

CBJ DOCKS & HARBORS BOARD
REGULAR MEETING MINUTES
For Thursday, July 31, 2008

I. Call to Order.

Vice-Chair Mr. Fisk 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. Jardell, Ms. Jebe, Mr. Knapp, Mr. Kueffner, Mr. Mehrkens, Mr. Preston, Mr. Williams, and Mr. Fisk.

The following member was absent: Mr. Etheridge.

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

III. Special Order of Business.

A. Election of Officers.

1. Board Chair
2. Board Vice Chair

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO DELAY THE ELECTION OF OFFICERS TO THE AUGUST 28, 2008 REGULAR BOARD MEETING DUE TO SOME MEMBER'S ABSENCE.

The motion passed without objection.

Vice-Chair Mr. Fisk said that all Committee member appointments would stand as assigned until new officers are elected.

He welcomed Kevin Jardell as our newest Harbor Board member and assigned him to the Operations Committee and the Finance Committee.

IV. Approval of Agenda.

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

The motion passed without objection.

V. Approval of Previous Meeting Minutes.

Ms. Jebe asked to change the time for the 5-minute break on page 5 to 8:41 p.m. not 5:41 p.m.

MOTION by Ms. Jebe: ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM THE REGULAR BOARD MEETING HELD ON JUNE 26, 2008 AS AMENDED.

The motion passed without objection.

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VI. Public Participation on Non-Agenda Items.

There was no public testifying.

VII. Consent Agenda.

1. Proposed Docks and Harbors Lease Administration Regulations.

MOTION: TO PROPOSE DOCKS AND HARBORS LEASE ADMINISTRATION REGULATIONS AS RECOMMENDED BY THE FINANCE COMMITTEE, TO HOLD PUBLIC HEARINGS AT THE AUGUST 21, 2008 FINANCE COMMITTEE MEETING AND THE AUGUST 28, 2008 REGULAR BOARD MEETING, AND TO TAKE FINAL ACTION AT THE AUGUST 28, 2008 REGULAR BOARD MEETING.

2. ADCCED Grant for Cruise Ship Terminal Retaining Wall Repairs.

MOTION: TO RECOMMEND THAT THE ASSEMBLY AWARD THE \$1.5 MILLION GRANT FROM ADCCED FOR REPAIRS TO THE RETAINING WALL AT THE CRUISE SHIP TERMINAL.

3. Old Douglas Harbor Renovation Professional Services Amendment for Mercury Work.

Mr. Kueffner asked to have this item removed from the Consent Agenda for further discussion.

Vice-Chair Mr. Fisk said that this item would be moved to VIII. Items for Action number 1.

4. RFP Selection – Architectural Services for Port-Customs-Visitor’s Building.

MOTION: TO AUTHORIZE NEGOTIATION OF FEES FOR ARCHITECTURAL SERVICES WITH JENSEN YORBA LOTT, INC. THE FIRM THAT RECEIVED THE HIGHEST RANKING BY THE SELECTION COMMITTEE.

5. RFP Selection – Professional Design Services For Port Repair and Major Maintenance Projects.

MOTION: TO AUTHORIZE THE NEGOTIATION OF FEES FOR ENGINEERING SERVICES WITH PND ENGINEERS, THE FIRM THAT RECEIVED THE HIGEST RANKING BY THE SELECTION COMMITTEE.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO APPROVE THE CONSENT AGENDA AS AMENDED.

The motion passed without objection.

VIII. Items for Action.

1. Old Douglas Harbor Renovation Professional Services Amendment for Mercury Work.

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VIII. Items for Action (cont'd).

Mr. Stone gave a short presentation on this topic.

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

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO APPROVE AN AMENDMENT TO THE OLD DOUGLAS HARBOR PROFESSIONAL SERVICES CONTRACT WITH PND, INC. IN THE AMOUNT OF \$98,715 FOR PERMITTING SERVICES RELATED TO MERCURY CONTAMINATION.

The motion passed without objection.

2. Fisherman's Bend Tideland Lease – ATS #1324

Mr. Preston gave a short presentation on this topic.

PUBLIC COMMENT:

1. Rick Wolfenberger - 8431 Valley Blvd. #4
Juneau, Alaska 99801
Manager – Fisherman's Bend

Mr. Wolfenberger said he appreciated all the hard work and time expended on this lease by the Board Members and the Sub-Committee Members.

He also said with their own appraisal it was much lower than ours was, and he had hoped that the Board Members would split the difference and not go with Mr. Horan's latest appraisal amount.

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

2. Sharon Andrews - P.O. Box 210256 - 11957 Glacier Highway
Auke Bay, Alaska 99821 Juneau, Alaska 99801
Principal Owner of Fisherman's Bend Marina

Ms. Andrews had several points that she questioned about Mr. Horan's latest appraisal. The property appraised much higher in value than their own appraiser had shown.

She mentioned that she did not agree with many of Mr. Horan's opinions regarding the property value in comparison with the near-by Tee Harbor property.

Ms. Andrews said that at least the Harbor Board should split the difference in the appraisal amounts and go with a lower figure, not the current amount recommended by Mr. Horan in his latest appraisal.

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VIII. Items for Action (cont'd).

MOTION by Mr. Preston: MOVE TO APPROVE THE ISSUANCE OF A TIDELAND LEASE OF A 7.15 ACRE PARCEL KNOWN AT ATS #1324, TO FISHERMAN'S BEND FOR A MARINA FOR A TERM OF 35 YEARS WITH THE ANNUAL LEASE RENT SET AT THE RATE RECOMMENDED BY CHARLES HORAN IN HIS JUNE 25, 2008 APPRAISAL, WITH RENT ADJUSTMENTS EVERY FIVE YEARS AS SET OUT IN CBJ LEASE CODE.

The motion was seconded by Mr. Jardell.

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

The motion passed unanimously.

IX. Items for Information/Discussion.

There were none.

X. Committee and Board Member Reports.

A. Operations Committee Meeting – held July 16, 2008

The meeting was cancelled.

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

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

He said that they discussed possible revenue sources. Also, they will have further discussions on Tideland Lease revenues.

C. CIP/Planning Committee Meeting – held on July 27, 2008

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

He said that they looked at current finances and were looking at how to finance many needed projects.

XI. Administrative Officer's Report.

No report given at this time.

XII. Harbormaster's Report.

Mr. McCall said that Betty Hoff has submitted her resignation letter and her last day of work will be on August 15, 2008.

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

He added that a luncheon would be held for her. Bob Clauder is handling all the details. He added that all the Board Members are invited to attend the luncheon, and he will let them know when.

Mr. Mc Call said that we have hired a new Seasonal Administrative Assistant I for the Auke Bay Office for the remainder of the season. His name is Jeff May. Also, we have hired a permanent full-time Administrative Assistant I for the Aurora Harbor Office. Her name is Laurie Mathews and she will start on Monday, August 4, 2008.

Discussion followed with Mr. Kueffner.

XIII. Port Engineer' Report.

Mr. Gillette handed out a Status Report on Projects to all Board Members for their review.

Discussion followed with Mr. Preston and Mr. Fisk.

XIV. Port Director's Report.

Mr. Stone said that he would be doing a presentation on next Monday at noon to the Assembly Public Works and Facilities Committee on the Statter Harbor Master Plan.

He added that the Juneau Sailing Club officers contacted him requesting to put a temporary classroom van on the Norway Point parking lot to hold classes for the last two weeks of scheduled classes. He said that he has approved this until August 15th, 2008.

Also, Mr. Stone said that he is looking at possible revenue sources for rebuilding Aurora Harbor. There is a Municipal Harbor Grant Program but that requires matching funds and we just do not have the money for our part.

He added that the Assembly is looking at the 3 Dock Reconfiguration Proposals for Cruise Ship Docks. They consist of our plan for extending out the docks to a floating dock to accommodate 2 larger cruise ships at one time, the Gold Creek Plan, and now the Goldbelt Plan.

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

Vice-Chair Mr. Fisk said that further discussion on this topic would be held at the next CIP/Planning Committee meeting next month.

XV. Committee Administrative Matters.

1. Meeting Calendar for August 2008.

Vice-Chair Mr. Fisk told the Board Members to be aware of all Committee Meeting dates and the Regular Board Meeting date for the month of August 2008.

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<u>Operations Committee Meeting -</u> 5:00 p.m. to 7:00 p.m.	August 20, 2008 <u>Aurora Harbor Office</u>
<u>Finance Committee Meeting -</u> 5:00 p.m. to 7:00 p.m.	August 21, 2008 <u>CBJ Assembly Chambers</u>
<u>CIP/Planning Committee Meeting</u> 5:00 p.m. to 6:30 p.m.	August 26, 2008 <u>CBJ Conference Room #224</u>
<u>Regular Board Meeting -</u> 7:00 p.m. to 10:00 p.m.	August 28, 2008 <u>CBJ Assembly Chambers</u>

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 7:57 p.m.