

**CBJ DOCKS & HARBORS BOARD**  
**REGULAR MEETING MINUTES**  
**For Thursday, August 25, 2005**

I. Call to Order

Chairman Simpson called the Regular Board Meeting to order at 7:00 p.m. in the Egan Room of Centennial Hall.

II. Roll Call

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

Mr. White arrived at 7:25 p.m.

There were no Members absent.

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

Mr. Dybdahl our Assembly Liaison was attending an Assembly Meeting.

III. Approval of Agenda.

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

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 JULY 28, 2005, AS PRESENTED.**

The motion passed without objection.

VI. Consent Agenda.

1. Small Boat Harbors Fees and Charges Regulations – Proposed Amendment.

The Board is proposing to amend the small boat harbor fees and charges regulations to allow for refunds of annual moorage in limited circumstances. The Board will hold a Public Hearing on the proposal and take final action at it's September 29, 2005 Regular Board Meeting. Public Comment will be accepted until the meeting.

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

The motion passed without objection.

VII. Assigned Stall Forfeiture Appeals.

1. Aurora G-11 Forfeiture. – Appeal by Bryanne Rounds.

Mr. McCall gave a short history report of this matter.

Discussion followed with Mr. Fisk, Ms. Jebe, Mr. White, Mr. Etheridge, and Mr. Preston.

**MOTION by Mr. Fisk: MOVE TO DENY THE APPEAL REQUEST BY MS. ROUNDS FOR FAILURE TO PAY THE ANNUAL STALL FEES IN A TIMELY MANNER.**

Mr. Etheridge seconded the motion.

The motion passed with 7 yes votes and 2 no votes.

Mr. Simpson said that the stall forfeiture appeal request was denied.

2. Commercial Fisheries Float – Juneau Marine Services—Appeal by Jeff Duvernay.

Mr. Simpson said since Jeff Duvernay could not be at the meeting tonight he is forwarding this item back to the next Operations Committee Meeting for further review and recommendation.

VIII. Items for Action.

1. PACMAR Stall Transfer Request.

Mr. Etheridge gave a short report regarding this item.

**MOTION by Mr. Etheridge: MOVE THAT WE DO NOT HONOR THE STALL TRANSFER REQUEST BY THE PACMAR COMPANY.**

Mr. Fisk seconded the motion.

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

The motion passed with 7 yes votes and 1 no vote.

Mr. Simpson said that the PACMAR Company Stall Transfer Request is denied.

2. Sunset Clipper Tideland Lease Approval.

Mr. Etheridge gave a short report on this item.

VIII. Items for Action (cont'd).

**MOTION by Mr. Etheridge: MOVE TO ACCEPT THE SUNSET CLIPPER TIDELAND LEASE APPLICATION IN ACCORDANCE WITH APPLICABLE CBJ LAW SUBJECT TO APPROVAL AND TO ADD A 2-YEAR PERFORMANCE EVALUATION TO SHOW COMPLETION. IN ADDITION, TO SEE MORE DETAILED FINAL PLANS BEFORE FINAL APPROVAL AND TO RETAIN RIGHT OF ACCESS THROUGH THE LEASED AREA. ALSO TO INCLUDE FEES FOR PASSENGERS.**

Mr. Knapp seconded the motion.

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

The motion passed unanimously.

3. Aniakchak, Inc. Tideland Lease Application Approval.

Mr. Etheridge gave a short report on this item.

**MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO SEND THIS TOPIC BACK TO THE OPERATIONS COMMITTEE FOR FURTHER INFORMATION AND REVIEW.**

After some discussion, Mr. Etheridge withdrew his motion.

**MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO REJECT THE CURRENT ANIAKCHAK, INC. TIDELAND LEASE APPLICATION AND TO DIRECT THE PORT DIRECTOR TO MEET WITH THE ANIAKCHAK, INC. PEOPLE AND TO BRING BACK TO THE NEXT OPERATIONS COMMITTEE MEETING AN ALTERNATIVE THAT WOULD NOT COMPETE WITH THE SUNSET CLIPPER LEASE.**

The motion passed without objection.

4. ATS 556A Tideland Lease Approval,

**MOTION by Mr. Fisk: MOVE TO APPROVE THAT ATS 556A TIDELAND LEASE AS PRESENTED AND TO DIRECT THE PORT DIRECTOR TO ISSUE IN ACCORDANCE WITH APPLICABLE CBJ LAW PENDING REVIEW BY THE ASSEMBLY WATERFRONT COMMITTEE.**

Mr. Etheridge seconded the motion.

The motion passed without objection.

VIII. Items for Action (cont'd).

5. Moorage Management Regulations.

Mr. Stone gave a short report on this item.

Mr. Preston asked to remove the fee section from the Moorage Management Regulations. There were no objections from the other Board Members.

**MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO ACCEPT THE MOORAGE MANAGEMENT REGULATIONS AS PROPOSED BY THE PORT DIRECTOR, EXCLUDING THE FEE SECTION.**

The motion passed without objection.

PART II – Fees for De Hart's Marina.

**MOTION by Mr. Fisk: MOVE TO ADOPT THE FEES AS PROPOSED IN WRITING FOR THE DE HART'S MARINA.** Mr. Knapp seconded the motion.

**Mr. Preston offered a substitute motion: TAKE THE PART B FEE STRUCTURE ON THE LAST TWO LINES WHERE IT SAYS "MARINA IS EQUAL TO THE PRODUCT OF 12 TIMES THE APPLICABLE MONTHLY MOORAGE RATES SET OUT IN 05 CBJAC 20.040." START AT THE WORD "PRODUCT" AND DELETE THE REST OF THE SENTENCE. INSERT 2005 DEHART'S RATES.** Ms. Jebe seconded the motion. Mr. Preston advised the reason he proposed that is due to much testimony that indicates the fees are already higher than the rest of the CBJ moorage. It would give the Board an opportunity to review the issue over the next year or so. His recollections during the purchase procedure did not include having patrons pay the debt, yet the analysis indicates that would be so.

Much discussion ensued.

**PUBLIC COMMENT**

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

Mr. Jaeger said that he still is very much opposed to the higher fees being proposed by Mr. Stone.

He added that the De Hart's patrons should have been told earlier when the Harbors proposed to buy the De Hart's Property that their rates would increase so dramatically. He felt that there would have been lots more outcries from the De Hart's Patron's way back then.

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

Mr. Marvin said that he wanted to second all of the things that Mr. Jaeger has mentioned before him.

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VIII. Items For Action (cont'd).

He added that after looking at the debt service and including that in the proposed fees in inappropriate. He would like to be treated fairly with the downtown harbors.

He would like us to keep the current fees that they are paying now at De Hart's Marina. He would be happy with that. This fee is 30% more than the downtown harbor patrons pay but it would cover the operational and upkeep expenses and would pay for one-half of the debt service. This would be much fairer to the De Hart's Patrons and he would be happy with that.

3. Dick Roundtree – 1860 Fritz Cove Road, Juneau, AK 99801

Mr. Roundtree said that it had taken him over 5-years to get a stall at De Hart's Marina.

He added that he agreed with Mr. Marvin about the fees even though it is 30% more than other Harbor Patrons pay. He said that he does not mind paying the 30% more to have the great location.

4. Mike Millar – 4510 Prospect Lane, Juneau, AK 99801

Mr. Millar said that he feels for us to expect the De Hart's Marina Patrons to pay for the over-priced purchase is totally unfair.

He added he would like to see Statter Harbor have permanent moorage.

5. Patty Reichl – 3109 National Park Road – A-3, Juneau, AK 99801

Ms. Reichl said that the City bought the De Hart's Marina and it is not the De Hart's Marina Patrons responsibility to pay for the huge property debt we incurred. She compared it to a business, saying that when you have debts you do not expect to recoup funds to pay off all the debts the first year, you space it out over a period of several years.

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

Mr. Watson said he expects to attend more meetings to keep up on harbor happenings.

He added that the charges forecasted are just the beginning. He is opposed to the increased rates that are being proposed. He would like for the Board Members to re-look at the fees.

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

Mr. Fisk withdrew his motion.

VIII. Items for Action (cont'd).

**MOTION by Mr. Knapp: MOVE TO TABLE THE FEES AS PROPOSED IN WRITING FOR THE DE HART'S MARINA AND TO SEND BACK TO THE FINANCE COMMITTEE FOR FURTHER REVIEW AND DISCUSSION.**

Mr. Dore seconded the motion.

The motion passed with 5 yes votes and 4 no votes.

Mr. Simpson said that this topic would go back to the Finance Committee for more public input and further discussion.

Mr. Preston asked to have this Finance Committee Meeting also be a combined Committee of the Whole so all of the Board Members could attend.

It was so ordered that the next Finance Committee would be a combined Finance/Committee of the Whole Meeting to be held on September 15, 2005.

6. Alaska Department of Fish and Game Cooperative Grant 05-071 Amendment One (Taku Harbor Rehabilitation and Norway Point Moorage) Approval.

Mr. Simpson called for a 5-minute break at 8:45 p.m.

Mr. Simpson called the meeting back to order at 8:52 p.m.

Mr. Krieber gave a short report on this topic.

This Grant combines the Grants for Norway Point and Taku Harbor. This will mean no money is left on the table and there is no obligation to the Fish and Game Department.

**MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO APPROVE AMENDMENT ONE OF THE ADF&G GRANT 05-071.**

The motion passed without objection.

7. Auke Bay Commercial Loading Facility Crane Grant.

Mr. Fisk gave a short report on this topic.

**MOTION BY Mr. Fisk: ASK UNANIMOUS CONSENT TO ACCEPT THE \$87,750 FISHERIES ECONOMIC DEVELOPMENT MATCHING GRANT #860018 FROM THE ALASKA DEPARTMENT OF COMMERCE FOR THE PURCHASE OF TWO CARANES AND A KEYCARD SYSTEM FOR THE AUKE BAY COMMERCIAL LOADING FACILITY.**

The motion passed without objection.

IX. Items for Information/Discussion.

1. Sales Tax Report Prioritization.

Mr. Simpson gave a short report on this topic, He added that the Committee voting results would be presented to the Assembly at their meeting tonight. Then the Assembly Members will decide how to disperse the 1% Sales Tax for the October Ballot.

X. Committee, Member & Staff Reports.

1. Finance Committee Meeting – August 18, 2005.

Mr. Fisk gave a quick report of his last Finance Committee Meeting.

He said that most items have already been covered in tonight's meeting. He did add that Mr. Stone had given a report to the Finance Committee Members on the Passenger Rates at North Douglas Launch Ramp compared to the Statter Harbor Passenger Rates. It was an interesting comparison.

Mr. Preston emphasized that the next Finance Committee will be a Finance/Committee of the Whole Meeting on September 15, 2005 at 5:00 p.m. at the CBJ Assembly Chambers.

2. Operations Committee Meeting – August 18, 2005.

Mr. Etheridge gave a quick report of his last Operations Committee Meeting.

He said that most items have already been covered tonight. In addition, he said that they had approved a Memorial Bench at the North Douglas launch Ramp for Peter Barrett. A nice article and picture was shown in the Juneau Empire.

He said they also approved an RFP for the Small Boat Harbor Parking Management.

3. CIP/Planning Committee Meeting – August 23, 2005.

Mr. Fisk gave a short report on the last CIP/Planning Committee Meeting.

He said that most items have already been covered tonight.

In addition, they approved an RFP for the Gold Creek Management Study.

XI. Capital Improvement Project Report.

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

He said that the Harris Harbor Project is moving along nicely. They are planning to have the electricity and water all hooked up by the end of September.

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XII. Harbormaster's Report.

Mr. McCall gave a short report of Harbor happenings.

He added that that tomorrow afternoon at noon at Thane Ore House would be a Retirement Luncheon for Dave Koko who is retiring after 25 years of service. All Board Members are invited also.

XII. Harbormaster's Report (cont'd).

He added that Mr. Barber, the Caretaker at Echo Cove would be leaving on September 9, 2005. Our staff will have to make numerous trips out to check on things until we can put out a new RFP in the Spring for a new Caretaker.

Mr. McCall shared a story about an individual who is on 2 wait lists. The 42' and the 62' lists. This person's vessel is 54'. The requirement for a 62' slip is that the vessel must be at least 57' in length.

Mr. McCall passed around pictures to the Board Members showing attachments that this individual has made to lengthen his vessel. With the 2 changes he has now made to lengthen his vessel he now measures 56'. Mr. McCall said he then changed his billing to reflect the new length. Needless to say, the person came in all upset about the new charges.

At this time, Mr. McCall said he told the individual that he would not assign him to the 62' slip.

Discussion followed with Mr. Kueffner, Mr. Knapp, Mr. White, and Mr. Simpson.

XIII. Port Director's Report.

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

He added that on Monday night at the Assembly Committee of the Whole Meeting he would be discussing our Electric Utility Request. He invited any or all of the Board Members to attend if they were available. The meeting is at 5:00 p.m. in the Assembly Chambers.

XIV. Committee Administrative Matters.

1. Meeting Calendar for September 2005.

<u>Operations Committee Meeting</u>	September 13, 2005	5:00 p.m.	Aurora Harbor Office
<u>Finance Committee Meeting</u>	September 15, 2005	5:00 p.m.	CBJ Assembly Chambers
<u>CIP/Planning Committee Meeting</u>	September 27, 2005	5:00 p.m.	CBJ Assembly Chambers
<u>Regular Board Meeting</u>	September 29, 2005	7:00 p.m.	CBJ Conference Room #224



XV. Adjournment.

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

The motion passed without objection.

The meeting was adjourned at 9:55 p.m.