

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, December 2, 2010

I. Call to Order.

Mr. Preston called the Regular Board Meeting to order at 7:00 p.m. in the Assembly Chambers.

II. Roll Call.

The following members were present: Mr. Donek, Mr. Jardell, Ms. Jebe, Mr. Etheridge, Mr. Busch, Mr. Williams and Mr. Preston. Mr. Kueffner 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, Ms. Danner – City & Borough Assembly Liaison.

III. Approval of Agenda.

Mr. Stone recommended that if a representative for Action Item #3, Fisherman's Bend/Andrew's Marina was not present to wait and discuss at another meeting when one could be present.

MOTION by MR. ETHERIDGE: TO APPROVE THE AGENDA AS PRESENTED BY THE PORT DIRECTOR AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

IV. Approval of Previous Meeting Minutes.

Hearing no objection the October 28, 2010 Joint Meeting Minutes were approved as amended.

Mr. Preston said to add Mr. Doll to also present.

Mr. Wostmann said to add "limited" to Paragraph one page two before "parking". He also asked for a correction on page five, "Mr. Wostmann said with the currents and vessel traffic in that area, he feels the only practical public use would be activities from shore."

Hearing no objection the October 28, 2010 Regular Board Minutes were approved as presented.

Hearing no objection the November 18, 2010 Special Board Minutes were approved as presented.

V. Public Participation on Non-Agenda Items.

Bruce White, Juneau, discussed the shorepower at DeHart's. He said he has had a problem with his shorepower for some time now. His light on his boat came on indicating reverse polarity. He contacted the Harbor and they looked into it and they said it was his boat. He has done several tests, spent money on a new power cord, stanchion tester and he finally tested with a voltmeter and found out it is the Harbors problem. There is power through the neutral line. He said he talked to John Stone about four weeks ago and nothing has happened. He feels the Harbor should take responsibility and move him to another site.

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VI. Items for Action

1. Norway Point to Harris Harbor Planning Contract

Mr. Gillette reported this was discussed at the CIP meeting. There is a fee proposal in your packet and we need to have this approved so we can move forward. He would like to present this planning contract at the Assembly meeting on December 20.

Mr. Jardell said the pre-task had a significant amount of time on the area A bridge. Mr. Gillette said, he believed this was the work that was done for the bridge concept drawings that were already received. Mr. Jardell wanted to know if that was all right to do prior to getting the grant. Mr. Gillette said he would talk to Northwind Architects about that.

Public Comments

None

Board Comments

None

MOTION by MR. JARDELL: TO RECOMMEND ASSEMBLY APPROVAL OF A CONTRACT IN THE AMOUNT OF \$20,000.00 TO NORTHWIND ARCHITECTS FOR THE NORWAY POINT TO SOUTH HARRIS HARBOR PLAN – DIRECT MARKET FISHERIES FACILITY STUDY WITH ADDITIONAL LOOK FROM MR. GILLETTE CERTIFYING THAT ALL OF THE ATTRIBUTES IN THE PLAN ARE CORRECT AND ASK UNANIMOUS CONSENT.

Motion passed without objection

2. Archie VanWinkle Transfer

Mr. Gillette said in 1997 the memorial was installed at the Cruise Ship Terminal. A non-profit organization was formed for the memorial, and they have the memorial cleaned a couple times a year. For years now, Parks and Recreation has taken care of the landscape and Docks and Harbors keep the grounds clean. Mr. Carothers wants to pass this on to the City and Borough of Juneau. He would also be giving a contribution of one thousand five hundred dollars. When this was presented to the CIP Board, the only problem they had was with the wording that this would never be moved. Mr. Gillette talked with Mr. Carothers and suggested changing the wording on the document to the Boards recommended wording: if they had to move the memorial, it would be in a prominent location along the waterfront. Mr. Gillette explained that the Docks and Harbors does not foresee moving the monument, but it could happen in the future with all the changes going on. The process is to have a resolution by the Assembly to accept the memorial and an appropriations ordinance to accept the monetary contribution. Then we would take to the lands committee and then to the Assembly. Mr. Gillette is asking the Board recommend the Assembly approve the transfer as outlined.

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VI. Items for Action(continued).

Ms. Jebe wanted to make sure the language was changed on the final document that was signed. Mr. Gillette said it would probably be in a resolution form. If it is a contract, the law department will develop it, changing the wording.

Mr. Jardell wanted to know who would be signing the contract. Mr. Gillette said probably the City Manager. If it is a resolution, the Mayor will sign it. Docks and Harbors is involved because we manage the property.

Public Comments

None

Board Comments

Mr. Preston wanted to make sure any motion to be clear about the language change.

MOTION By MR. JARDELL: TO RECOMMEND THE ASSEMBLY APPROVE THE TRANSFER OF THE ARCHIE VAN WINKLE MEMORIAL TO THE CITY AND BOROUGH OF JUNEAU, CONSISTENT WITH THE NOVEMBER 22, 2010 MEMO FROM GARY GILLETTE, PORT ENGINEER, TO THE HARBOR BOARD THAT OUTLINES THE ITEM REGARDING"PERPETUITY" AND ASK UNANIMOUS CONSENT.

Motion passed without objection

3. Fisherman's Bend/Andrew's Marina

Rick Wolfenberger, Juneau, was present to represent the owners, so the Board decided to discuss this topic.

Mr. Gillette said there was an offer to CBJ to purchase the Marina for \$4 Million Dollars. The terms were a minimum of \$500,000 down payment and other terms and conditions to be determined.

Ms. Jebe wanted to know how Docks and Harbors got the Marina Purchase offer from the Lands Committee.

Mr. Preston said the Marina purchase was referred to us to deal with from the Lands Committee. He asked Mr. Wolfenberger why CBJ was offered the Marina at a discounted price. Mr. Wolfenberger said, the owners want to keep this site as a Marina.

Mr. Wostmann asked Mr. Wolfenberger, if the Board indicated an interest in this property to take a closer look at what this property will add to the Auke Bay area, would the owners give the Board additional time to investigate the purchase. Mr. Wolfenberger thought the owners would, but he would have to verify.

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VI. Items for Action(continued).

Public Comments

Mr. Dennis Watson, Juneau, said he knows city is still in the hole and does not have any money. He feels that CBJ should try to get a bond. He knows the Harbor is over extended with all the projects, but he feels this Marina would be a long term benefit. He thinks CBJ should make an effort to try to purchase this Marina.

Board Comments

Mr. Busch asked Mr. Stone if there was ever a plan to buy DeHart's and Fishermen's Bend.

Mr. Stone said there was never a plan for Fisherman's Bend that he knew of.

Mr. Jardell said he does not see taking on another old facility. He is not in favor of purchasing this Marina with all the other problems at the other Harbors at this time.

Mr. Etheridge agreed with Mr. Jardell that we have no money now to get all the improvements done that are needed in the other Harbors.

Mr. Busch agreed that other project costs were a priority and did not support such a purchase.

Mr. Donek said he does not know where Docks and Harbors would get the money for this purchase. Then, what do we do with the Marina after we get it. He feels there should be more public input on this, and would like more time to consider the idea.

Mr. Williams agreed that more information was needed. He would like to see what the Assembly thinks and have a public vote. He would also like to know maintenance costs and if the Marina pays for itself.

Ms. Jebe said that the timing is not good for this purchase. She would like more time and more public involvement.

Mr. Busch asked what would happen to the 205 boats in the Marina if the property was sold to a private firm.

Mr. Wostmann suggested no decision be made at this meeting. He would like more time to consider funding and to see if there is a way to incorporate this land with the other land we already have at Auke Bay. He said this offer warrants more consideration.

Mr. Etheridge asked how would the Board purchase this property and then maintain it. We will have to hire more staff. We are not able to pay for DeHart's now. We already took on a major project that we cannot afford.

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VI. Items for Action(continued).

Mr. Preston asked Mr. Wolfenberger if the owners would give the Board two months to discuss this purchase. Mr. Wolfenberger said he would ask the owners.

Ms. Danner asked how much revenue does the Marina bring in. She would like to know what the staff feels the value might be and the deferred maintenance costs. What are the options for expansion, and the permits needed to address the eel grass? Mr. Wolfenberger said there are five acres out in front that could add another 100 plus slips to the DeHart's Marina. There is plenty of parking for the additional boat slips, and this was already permitted at one point by CBJ. Ms. Danner questioned how many stalls are at DeHart's now. Mr. Stone said sixty six. Mr. Preston said he is familiar with the proposal for putting the A and B float out there and moving the fuel dock further out and making a bigger fuel facility. Ms. Danner said she agrees with the board that we cannot afford to do this right now with the resources and the man power. She still feels she would like to know what the staff feels about the purchase and to find out if the revenue from the boat stalls would satisfy a revenue bond.

Mr. Etheridge wanted to know the average cost for a float.

Mr. Stone said it is figured to be about \$60,000 plus per stall to replace. He discussed additional costs, eel grass, and permit issues.

Mr. Williams would like the Board to look into this purchase more. He knows Docks and Harbors are over extended, but this should be looked at again.

Mr. Preston would like information from Mr. Stone on this offer for the next meeting. He would like Ms. Danner's question answered regarding revenue, and the possibility of getting a bond. Can the Marina bring in enough money to pay for the bond? Mr. Stone said he could get this information for the Board for the next meeting.

Mr. Wostmann would like to see if the Marina could support itself and the upgrades that would be needed.

Mr. Donek said he wanted to go look at the Marina, and Mr. Wolfenberger said he would be happy to give anyone a tour, and answer questions.

Mr. Preston suggested to move this purchase offer to another meeting, and have further information to answer the questions asked tonight.

VII. Items for Information/Discussion.

None

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VIII. Committee and Board Member Reports.

1. Operations Committee Meeting- November 16, 2010

Ms. Jebe reported five people testified on the Waterfront sales permits. The Board referred the regulations to the law department and will discuss the new regulations at the next meeting.

The Board discussed the conditional use permit at the Auke Bay Commercial Loading Facility float. The Board sent this to Community Development to get more information from them.

The Board approved the \$4,000 for the white crane repairs to help commercial fishermen.

The Board discussed the importance of getting the packets out so the Board has time to review them before the meeting.

Ms. Jebe commended the Harbor Master for the great report on the work that has been getting done. Mr. Etheridge also commended the Harbor Master and crew for working so diligently to get the maintenance caught up.

2. CIP/Planning Committee Meeting – November 18, 2010

Mr. Williams reported that the public commented on the issues with DeHart's Marina.

He said the Fisherman's Bend item that was discussed at the meeting, was covered here tonight.

Mr. Gillette was at the meeting and talked about the Norway Point to Harris Harbor Direct Seafood Marketing Plan professional services. The Board discussed the restrooms again. Mr. Gillette is moving ahead and looking for other options on restrooms. The Board is still concerned about the restroom facilities, better signage, and better locations.

Mr. Williams said at the Lands Committee meeting they are in the process of acquiring 6.6 acres of land. Some of it is wet land and some of it is buildable land. It was agreed to send to the Assembly. There is also a small parcel above the Juneau/Douglas Bridge on the Douglas side that was discussed. Heather Marlow gave a presentation on the Willoughby District planning for the next 50 years.

3. Finance Committee Meeting – Cancelled

IX. PRAC Representative Report

No Representative Present.

X. Port Engineer's Report

Mr. Gillette said his written report is in the packet. The Auke Bay Loading Facility Phase 2 is out for bid. The bid opening is scheduled for January 4, 2011. Channel Construction was awarded the Lehnhart building demolition bid, which will start next week. The port customs building project is under way and on schedule.

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XI. Harbormaster's Report

Mr. Benner said an electrical engineer is going to look at DeHart's and give us some ideas on the cost to redo.

He has two stray current monitors on order. He would like to see the plugs checked as a check in process.

Dennis Holloway was awarded the employee of the year award from Juneau Harbors. Mr. Stone was awarded the life time award and a life time membership to the Alaska Association of Harbor Masters and Port Administrators.

The boat auction went well. There was a few that did not go, and they will be crushed.

December 18th is our Christmas party.

Mr. Benner commended the Harbor staff. They do a great job!

XII. Port Director's Report

Mr. Stone reported he will be gone on Sunday and Monday to talk to cruise industry representatives. The Operations meeting is moved to December 14th with the Finance meeting. The main topic is the Waterfront Sales Permit Regulations. December 13th is an Assembly meeting on the under bridge park. December 16th is the Committee of the Whole to discuss the Statter Harbor Improvements. He is also working on the Douglas Harbor project.

XIII. Assembly Liaison Report

Ms. Danner reported that November 29th the Assembly Human Resources forwarded changes regarding the Docks and Harbors ordinance to the Assembly on its December 20 Meeting. The Assembly also approved the contract for PND for the Geotechnical and Geophysical work.

Ms Danner asked Mr. Stone how long does a float last? Mr. Stone said typically they last 25 to 30 years down south, but in Alaska the harbors are much older, and he went on to discuss this topic further. She brought up the question on what is the philosophy for the revenue stream to subsidize the Harbors? Mr. Stone said the rate structure is to pay for operations costs but the Assembly would not increase the rates to cover the capital costs. Ms. Danner wanted to know about the cruise ship tonnage. Mr. Stone said the cruise ship money is basically to be used on the cruise ship docks. Mr. Preston said that was another rate the Assembly did not want to raise. There was more discussion on the rates.

XIV. Committee Administrative Matters.

1. **Joint Meeting with Assembly – December 8, 2010**
6:00 p.m. in the CBJ Assembly Chambers
2. **CIP/Planning Committee Meeting – December 9, 2010**
5:00 p.m. in the CBJ Assembly Chambers
3. **Finance and Operations Committee Meeting – December 14, 2010**
5:00 pm at the Assembly Chambers
4. **Committee of the Whole – December 16, 2010**
7.00 p.m. in the CBJ Assembly Chambers

XIV. Committee Administrative Matters(continued).

5. **Regular Board Meeting – January 27, 2011**
7:00 p.m. in the CBJ Assembly Chambers

XV. Adjournment.

MOTION By MR. ETHERIDGE: TO ADJOURN THE REGULAR BOARD MEETING.

The Regular Board Meeting adjourned at 8:27 p.m.