

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, August 26, 2010

I. Call to Order.

Mr. Preston 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. Donek, Mr. Jardell, Ms Jebe, Mr. Kueffner, Mr. Busch, Mr. Williams and Mr. Preston. Don Etheridge was absent.

The following member attended via teleconference: Mr. Wostmann.

Also present were the following: Mr. Stone – Port Director, Mr. Benner – Harbormaster, Mr. Gillette- Port Engineer and Ms Danner – City & Borough Assembly Member

III. Approval of Agenda.

Mr. Stone no changes

MOTION by MR. BUSCH TO ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS PRESENTED

The motion passed without objection.

IV. Approval of Previous Meeting Minutes.

Hearing no objection, the minutes of the July 29, 2010 Regular Board Meeting were approved as presented.

V. Public Participation on Non-Agenda Items.

Ms Rieser from Douglas Harbor complained about broken electric meter pedestals. The meters need to be fixed now. More meters are needed at the Harbor. There are 7 slips and only 6 meters.

Mr. Preston said the Harbor would be hearing from the board.

VI. Items for Action.

1. AEL&P Rate Hike

Mr. Stone said we are proposing to amend the shore power access fees adopted several years ago by 20% and adjust them so we recover what we anticipate the charges passed on to us by AEL&P taking

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VI. Items for Action (continued).

into account their recent adjustment. This was presented at the last board meeting, brought to the hearing at the finance committee and Mr. Stone has not received any written comments.

Mr Kueffner stated he was concerned about people on non metered service being imposed these charges with no fault of their own.

Mr Stone stated this applies to anyone AEL&P would not establish an account with. This would apply only to people without a meter.

Public Comments

Ms Reser stated this will make winter rate from October through April to be 180.00 a month for 30 amp service. She was under the impression that this was going to happen and be revenue neutral. The Harbor needs to go back to having the rate metered. Mr. Preston corrected the price will be \$162.00 for a 30 amp service.

Board Comments

Mr. Jardell wanted to have back ground on revenue neutral brought out for the public to hear.

Mr. Stone past history recovery was 80% before AEL&P adjusted their rates. Other power circuits were 20% on Non–Revenue sources. We are adjusting 20% to provide for the 20% increase. We are not over charging for power being used. We are using an average rate. It is the best attempt for recovering the rate increase. Moorage rates cover all maintenance including replacing electrical pedestal replacements.

Ms. Jebe asked how many pedestals we have? Discussion with John Stone on the Pedestals in the Douglas Harbor. Pedestals put in do not meet the tariffs required by state law. John stated the ultimate plan for Douglas is to have new certified AEL&P meters installed with the new Harbor plan.

Mr. Williams discussion on pedestals not meeting the tariffs. Mr Preston interrupted and suggested those questions should be coming from the Operations Committee.

MOTION by MR. JARDELL: HAVE THE REGULATION AS PRESENTED IN THE PACKET BE FORWARDED TO THE ASSEMBLY FOR ADOPTION AND ASK FOR UNANAMOUS CONSENT.

Motion passed with 1 Objection

2. Dehart's Marina Rebuild Plans

Mr Williams addressed topics on Dehart's Marina Rebuild Plans.

55 year round vessels, 17 seasonal stall holders

\$7.5 million to rebuild.

Petro Marine needs to be moved to Statter Harbor toward breakwater end.

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VI. Items for Action (continued).

Advantages:

More accessible fuel to vessels
Less traffic
Generate more revenue.

Other issues: Notify users of alternate arrangements

Reassign users to Statter?
Some stalls may not have power.
First come first serve open concept.
Verbal agreements
Is the rebuild reasonable?
No Tier 2 project has been granted State funding.

Mr. Stone would like to schedule a special board meeting with the Dehart's Marina patrons and have a discussions on what to do with the Marina in the event we have to shut it down before we have money to rebuild it. Mr Stone was asking for approval to get the meeting set up for later September or early October.

Public Comments

Mr. Watson stated he would like time to be able to do research before the meeting.

Mr. White stated he was very disappointed on the process and advertising. He feels there should be more consideration for the people that have been here.

MOTION by MR. JARDELL: DIRECT THE PORT DIRECTOR TO SET A SPECIAL BOARD MEETING WITH DEHART'S MARINA PATRONS FOR THE PURPOSE OF DISCUSSING THE REBUILD OF THE MARINA AND CONTINGENCY PLANS IN THE EVENT THE MARINA IS NOT REPLACED PRIOR TO THE TIME IT IS SHUT DOWN.

The motion passed without objection.

3. Aurora Harbor Rebuild

Mr. Williams reports \$17.1 million is the estimated cost by Docks & Harbors Staff to rebuild the Harbor. We applied for \$2 million this year with the legislature plus with local match we have another \$2 million. So, we will have approximately \$4 million to rebuild on A & B flats. After that we need approximately \$13 million. We could apply for \$6.5 million from legislature and ask CBJ to put up a bond for the rest. We can apply for another \$5 million when match is available. More discussion.

Public Comment

Discussion on why Dehart's does not have funding available like Aurora Harbor.

Mr. Watson commented qualifier for Tier I would be Statter Harbor and explained how that worked.

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VI. Items for Action (continued).

MOTION by Mr. WILLIAMS: TO INFORM THE ASSEMBLY THAT AURORA HARBOR IS REACHING THE END OF ITS USEFUL LIFE AND ITS REPLACEMENT COST IS ESTIMATED AT \$17.1 MILLION. THE BOARD HAS REQUESTED THE STATE HARBOR GRANT IN THE AMOUNT OF \$2 MILLION DOLLARS THAT WILL BE ACTED ON BY THE LEGISLATURE THIS WINTER. THE GRANT WILL BE MATCHED WITH THE BOARDS REMAINING RESERVED FUNDS. SINCE ADDITIONAL FUNDS NEEDED TO COMPLETE THE REBUILD, ESTIMATED AT \$13.1 MILLION IN 2010, HAVE NOT BEEN IDENTIFIED AND ARE NOT READILY AVAILABLE, THE BOARD WILL NEED FINANCING ASSISTANCE.

The motion was approved by unanimous consent.

4. Terminal Restroom Study

Mr. Williams stated we need more restrooms in the downtown area. Brought to board from CIP. Requesting to have a Restroom study done.

Discussion and comments between board members

MOTION by MR WILLIAMS: TO APPROVE CONTRACT AMENDMENT TO JENSEN YORBA LOTT, INC. IN THE AMOUNT OF \$13,695.00 TO PREPARE NEEDS ANALYSIS, DESIGN CONCEPTS AND COST ESTIMATES TO PROVIDE ADDITIONAL PUBLIC RESTROOMS IN THE CRUISE SHIP TERMINAL AREA.

Motion passes as presented by unanimous consent.

VII. Items for Information/Discussion.

There was none

VIII. PRAC Representative Report.

There was none.

IX. Committee and Board Member Reports.

1. Operations Committee Meeting- August 17th, 2010

Ms Jebe reported Greg Busch is the new committee Vice Chair. Consideration of terminal operator agreement. Long Shoremen were having issues with lightering tie up. Discussion on boats at Auke Bay commercial loading facility are tied up that have to be moved by our staff. Decided to wait and see if current regulations will cover the costs. Need a better plan for Norway Plan. Seeking proposal for a study. They are going to check with Law department about vendors having more than 1 permit.

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IX. Committee and Board Member Reports (continued).

2. CIP/Planning Committee Meeting – August 19th, 2010

Mr. Williams said they have a wish list for Aurora Harbor reconstruction, Aurora Harbor vehicle access improvements, Aurora Harbor area intersection improvements and North Douglas area launch ramp. Fishermen had concerns about the proposed cruise ship dock.

3. Finance Committee Meeting – August 24th, 2010

Mr. Kueffner only thing dealt with was AEL&P. Recovery costs of the new increase at AEL&P.

X. Assembly Liaison Report

Ms Danner with City and Borough Assembly reported the Assembly adopted an ordinance increase for water and waste water, 10% for remainder of FY11 and 7% in FY12.

XI. Administrative Officer's Report.

There was none.

XII. Port Engineer's Report.

Mr. Gillette's report was included in the packet.

XIII. Harbor Master's Report.

Mr. Benner said Mr. Jason Maroney has defaulted on the agreement each month. We are moving forward to have his vessel impounded. He is currently \$3,000.00 in arrears and over \$5,000 in arrears over all. He was made aware if he defaulted on that agreement the vessel would be impounded.

Over 1,000 Crab were dumped in Harris Harbor. The person has been caught. These will have to be removed.

Aurora Harbor working with Law enforcement about drug trafficking. Felony charges have been brought against a person.

Non-Moving letters were sent out.

In touch with the state about the Graffiti on the bridge. The State responded they are aware of the Graffiti and they will take care of it.

6 Douglas Harbor meters have not worked properly since they've been installed. Anchor and Chatham came and looked at them, there is no digital meter that meets code. Jelly meters need to be installed and all the electric needs to be redone. We are looking into when the Douglas Harbor is rebuilt

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XIV. Port Director's Report.

Mr. Stone said we will look into Ms Rieser's complaints on the meters in the Douglas Harbor.

XV. Committee Administrative Matters.

A. Meeting Calendar for September 2010.

Operations Committee Meeting – September 21, 2010

5:00 p.m. at the Aurora Harbor Office might be cancelled or postponed

CIP/Planning Committee Meeting – September 23, 2010

5:00 p.m. in the CBJ Assembly Chambers might be cancelled or postponed

Finance Committee Meeting – September 28, 2010

5:00 p.m. in the CBJ Meeting Room #224 might be cancelled or postponed

Regular Board Meeting – September 30, 2010

7.00 p.m. in the CBJ Assembly Chambers

Discussion about Board Members that are going to be out of town.

XVI. Adjournment.

MOTION by MR. KUEFFNER : TO ASK UNANIMOUS CONSENT TO ADJOURN THE REGULAR BOARD MEETING.

The motion passed without objection.

The Regular Board Meeting adjourned at 8:25 p.m.