

**CBJ DOCKS & HARBORS BOARD**  
**REGULAR MEETING MINUTES**  
**For Thursday, May 1, 2008**

I. Call to Order.

Chair Mr. Etheridge called the Regular Board Meeting to order at 7:02 p.m. in the CBJ Conference Room #224.

II. Roll Call.

The following members were present: Mr. Fisk, Ms. Jebe, Mr. Knapp, Mr. Mehrkens, Mr. Preston, Mr. Simpson, Mr. Williams, and Mr. Etheridge.

The following member was absent: Mr. Kueffner.

Also present were the following: Mr. Stone – Port Director, Mr. McCall – Harbormaster, Mr. Gary Gillette – Port Engineer, Ms. Johansen – Administrative Officer, and Mr. Dybdahl – CBJ Assembly Liaison.

III. Approval of Agenda.

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

**The motion passed without objection.**

IV. 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 and said that he wanted to update the Board Members of his progress at the Little Rock Dump location. He handed out paperwork for the Board Members to review.

V. Approval of Previous Meeting Minutes.

Ms Jebe said that under her Operations meeting report on page 5 that they discussed the Waterfront Sales Permit dispute not lawsuit so the word needs to be changed to dispute not lawsuit.

**MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM THE REGULAR BOARD MEETING HELD ON MARCH 27, 2008 AS AMENDED.**

**The motion passed without objection.**

VI. Items for Action.

1. Shorepower Access Emergency Regulations.

Mr. Stone gave a short presentation on this topic.

He said that the paperwork in the Revised Packet shows the electrical price increases we are going to have in all the harbors as a result of the avalanche that damaged AEL&P electrical towers.

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VI. Items for Action (cont'd).

These power increases will apply only to meters that are controlled and billed to the Harbors. The rest of the meters that are billed and maintained by AEL&P will be handled by their billing procedures.

Mainly, the electrical meters in question are in the transient areas downtown and all of Statter Harbor at Auke Bay.

He said that if these regulations are passed they will last for 120 days and if it is needed for a longer period it can be extended.

Discussion followed with Mr. Preston, Mr. Stone, Mr. Mehrkens, and Ms. Jebe.

**Public Comment:**

1. Gary Parker – 4403 Portage Blvd., Juneau, Alaska 99801 -- 790-5574

Mr. Parker questioned that if AEL&P allows people to set up accounts with them during this crisis will they be still allowed to continue with AEL&P after the crisis is over.

Mr. Stone replied that it would be up to AEL&P whether they wished to continue the accounts or not.

**MOTION by Mr. Fisk: ASK UNANIMOUS CONSENT TO ADOPT THE EMERGENCY REGULATIONS AMENDING TITLE 5, CHAPTER 30, TO SUSPEND CERTAIN SHOREPOWER ACCESS FEES AND TO ESTABLISH NEW SHOREPOWER ACCESS FEES TO APPLY DURING THE PERIOD OF SUSPENSION.**

**The motion passed without objection.**

2. Amendment to the Speed Limit Regulations – Inner Port Boundary Adjustment.

Mr. Stone gave a short presentation of this topic.

**Public Comment**

1. Murray Walsh – Representative for Alaska Canopy Adventures/Zip-Line Company

Mr. Walsh said that he and the company that he represents appreciated the efforts of the Finance Committee members to accommodate their request.

He further requested to have the new line regulation enforced immediately while the matter is being approved and finalized.

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

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VI. Items for Action (cont'd).

**MOTION by Mr. Williams: ASK UNANIMOUS CONSENT TO PROPOSE AMENDMENTS TO THE SPEED LIMIT REGULATIONS AS PRESENTED BY THE PORT DIRECTOR, TO HOLD PUBLIC HEARINGS AT THE MAY 14, 2008 OPERATIONS COMMITTEE MEETING AND THE MAY 29, 2008 REGULAR BOARD MEETING AND TO TAKE FINAL ACTION ON THE REGULATIONS AT THE MAY 29, 2008 REGULAR BOARD MEETING.**

**MR. KNAPP** added a friendly amendment to the motion—**“TO ENFORCE THE REGULATION TO THE NEW ZONE LINE IMMEDIATELY”**.

The friendly amendment was accepted by Mr. Williams and the rest of the Board Members.

**The amended motion passed without objection.**

3. Gitkov Tidelands ATS #1170 Lease Rent Adjustment.

Mr. Preston gave a short presentation on this topic.

Public Comment:

1. John Gitkov – 22745 Glacier Highway, Juneau, Alaska 99801

Mr. Gitkov said he understood that the amount should be \$.11 cents per square foot.

After further checking of his meeting notes Mr. Preston said that Mr. Gitkov was correct and that the amount should be \$.11 cents per square foot.

**MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO ADJUST THE ANNUAL RENT FOR ADL #101598, ATS #1170, LESSEES, JOHN GITKOV AND JANE HAWKINS, FROM \$4,400.00 TO \$8,097.98 (\$.11 CENTS PER SQUARE FOOT) PER YEAR BEGINNING WITH SEPTEMBER 24, 2008 AND CONTINUING YEARLY THEREAFTER.**

**The motion passed without objection.**

4. Port Condition Assessment Update.

Mr. Stone gave a short presentation on this topic.

Discussion followed with Ms. Jebe, Mr. Stone, Mr. Fisk, Mr. Etheridge, Mr. Williams, Mr. Preston, and Mr. Simpson.

No action was taken at this time. This topic was referred to the next CIP/Planning Committee Meeting to be held on May 27, 2008 for further discussion.

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VI. Items for Action (cont'd).

5. Term Contract for Harbor Maintenance and Repair Services.

Ms. Johansen gave a short presentation on this topic.

Discussion followed with Mr. McCall, Mr. Williams, Mr. Preston, and Ms. Johansen.

Public Comment:

1. Gary Parker – 4403 Portage Blvd., Juneau, Alaska 99801 -- 790-5574

Mr. Parker asked how we would select which company would do the work. Ms. Johansen said it is outlined in the Contract how the work is to be assigned.

**MOTION by Mr. Williams: ASK UNANIMOUS CONSENT TO AWARD A TERM CONTRACT FOR HARBOR MAINTENANCE AND REPAIR SERVICES TO NORTH PACIFIC ERECTORS, INC. AND SILVERBOW CONSTRUCTION AS PRESENTED BY THE ADMINISTRATIVE OFFICER.**

**The motion passed without objection.**

VII. Items for Information/Discussion.

1. Review of Statewide Harbor Projects in the State Capital Budget.

Mr. Stone gave a short presentation on this topic.

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

VIII. Committee and Board Member Reports.

A. Operations Committee Meeting – held April 15, 2008

Chair Ms. Jebe gave a short report of her last meeting.

She added that due to a Committee Member's request they have changed their meeting to Wednesday nights instead of Tuesday. This will be effective with the May meeting.

B. Finance Committee Meeting – held on April 17, 2008

Mr. Preston said that they mainly dealt with the Gitkov Lease, which has already been discussed tonight.

There was also mention about the transfer of funds on various closed-out projects.

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

Mr. Preston said that they discussed the emergency Electrical crisis and how it will impact the Harbor's Budget.

In addition, he said that there have been 2 covered boat shelters offered to the Board for purchase. We will respond that we do not wish to purchase them at this time so then they are allowed to sell them to the public.

C. CIP/Planning Committee Meeting – April 22, 2008

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

He said that the main topics they discussed have already been covered tonight.

He added that he has been working with Mr. Stone on closing out Marine Passenger Projects and that they are getting a list ready to take to the City for consideration.

IX. Administrative Officer's Report.

Ms. Johansen said that she has been working on Term Contract renewals.

X. Harbormaster's Report.

Mr. McCall said that they have been redoing locks on all the electrical meters and are almost done. He added that the bull-rail at Statter Harbor is being installed.

He added that there is 2 to 2 ½ weeks of construction left on the Douglas Harbor Pump-out and they are almost done.

He mentioned that he still travels between the Aurora Office and the Statter Harbor Office.

XI. Port Director's Report.

Mr. Stone introduced and welcomed Mr. Gary Gillette, who is now our new Port Engineer. He came to us from the CBJ Engineering Department.

Mr. Stone added that the Douglas City Dock Demolition Project is in the process of being put back out as a Re-Bid Project.

In addition, he said that the Fish Terminal paperwork was given to Chatham Electric Company today.

Also, he said that the Amalga Harbor Breakwater Project has been pulled at this time due to public concerns and issues.

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

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XII. Committee Administrative Matters.

1. Meeting Calendar for May 2008.

Chair Mr. Etheridge told the Board Members to be aware of all Committee Meeting dates and the Regular Board Meeting date for the month of April 2008.

**Operations Committee Meeting** - May 14, 2008  
5:00 p.m. to 7:00 p.m. **Aurora Harbor Office**

**Finance Committee Meeting** - May 15, 2008  
5:00 p.m. to 7:00 p.m. **CBJ Assembly Chambers**

**CIP/Planning Committee Meeting** - May 27, 2008  
5:00 p.m. to 6:30 p.m. **CBJ Conference Room #224**

**Regular Board Meeting** - May 29, 2008  
7:00 p.m. to 10:00 p.m. **CBJ Assembly Chambers**

Chair Mr. Etheridge said that he would be gone the full month of May.

Mr. Preston said that he would be gone on May 29, 2008, and June 5, 2008.

Mr. Fisk said that he would also be gone on May 29, 2008.

Ms. Jebe said that she would also be gone on June 5, 2008.

Discussion followed with all Board Members and since both the Board Chair and Vice-Chair would be gone on the May 29, 2008, meeting so we would need a Chair for the meeting.

**MOTION by Mr. Preston: ASK UNANIMOUS CONSENT FOR EITHER MR. SIMPSON OR MR. KNAPP TO CHAIR THE MAY 29, 2008 REGULAR BOARD MEETING IN THE ABSENCE OF MR. ETHERIDGE AND MR. FISK.**

**The motion passed without objection.**

XIII. Adjournment.

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

**The motion passed without objection.**

The Regular Board Meeting was adjourned at 8:35 p.m.