 1 with Mr. Preston voting no.

3. Tourism Best Management Practices.

MOTION by Mr. Derr: ASK UNANIMOUS CONSENT TO AUTHORIZE THE PORT DIRECTOR TO SIGN THE TOURISM BEST MANAGEMENT PRACTICES AGREEMENT ON BEHALF OF THE CBJ DOCKS & HARBORS DEPARTMENT.

Mr. Stone gave a short presentation on this topic.

Discussion followed with Mr. Preston and Mr. Fisk.

The motion passed without objection.

C. Comments to the Assembly on Resolution 2261.

Mr. Knapp gave a short presentation on this topic and the draft letter from the Board to the Mayor.

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

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO MOVE FORWARD ON PRESENTING THIS WRITTEN DRAFT TO THE MAYOR FOR CONSIDERATION AND THEN TO BE PRESENTED TO THE ASSEMBLY COMMITTEE OF THE WHOLE MEETING ON MAY 3RD. The motion passed without objection.

Mr. Clough and Mr. David Stone added further discussion.

VII. Items for Information/Discussion.

A. Status Report on the Harbormaster Recruitment.

This topic was referred to Executive Session later on tonight's agenda.

B. Spuhn Island Development.

Mr. Stone gave a short presentation on this topic. He said he was sending an e-mail to Dale Pernula, CBJ Director of Department of Community Development, explaining that we do not feel that this development project on Spuhn Island would be a major impact at Statter Harbor. There would be some additional vessel usage but not much more than usual and if the residents want to use Statter Harbor they would be subject to the same rules as any other transient vessel user at Statter Harbor.

Discussion followed with Mr. Clough. He said that he thinks that the residents will more likely moor their skiffs at the end of Fritz Cove Road, as it is closer.

Mr. Derr and Mr. Simpson also agreed that they think that Fritz Cove will notice the impact of this development. Also Mr. Knapp added more discussion on this topic.

VIII. Committee Member and Staff Reports.

A. Finance Committee – April 20, 2004

Mr. Preston gave a short report on his last Finance Committee meeting.

He said that the main subjects they talked about were the Fees and the Electrical Rates.

He added that the fee structures, maintenance surcharges and fish tax proceeds will all be looked at in the Fall.

Another item that came up was the sale of a covered boathouse shelter and boat in Aurora Harbor.

Because of budget restraints we cannot afford to purchase this one at this time. We have the first right of refusal on all covered boathouse sales. At a later time we would like to purchase them as they become available but our current budget doesn't allow this purchase at this time.

B. Operations Committee Meeting – April 27, 2004.

Mr. Derr said they had their meeting just a few days ago so minutes were not available yet, however, all action items already have been discussed this evening and he has nothing further to add.

VIII. Committee, Member and Staff Reports (cont'd).

C. CIP/Planning Committee Meeting – April 26, 2004.

Mr. Simpson said that they had their meeting a few days ago so minutes were not available yet, however, all items already had been discussed this evening and he had nothing further to add.

D. Waterfront Committee.

Mr. Knapp gave a short presentation on this topic. He explained that when the Waterfront Committee was first formed there were 3 Assembly Members, 3 Docks & Harbors board Members, and 1 CBJ Parks and Recreation Department Member. All Members were able to vote on all issues concerning the Waterfront. In the case of a tie vote the Chairman would vote to break the tie. The reason for including different members instead of all Assembly Members was to allow input from the different concerned Departments as well as offer the Members an opportunity to vote on decisions concerning the waterfront.

Recently the Waterfront Committee was changed with the election of the new Mayor. It was now set up mainly as a Standing Assembly Committee with some representation from other Departments.

Mr. Simpson, who was representing our Docks and Harbors Department, has submitted his resignation from this Waterfront Committee. He recently received word from Ms. Johnson, Chairman of the Waterfront Committee, stating that Members of that Committee who were not Assembly Members will not have a vote on matters concerning that Waterfront Committee. He said that since this was changing to an advisory only position he did not want to expend his time further.

Mr. Knapp asked the Board Members to please let him know as soon as possible, if any of them would like to fill this position that Mr. Simpson has vacated, as we still need a Waterfront Committee representative from the Docks and Harbors Board, even though this is now only an advisory position.

IX. Capital Improvement Project Report.

Mr. Kriebler gave a short presentation on current projects.

He said the new Amalga Harbor Project was having a Ribbon-Cutting Ceremony tomorrow night out at Amalga Harbor and he again invited all of the Board Members to attend. A notice with details was handed out this evening. Also he added that the Douglas Project would be open soon.

On the Cruise ship dock Improvements Project the first Dolphin will be in place when the first Cruise Ship comes in on Wednesday and the 2nd Dolphin will be in place by Friday. There had been a manufacturing problem but it was being corrected.

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IX. Capital Improvements Project Report (cont'd).

Mr. Krieger added that on the Sidewalk Project they will be pouring the sidewalk tomorrow and replacing the bollards tomorrow also.

He said we had appropriated \$85,000 for the Project and we have come in considerably under Budget.

He had a Pre-Construction Conference and has issued a Notice to Proceed for the Aurora Harbor Repairs and Renovations Project. We are looking at getting some electrical work started earlier than we anticipated so hopefully we could get some work started in July. The Contract Schedule shows completion the end of September.

He added that on the Amalga Parking Lot Project he is working with the Amalga Property owners on the purchase of the property. Hopefully it will be resolved next week so the Project can begin on the rest of the parking lot.

Mr. Stone added on the DeHart's Property he still needs to contact the Appraiser and see what the current status is on that Project.

X. Harbor Operations Report.

Mr. Stone said he had been contacted by several of the luxury yacht owners that usually moor at the IVF Float during the Summer Season. They are concerned at the higher rate change going into effect on July 1st. The rate goes from .70 cents per foot to \$2.00 per foot.

One patron suggested we take another look at the sizes of vessels that use the facility and maybe use a lower fee for certain vessels in the range from 60 to 70 feet compared to the more expensive larger yachts who would be willing to pay the \$2.00 per foot rate just to have a place to tie rather than to have to anchor out.

Discussion followed with Mr. Preston and Mr. Stone.

Mr. Stone said he would look at how we are charging vessels for the time periods of usage. The patron wanted to only be charged for a 24-hour period, not a portion of each day as is now being charged.

Mr. Stone showed the Board Members the burned electrical wires from Harris Harbor. He said that this was the main power line to Float #2 and burned up today losing power to all the vessels on Float #2. He said that this is one of the main reasons that we must replace all the old wiring as soon as possible.

XI. Committee Administrative Matters.

A. Meeting Calendar for May 2004.

XI. Committee Administrative Matters (cont'd).

The following Committee Meetings were scheduled:

Finance Committee Meeting – May 19, 2004	5:00 p.m.	Aurora Harbor Office
Operations Committee Meeting – None Set At This Time.		
CIP/Planning Committee Meeting – May 18, 2004	5:00 p.m.	Aurora Harbor Office
Regular Board Meeting – May 27, 2004	7:00 p.m.	CBJ Assembly Chambers

Mr. Knapp called for a short 5-minute break before going into Executive Session.

The break was called at 9:20 p.m.

The meeting reconvened at 9:25 p.m.

B. Executive Session.

1. Audit Committee Report.
2. Harbormaster Selection.

MOTION by Mr. Derr: ASK UNANIMOUS CONSENT TO GO INTO EXECUTIVE SESSION TO DISCUSS THE AUDIT COMMITTEE REPORT AND THE HARBORMASTER SELECTION. The motion passed without objection.

The Board Members went into Executive Session at 9:27 p.m.

The Board meeting reconvened at 9:32 p.m.

MOTION BY Mr. Derr: ASK UNANIMOUS CONSENT TO EXTEND AN OFFER TO MR. LOU MCCALL, FOR THE HARBORMASTER POSITION AND NEGOTIATE A STARTING SALARY FROM THE A-C STEP ON THE SALARY SCHEDULE. The motion passed without objection.

XII. Adjournment.

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

The meeting was adjourned at 9:36 p.m.

