

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES
For Thursday, July 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. Kueffner, Mr. Preston, Mr. Simpson, and Mr. Knapp.

The following Member was absent: Mr. Dore.

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

III. Approval of Agenda.

Mr. Stone requested under Items for Action to change the numbering sequence. Also to add an Executive Session for the MEBA Negotiation topic.

The new Items for Action numbering will be the following:

1. MEBA Negotiation
2. Trucano's Tideland Lease Appeals.
3. Downtown Sea Walk and South Franklin Street Widening Projects Comments.

Mr. Preston requested under Items for Information/Discussion Item #1 – Small Boat Harbor Moorage Management Regulations – to move that up to before going into the Executive Session, so members of the audience could testify concerning this topic and then could leave and not have to wait around for the Executive Session portion.

The agenda was approved as amended with no 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 JUNE 23, 2005, AS PRESENTED.

The motion passed without objection.

VI. Board Administrative Matters.

1. Election of Chair and Vice-Chair by the Board for FY06.

VI. Board Administrative Matters (cont'd).

MOTION by Mr. Etheridge: MOVE TO NOMINATE MR. SIMPSON FOR HARBOR BOARD CHAIRMAN.

Mr. Preston seconded the motion.
The motion passed without objection.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO CLOSE THE HARBOR BOARD CHAIRMAN NOMINATIONS AND TO APPOINT MR. SIMPSON AS THE NEW HARBOR BOARD CHAIRMAN.

The motion passed without objection.

MOTION by Mr. Knapp: MOVE TO NOMINATE MR. FISK AS HARBOR BOARD VICE-CHAIRMAN.

Mr. Etheridge seconded the motion.
The motion passed without objection.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO CLOSE THE HARBOR BOARD VICE-CHAIRMAN NOMINATIONS AND TO APPOINT MR. FISK AS THE NEW HARBOR BOARD VICE CHAIRMAN.

The motion passed without objection.

VII. Items for Information/Discussion.

1. Small Boat Harbor Moorage Management Regulations.

Mr. Etheridge gave a short report on the first of two scheduled Public Hearings that was held at his last Operations Committee Meeting. He said the second Public Hearing would be held on August 16, 2005 at the next Operations Committee Meeting.

Mr. Preston gave a short report on the Public Hearing held at his last Finance Committee Meeting. He said there were eight people who testified and the consensus was that the patrons were concerned about the proposed De Hart's annual rates compared to the downtown harbors annual rates. There also will be a second Public Hearing at the August 18, 2005 Finance Committee Meeting.

PUBLIC COMMENT

1. Bud Jaeger – 3451 Meander Way, Juneau, Alaska 99801

Mr. Jaeger said that he feels that the Harbor Board is discriminating against the De Hart's patrons because they are proposing to charge higher annual fees for them compared to the downtown harbors annual fees.

He added that the fees are way out of line and the Harbor Board needs to re-look at these unreasonable proposed fees for De Hart's Marina patrons.

VII. Items for Information/Discussion (cont'd).

Discussion followed with Mr. Knapp.

2. Dennis Watson – 9333 Northland, Juneau, Alaska 99801

Mr. Watson said he is feeling great discomfort in the way the fees are going up each year. He added he thought the 10-year amortization is an unrealistic approach. He added that he thinks the Harbor Board needs to re-look at all the new fees that are imposed for all the moorage.

3. Ron Marvin – 2241 Fritz Cove Road, Juneau, Alaska 99801

Mr. Marvin said that he too is concerned about the rates that are being proposed for the patrons at De Hart's Marina.

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

4. Wendell Bishop – 8128 Dogwood Lane, Juneau, Alaska 99801

Mr. Bishop said that he also is a stallholder at De Hart's Marina. He added that the proposed annual fee structure at De Hart's Marina is about two and one-half times more money for keeping his boat there compared to the downtown harbors. For him it is more convenient to keep his boat out there rather than to drive to town to use and care for it.

Mr. Kueffner added that no other patrons at Statter Harbor are able to pay the same annual rate as the downtown harbors, and the Auke Bay area is considered to be the premium area for boaters and moorage.

5. Greg Dostal – 9355 View Drive, Juneau, Alaska 99801

Mr. Dostal said that by keeping De Hart's Marina as permanent annual moorage it would cost less than to operate the Marina as a transient facility. There will be less wear and tear on the facilities.

He added that he agrees that the proposed fees are excessive. He feels that the De Hart's patrons are being punished by the higher fees just because they are already assigned to these stalls. Over all, he said he is in agreement with all the prior public testimony of other De Hart's patrons tonight.

Discussion followed with Mr. Fisk.

Mr. Stone said that the next two Public Hearings on this subject would be held on:

August 16, 2005 – Operations Committee Meeting

5:00 p.m. – Aurora Harbor Office

August 18, 2005 – finance Committee Meeting

5:00 p.m. – CBJ Assembly Chambers

VII. Items for Information/Discussion (cont'd).

He added that final action would take place on:

August 25, 2005 – Regular Board Meeting
7:00 p.m. – CBJ Assembly Chambers

In addition, he said that written comments could be sent to him before August 19, 2005 and he will include them in the Board Packet.

VIII. Items for Action.

1. MEBA Negotiation.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO GO INTO EXECUTIVE SESSION.

The motion passed without objection.

After a two-minute break, the Board Members went into Executive Session at 7:38 p.m.

The Regular Board Meeting was called back to order at 8:11 p.m.

2. Trucano's Tideland Lease Appeals.

Mr. Stone gave a short report on this topic. He added that the Board Members unanimously passed a motion at the May 26, 2005 Regular Board Meeting to establish an annual lease rate of \$.23 per square foot for Parcels ATS-750, ATS-842, and ATS-1316. These three tideland parcels belong to Mr. Trucano.

Mr. Trucano gave a short report on the new appraisal that he had done for these three tideland parcels. In this attached appraisal, the amount of \$.18 per square foot was recommended.

Discussion followed with Mr. Kueffner, Mr. Fisk, Ms. Jebe, and Mr. Knapp.

MOTION by Mr. Fisk: MOVE TO CHANGE THE SQUARE FOOTAGE RATE FOR TRUCANO'S THREE TIDELAND LEASE PARCELS, ATS-750, ATS-742, AND ATS-1316, FROM \$.23 TO \$20.5.

Mr. Kueffner added a friendly amendment to change the figure to an even \$.20 per square foot. Mr. Fisk accepted the friendly amendment.

Mr. Kueffner seconded the motion.

The motion passed without objection.

Discussion followed with Mr. Simpson. He added that Mr. Trucano had in the past requested for the Board Members to look at dividing some tideland parcels.

VII. Items for Action (cont'd).

More discussion followed with Mr. Stone, Mr. Trucano, Mr. Kueffner, Mr. Preston, and Mr. Simpson.

Mr. Simpson referred this topic to the next Operations Committee Meeting.

3. Downtown Sea Walk and South Franklin Street Widening Projects Comments.

Mr. Etheridge said that this project has pretty much failed. He added that we still need to send a letter to the Waterfront Committee and the Assembly telling them that we do not want to give up any tidelands.

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

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO FORWARD TO THE ASSEMBLY THE COMMENTS ON THE DOWNTOWN SEA WALK AND SOUTH FRANKLIN STREET WIDENING PROJECT AS RECOMMENDED BY THE OPERATIONS COMMITTEE.

Mr. Fisk added a friendly amendment to re-draft the report on the widening portion of the letter. Mr. Etheridge accepted the friendly amendment.

The motion passed without objection.

Mr. Simpson abstained from voting on this matter.

IX. Items for Information/Discussion.

1. Dry Stack Marina Operations.

Mr. Stone gave a short slide presentation on the dry stack options available. The slides were from a Marina in Florida that he visited while on vacation last Spring.

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

X. Committee, Member & Staff Reports.

1. Finance Committee Meeting – July 14, 2005.

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

2. Operations Committee Meeting – July 12, 2005.

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

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X. Committee, Member & Staff Reports (cont'd).

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

The meeting was cancelled.

XI. Capital Improvement Project Report.

Mr. Krieber gave a short report on the progress of all Current Projects.

XII. Harbormaster's Report.

Mr. McCall personally thanked Mr. Knapp for all the help he has given us for the past year. He felt that Mr. Knapp offered exceptional help to him and he said that he really appreciated him.

He added that he is hoping that the Salmon Derby will go better this year since we know what to expect.

He said that the second shift will be effective the first week of September. There will be a lot of changes and improvements due to this second shift taking place.

Discussion followed with Mr. Preston, Mr. White, Mr. Kueffner, Mr. Knapp, and Mr. Etheridge.

XIII. Port Director's Report.

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

He added that we need to forward to the Operations Committee Meeting the issue concerning the PACMAR Corporation and transfer of the stall A-A-016 to the new owner when the Corporation sells.

Also, we need to forward to the Operations Committee Meeting the issue on the Peter Barrett Memorial Bench located at Douglas Harbor Launch Ramp.

Both items need to be reviewed by the Operations Committee at their next scheduled meeting.

XIV. Committee Administrative Matters.

1. Meeting Calendar for August 2005.

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

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

He also asked all the Board Members to contact him regarding what Committee they would like to be assigned to for this next period.

Mr. Dybdahl said that the Monday Assembly Meeting would probably not be the last of the 1% Sales Tax issue.

Mr. Fisk expressed on behalf of all the Harbor Board Members congratulations to Mr. Knapp for a job well done as the previous Harbor Board Chairman.

XV. Adjournment.

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

The meeting was adjourned at 9:22 p.m.