

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES
For Thursday, July 26, 2007

I. Call to Order.

Chair Mr. Simpson 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. Knapp, Mr. Preston, Mr. Mehrkens, Mr. Williams, and Mr. Simpson.

Mr. Kueffner arrived at 7:10 p.m.

The following members were absent: There were none.

Also present were the following: Mr. Stone – Port Director and Mr. Mc Call – Harbormaster.

Mr. Dybdahl – CBJ Assembly Liaison was absent.

III. Approval of Agenda.

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

The motion passed without objection.

IV. Introduction of New Board Members.

1. Eric Kueffner.

Chair Simpson said that Mr. Kueffner has been reappointed for another three-year term and he was glad to have him on the Docks and Harbors Board.

2. Joseph Mehrkens.

Chair Simpson welcomed Mr. Mehrkens as our newest Docks and Harbors Board Member. He added that the staff would help to answer any questions he may have and will provide documentation to help to bring him up to speed as to what is happening at present.

V. Election of Officers.

1. Election of Board Chair.

MOTION by Mr. Preston: MOVE TO ELECT DON ETHERIDGE AS THE NEW BOARD CHAIR.

Mr. Fisk seconded the motion.

The motion passed unanimously.

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES

July 26, 2007

Page 2

V. Election of Officers (cont'd).

Chair Etheridge thanked the Board members for electing him as the new Board Chair. Mr. McCall added his thanks and gratitude to Mr. Simpson for his outstanding performance as the previous Board Chair.

Chair Etheridge added his thanks to Mr. Simpson also and the entire Board thanked him with a round of applause.

2. Election of Vice-Chair.

MOTION by Mr. Simpson: MOVE TO RE-ELECT MR. GREG FISK AS THE DOCKS AND HARBORS VICE-CHAIR.

Mr. Preston seconded the motion.

The motion passed unanimously.

VI. Consent Agenda.

1. Proposed Regulations for Auke Bay Loading Facility.

MOTION: TO PROPOSE REGULATIONS GOVERNING THE USE OF THE AUKE BAY LOADING FACILITY, TO HOLD PUBLIC HEARINGS AT THE AUGUST 14, AND SEPTEMBER 18, 2007 OPERATIONS COMMITTEE MEETINGS, AND TO TAKE FINAL ACTION AT THE REGULAR BOARD MEETING OF SEPTEMBER 27, 2007.

2. Port Security Grant Appropriation.

MOTION: TO RECOMMEND THAT THE ASSEMBLY TO APPROPRIATE A GRANT OF \$219,000 FOR PORT SECURITY IMPROVEMENTS FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY PENDING ARRIVAL OF THE OFFICIAL AWARD NOTICE FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY.

3. Bid Award – DH07-189 Purchase and Delivery of a High-Speed Landing Craft.

MOTION: TO RECOMMEND THAT THE BOARD REQUEST THE ASSEMBLY TO AWARD BID DH07-189 PURCHASE AND DELIVERY OF A NEW HIGH-SPEED LANDING CRAFT TO WILLIAM E. MUNSON COMPANY IN THE AMOUNT OF \$186,755 PENDING AWARD OF THE PORT SECURITY GRANT AND APPROPRIATION OF THE REQUIRED 25% MATCH OF \$46,688.75 FROM THE PORT RESERVES.

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

The motion passed without objection.

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES

July 26, 2007

Page 3

VII. Public Participation on Non-Agenda Items.

1. Howard Lockwood – #28 Thunderbird Terrace, Juneau, Alaska 99801 – 209-4250
Manager, Juneau Port Development, LLC.

Mr. Lockwood gave a short presentation to the Board Members on the latest information regarding the progress of the Lease for the Small Boat Harbor Development at the Little Rock Dump.

He added that the Ordinance #2007-43 would be presented to the Assembly at the August 6, 2007 meeting and then there will be a Public Hearing at the August 20, 2007 Assembly meeting.

He said he was very pleased with how well the project is finally moving forward.

2. Bill Hueman – 6000 Thane Road
Juneau, Alaska 99801

Mr. Hueman said he was still waiting for results of the Lease for a Dock at Auke Bay. He presented it 2 years ago and is still waiting for results from the CBJ Law Department. He would like the Harbor Board to write a letter to the Law Department in the hopes of speeding up the approval of his lease.

He added that the Sea Walk at downtown Franklin Street is being used much less than before, even after the new improvements were made.

In addition, he said that he has made several improvements to his property to entice patrons to his shop but the flow of pedestrian traffic does not come to his store. He said that he thought this was due to the storage of equipment on the docks, which tends to discourage walking on the dock towards his store.

He said he would like to see a mutual agreement between Cruise Line Agencies, the Docks and Harbors Board, and the store owners to resolve this storage of equipment problem in order to generate more pedestrian usage of the dock area near his store.

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

VIII. Approval of Previous Meeting Minutes.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM THE REGULAR BOARD MEETING HELD ON JUNE 28, 2007 AS PRESENTED.

The motion passed without objection.

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES

July 26, 2007

Page 4

IX. Items for Action.

1. DeHart's Boatyard Rent Adjustment.

Mr. Preston gave a short presentation on this topic.

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

MOTION by Mr. Preston: MOVE TO SET THE FY07 RENT AT \$6,041.97 PER YEAR WITH A CREDIT GIVEN FOR REAL PROPERTY TAX PAID TO CBJ FOR THE BOATYARD AND TO BE BILLED ON A MONTHLY BASIS.

Mr. Knapp seconded the motion.

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

Mr. Fisk added an amendment to the motion – **to remove the wording “with credit given for real property tax paid to CBJ for the boatyard”.**

Mr. Simpson seconded the amended motion.

Further discussion followed with Mr. Knapp, Ms. Jebe, Mr. Fisk, Mr. Williams, Mr. Mehrkens, and Mr. Preston.

Chair Etheridge asked for a vote on the amended motion. The amended motion passed with eight yes votes and one no vote by Ms. Jebe.

The original motion with the amendment passed without objection.

2. Downtown Fisheries Terminal Electrical Upgrade.

Mr. Fisk gave a short presentation on this topic.

PUBLIC COMMENT:

1. Len Peterson – 3152 Pioneer Avenue
Juneau, Alaska 99801
Owner – Taku River Reds Company

Mr. Peterson said that he was leery about the \$20,000 figure as he thought it was only \$16,000.

Mr. Simpson said that the Consultant's bills were an additional \$3,500 so that made up the rounded figure of \$20,000. He added that actually it would be \$20,832 and we would pay the \$20,000 leaving Taku River Red's to pay the \$832 in addition to the \$300 monthly rent.

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES

July 26, 2007

Page 5

IX. Items for Action (cont'd).

Discussion followed with Mr. Fisk.

MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO AUTHORIZE THE PORT DIRECTOR TO SPEND \$20,000 OF THE HARBORS CONTINGENCY FUND TO UPGRADE THE ELECTRICAL INFRASTRUCTURE AT THE DOWNTOWN FISHERIES TERMINAL AND WITH COSTS IN EXCESS OF \$20,000 ARE TO BE PAID BY TAKU RIVER REDS COMPANY.

Mr. Kueffner recused himself from voting due to conflict of interest.

Mr. Preston added further discussion.

The motion passed without objection.

X. Items for Information/Discussion.

There were none.

XI. Committee and Board Member Reports.

1. Operations Committee Meeting – July 17, 2007

Mr. Etheridge gave a short report on his last meeting.

He said that they discussed the damage that has happened at Echo Cove from the ATV vehicles. He said that a Special Operations Public Hearing would be held to address this problem on August 29, 2007 at 7:00 p.m. at the CBJ Assembly Chambers. This meeting will be to discuss the Echo Cove Launch Ramp Motorized Vehicle Management.

He added that Mr. Stone would work with Goldbelt Company to share expenses and would also ask the Goldbelt Security Agency to submit a proposal for expenses for Security coverage at that area.

Mr. Etheridge said that there are several firms interested in operating the Auke Bay Boatyard so we will need to draw up an RFP for proposals for Operation of this facility.

In addition, he said that the Committee has been working on policies and procedures for operations on the Cruise Ship Docks.

He said that they are working on implementing the new speed limit requirements. They are still trying to obtain a hand-held meter that will properly gauge the vessel's speed.

Further discussion followed with Mr. Preston, and Mr. Fisk.

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES

July 26, 2007

Page 6

XI. Committee and Board Member Reports (cont'd).

2. Finance Committee Meeting – July 19, 2007

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

He said that there would be further discussion on Tideland Lease Rents and adjustments at his next meeting.

3. CIP/Planning Committee Meeting – July 24, 2007

Mr. Fisk gave a short report on his last meeting.

He said that the State had appropriated 10 million dollars for Harbors and then the current Governor vetoed that amount and lowered it to only 5 million dollars. This means that it will be harder to get funds since we are competing with all the other State Harbors on a lesser amount.

He added that we are looking for 2.5 million dollars for Douglas Harbor.

He also mentioned that Mr. Stone has been working with the State DOT for the Right-Of-Way access for the Auke Bay Commercial Loading Facility.

XII. Port Engineer's Report.

There was none.

XIII. Harbormaster's Report.

Mr. McCall said that there has been some vandalism out at the Auke Bay Harbor out at the Breakwater on some of the luxury yachts.

Discussion followed with Mr. Knapp, Mr. Kueffner, Mr. Williams, Mr. Fisk, Mr. Mehrkens, and Mr. Stone.

Mr. McCall added that this year has been great for having luxury yachts use our facilities. This is big money for us. We need to do more to encourage this type of usage because if we provide good service they will continue to come to Juneau.

XIV. Port Director's Report.

Mr. Stone said that he has been doing lots more paperwork for the CBJ Personnel Department. We currently have two recruitments in process. One is to replace Betty as Administrative Assistant II, and the other is to add an Administrative Officer to help divide the Port Director's job load since he has had to do the Port Engineer's job as well as his own.

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES

July 26, 2007

Page 7

XIV. Port Director's Report (cont'd).

He said with his own Engineering background he would do the Port Engineer's job and have the Administrative Officer help him do the rest of the required paperwork for his regular Port Director position.

He added that an update around July 1 was done to the new Computer System. It went well so far with no added problems.

He said that he has been doing CIP work as time allows. A bid for Repair of the IVF Float has gone out and will close in August with repair work to begin around the October 1 after the Cruise Ship Season is over for this year.

There are three projects going on now. They are the Douglas Breakwater, the Pump-Out Stations, and numerous small Maintenance Projects.

There are more maintenance projects than we have the money for so this is a problem. The maintenance list will have to be prioritized and then done as we have the money available.

Discussion followed with Mr. McCall, Mr. Preston, and Mr. Simpson.

Mr. Fisk recommended leaving the Port Engineer Position open until filled so Mr. Stone will contact the Personnel Department and advise them of this.

XV. Committee Administrative Matters.

1. Meeting Calendar for August 2007.

Chair Etheridge called the Board Members attention to the scheduled Committee and Regular Board Meetings for the month of August 2007.

He also reminded the Board Members of the scheduled Special Operations Committee Public Hearing to be held at the CBJ Assembly Chambers on August 29, 2007 at 7:00 p.m. to discuss Echo Cove Launch Ramp Motorized Vehicle Management.

XVI. Adjournment.

MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO ADJOURN THE REGULAR BOARD MEETING.

The motion passed without objection.

The Regular Board Meeting was adjourned at 8:57 p.m.