

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, January 27, 2011

I. Call to Order.

Mr. Preston called the Regular Board Meeting to order at 6:59 p.m. in the CBJ Assembly Chambers.

II. Roll Call.

The following members were present: Tom Donek, Kevin Jardell, Cheryl Jebe, Don Etheridge, Michael Williams, Eric Kueffner, Bob Wostmann and Jim Preston.

The following member attended via teleconference: Mr. Busch.

Also present were the following: John Stone – Port Director, Ruth Danner – City & Borough Assembly Liaison.

III. Approval of Agenda.

Mr. Stone said no changes.

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

The motion passed without objection.

IV. Approval of Previous Meeting Minutes.

Hearing no objection, the following minutes were approved as presented.

December 2, 2010 Regular Board Meeting
December 14, 2010 Finance & Operations Joint Meeting Minutes
December 16, 2010 Committee of the Whole Meeting Minutes
December 21, 2010 Special Meeting Minutes

V. Public Participation on Non-Agenda Items.

Bruce White, Juneau, AK, 99801. He said that Mr. Preston sent out a letter in September 2010 instructing Mr. Stone to assemble info on how to replace DeHarts. Mr. White said, in the letter it said that by the 1st of the year the information would be available and Docks and Harbors will have a meeting with the DeHart's patrons to discuss the replacement of DeHart's. He said he has not heard anything yet, and he is still waiting and wondering.

Mr. Preston said this is an Agenda Item for tonight.

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VI. Items for Action

1. Proposed Changes to the Waterfront Sales Permit Regulations – Public Hearing

Ms. Jebe reported on January 18th, at the operations meeting the committee received public input on the waterfront sales permit regulations. After listening to the input, there were three changes that were made, and the hand out is the correct version.

Board Questions

None

Public Hearing

Carol Pitts, Juneau, AK, Orca Enterprises. She thanked the Board for taking time to look at the additional changes presented in the letter to Mr. Stone. She said she just wanted everything clarified so there is no confusion and did not leave anything out. She read the letter and explained the contents of the two attachments in the packet.

Mr. Kueffner said the attachments helped in his understanding.

Mr. Wostmann wanted to clarify his understanding of what Ms. Pitts presented, that a single entity would be running several booths allowing the same ticket to be used in more than one booth.

Ms. Pitts said that was correct and the tickets would be interchangeable with that company.

Mr. Jardell asked if this is to enforce the current policy or to change the current policy.

Ms. Pitts said the vendors are asking to add language to new changes in #2 of the regulation, that the employee would only work for one company on the dock.

Mr. Jardell wanted clarification that this additional language added to the regulation is just to help make it more enforceable.

Ms. Pitts said the vendors are trying to enhance what was believed up to this point implied, about one company having only one employee, by putting it in writing.

Mr. Kueffner wanted to clarify that Ms. Pitts is saying that six companies are all acting as the same company, and our policy now reads that cannot happen.

Ms. Pitts said in 2010 four companies were acting as one and two were another, and now the language reads that cannot happen, but it does not restrict them from having the same employee.

Suparna, Juneau, AK, 99802, Last Chance Tours. Wants to support the issues Ms. Pitts talked about. The tickets are vital to show companies are individual. The one employee change requested per vendor is not to limit the employee because these are full time jobs. Each company is a separate entity.

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VI. Items for Action(continued)

Jeff Fanning, Juneau, AK, 99801, Liquid Alaska Tours. He supports what Suparna and Carol talked about. This will help enforcement before Docks and Harbors has to subpoena records to prove which company is separate from which company. Ketchikan does have the regulation that one employee can only work for one vender.

Mr. Kueffner wanted to see the Ketchikan regulations.

Larry Dupler, Juneau, AK, Experience Juneau, said the new regulation will accomplish an easy enforcement for these issues.

Board Deliberation

MOTION By MS. JEBE: TO ADOPT THE CHANGES TO THE WATERFRONT SALES PERMIT REGULATIONS AS PRESENTED BY THE OPERATIONS COMMITTEE AND TO FORWARD THE REGULATIONS TO THE CITY ATTORNEY FOR PRESENTATION TO THE ASSEMBLY AND ASKED IF THERE IS OBJECTION.

Mr. Jardell objected and seconded for discussion.

Discussions

Mr. Wostmann said the presentation had merit. It has taken some time to understand what the issues are about. Adding to the Ordinance the requirement that the companies own ticket stock must be used out of the booth they are selling should be easily enforceable and will help. He said restricting the vendors to employ who they choose is not good ordinance.

Mr. Wostmann proposed a friendly amendment to the motion to include that a new item (3) to the waterfront sales regulations say;

The Permit holder shall not sell tours on any vouchers or receipts other than their own. Then, re-number (3) through (5) to (4) through (6).

Ms. Jebe and Mr. Jardell had no objection.

Mr. Jardell moved to add another amendment. He said he does not see that the Board wanted to change the policy, but just the implantation of the policy and trying to enforce it.

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VI. Items for Action(continued)

MOTION By MR. JARDELL: TO AMEND THE MOTION TO INCLUDE THE OTHER SUGGESTION THAT AN INDIVIDUAL MAY NOT BE EMPLOYED IN A WATERFRONT PERMIT HOLDER BOOTH BY MORE THAN ONE WATERFRONT PERMIT HOLDER AND EMPLOYEE CHANGES MUST BE SUBMITTED TO DOCKS AND HARBORS WITHIN SEVEN DAYS.

Mr. Busch seconded.

Mr. Kueffner said he would like to take these issues separately. He does not like the part of restricting where someone can work.

Mr. Busch said he has three things to discuss.

1. He supports the addition of the vouchers.
2. He said it is an unfair competitive advantage for an individual to be able to work for more than one vender.
3. During the operations meeting, there was discussion on a needed amendment to the 10.080 sub(f) to adopt a 2008 amendment rather than the 2006 amendment referenced.

Mr. Wostmann said he suggested to proceed with the single ticket requirement, and he was for more rigorous enforcement on the dock this summer. He said next winter the Board should revisit this issue. If this problem still persists, and there is evidence people are still finding a way around the rules, the Board should work on other changes at that time.

Mr. Kueffner said he thinks this will be a good thing. It should be an easier way to enforce things because of the way this has been implemented. This will get things moving in the way the board intended all along.

Ms. Danner said she read over the CBJ administrative Codes and both issues here tonight, the ticket stock and individual employees, are already addressed in the regulation. Instead of having to look at payroll, the wording should be changed to *the permit holder can not pay for the wages of employees working for other permit holders*.

Mr. Stone said the vendors are saying they do not want a contractor working for more than one permit holder.

Mr. Jardell said this is just going to be an easier way to enforce things.

Ms. Danner talked about the transferability on the waterfront sales permit. She said the regulations just needs to be enforced as written.

Mr. Kueffner said this is suppose to be a regulation governing the permit holder, not the employee. He said maybe it should read *a permit holder shall not share employees*.

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VI. Items for Action(continued)

Ms. Jebe said she is going to agree with Mr. Kueffner. The board needs to concentrate on the permit holder, not the employee, and individuals should be able to work for more than one company. She is going to vote no on this.

Mr. Preston said this actually clarifies the intent. The intent is that each booth is a separate entity, and if this helps to clarify, he will support this.

Vote taken on the amendment to the original motion. The amendment would be inserting language regarding the one employee per vender.

Amendment Motion fails, 6 no and 3 yes.

Mr. Busch said during the operations meeting a date reference in the ordinance was out of date.

Mr. Stone said he contacted the law department on this and it should just be corrected and does not need any further action from the board.

Ms. Danner talked about possible issues with the tour sales rules, and durations.

Mr. Stone talked about the different permits and reissuance options. It is well established and been in affect for some time. There was more discussion on the different permits.

Main Motion passed with unanimous consent.

2. Resolution of Support to the U.S. Navy expressing support for a visit by the USS Abraham Lincoln to the Capitol City.

Ms. Jebe reported that the Mr. Benner brought this to the Boards attention.

Mr. Stone said Docks and Harbors is asking the Board to ask for support from the City Attorney to prepare a resolution for the assembly adoption asking the Navy to send one of their Navy ships to visit the capitol city, preferable the USS Abraham Lincoln.

Board Questions

Mr. Kueffner wanted to know what type of a ship the USS Abraham Lincoln was.

Mr. Stone said it is an aircraft carrier.

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VI. Items for Action(continued)

Mr. Donek wanted to know if it will fit in the Harbor.

Mr. Stone said he did some preliminary work. The Captain did take a look at the charts coming into the port, and he did not see anything that would be overly challenging for them.

Public Testimony

None

Board Deliberations

MOTION By MS. JEBE: TO REQUEST THE CITY ATTORNEY PRESENT A RESOLUTION TO THE ASSEMBLY EXPRESSING CBJ SUPPORT TO THE U.S. NAVY FOR A VISIT BY THE USS ABRAHAM LINCOLN TO THE CAPITOL CITY AND ASK UNANIMOUS CONSENT.

Mr. Busch asked for a friendly amendment to add *BY THE USS ABRHAM LINCOLN OR ANOTHER ABLE NAVY SHIP.*

Ms. Jebe accepted the friendly amendment.

Motion passed with no objection.

3. Fisherman's Bend Marina Property Purchase.

Mr. Kueffner reported the finance committee discussed this purchase. The committee suggested the Assembly consider the purchase of Fisherman's Bend Marina and to get some public input. The motion from the Finance Committee is asking the Board, to ask the Assembly for a public vote. Also, tell the Assembly that Docks and Harbors could finance the operations out of the revenues from the Marina. However, the finance committee does not see anyway to finance the purchase and generate revenues for future maintenance.

Board Questions

Mr. Preston wanted to clarify that the motion from the finance committee is that the Board write a letter to the Assembly asking for a vote on the purchase and details would follow.

Public Testimony

Dennis Watson, Juneau, AK, said he is in favor of Mr. Kueffner's recommendations. However, this purchase should not be made at the expense of other projects already out there. He said it is extremely important that the City step up and protect the boating family here in Juneau, which is quite large. Most of the community growth is in Auke Bay. There is high demand in the valley and low demand downtown. Auke Bay is where the developmental land is and the desire is. He said here we have a boating community, and the supply for moorage is drying up.

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VI. Items for Action(continued)

Board Deliberations

Mr. Kueffner wanted to point out it was the Finance Committees recommendation.

MOTION By MR.KUEFFNER: TO ASK THE PORT DIRECTOR SEND A LETTER TO THE ASSEMBLY AND ASK TO PUT THIS ON THE BALLOT TO FIND OUT IF THERE IS COMMUNITY SENTIMENT IN FAVOR OF CBJ BUYING FISHERMAN'S BEND.

Mr. Etheridge wanted to amend the motion to include funding for necessary improvements in the purchase price.

Mr. Kueffner accepted the amendment.

Mr. Etheridge seconded.

Mr. Preston and Mr. Wostmann will write the letter to the Assembly with Mr. Stone's help.

Motion passed without objection

4. Design Contract – Statter Harbor Renovation and Repairs.

Mr. Williams reported PND Engineering is looking at the renovations and repairs needed at Statter Harbor. They are in the design phase and doing deferred maintenance.

Mr. Stone said basically this is just an approval to their amended contract. The contract prepared specifications in plans for construction for deferred maintenance as Docks and Harbors elected in the application for the State of Alaska, and for the Municiple Harbor program.

Board Questions

None

Public Testimony

Andrew Maples, Juneau, AK, he wanted to know how much of the marina is going to be torn apart in this project, and not have usable slips. He also wanted to know how long it will be torn apart.

Mr. Stone said he did not have all the answers to that, but he will know a lot more when they go through the design. Some of it will depend on how the contractor wants to do the work.

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VI. Items for Action(continued)

Board Deliberations

MOTION By MR. WILLIAMS: TO REQUEST THE ASSEMBLY APPROVE A TIME AND MATERIALS CONTRACT WITH PND, INC. NOT TO EXCEED \$298,354 IN ORDER TO PREPARE BID DOCUMENTS FOR RENOVATION AND REPAIRS OF THE STATTER HARBOR MOORAGE FLOAT SYSTEM AND ASK UNANIMOUS CONSENT.

Motion passed without objection.

5. Planning Contract – Boatyard Planning and Study.

Mr. Williams reported this is a continuation of a study for a haul out system. Since the study, the Auke Bay Loading facility and DeHart's has developed, and the technology for a trailerable system. The trailerable system has less environmental impact sensitivity and cost effective. It has opened up more options.

Board Questions

Mr. Busch wanted to know if the trailerable system could take larger sailboats with a 7 or 8 foot draft, or is it like the standard hydraulic lift used for regular power boats.

Mr. Stone said he did not think 7 or 8 foot drafts were a problem.

Mr. Busch said when looking at the study in the DeHart's area, where the current boat ramp is now in Auke Bay, is there going to be considered a multiple use type ramp facility. This could essentially be used for an alternate boat launch, boat use area when it is not used for commercial use as well as kayak launch area.

Mr. Stone said in this study they probably would not get into that yet.

Mr. Etheridge asked if Dock and Harbors is looking at doing this in place of the travel lift or is this in addition to.

Mr. Stone said this study is limited to Auke Bay. This study is only looking at two sites, Auke Bay Loading Facility and DeHart's Marina. The work that was done for downtown is additional.

Public Testimony

Bruce White, Juneau, AK, said he wanted Docks and Harbors to maintain a boat yard next to Statter Harbor, instead of at the Auke Bay Loading Facility.

Mr. Kueffner wanted to know Mr. Whites opinion on having a travel lift or hydraulic lift.

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VI. Items for Action(continued)

Mr. White said he would prefer a travel lift, but only in a case it was not limited to the tide stages. He said if it was dredged out, and you could use the travel lift at all stages of the tides as opposed to just being able to use at high tides, he would advocate for a travel lift. If that was not possible, he said that the hydraulic trailer lift would work and be convenient if you were not limited to the tide stages.

Dennis Watson, Juneau, AK, said he has a concern that Docks and Harbors is confusing people and has to come up with a plan because they are running out of time. The other concern is that the commercial dock was not designed for a haul out in mind. The wind blows there and even experienced boaters have trouble in that area.

Andrew Maple, Juneau, AK, said one concern on the submersible hydraulic lift trailer will be limiting what types of sailboats you can haul.

Board Deliberations

MOTION By MR. WILLIAMS: TO AUTHORIZE THE PORT DIRECTOR TO APPROVE A FIXED FEE CONTRACT WITH URS, INC. IN THE AMOUNT OF \$28,600 TO CONDUCT ADDITIONAL STUDY OF A HAULOUT AND BOATYARD FACILITY AND ASK UNANIMOUS CONSENT.

Motion passed without objections.

5 Minute Recess

6. Docks and Harbors FY12 CIP

Mr. Williams talked about the Docks FY12 Marine Passenger Fee request for CBJ Cruise Ship Dock replacement project.

Mr. Stone said Docks and Harbors does not have the final cost estimate for this until sometime in March. At that time, Docks and Harbors will take it to a CIP meeting. After CIP, it goes to the Board, and then it is taken to the Assembly. Mr. Stone said this is such a large project, it will take special financing to put it together. He did not want to second guess what the final cost was going to be. This is the only project for the year.

Board Questions

None

Public Testimony

None

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VI. Items for Action(continued)

Board Deliberations

MOTION By MR WILLIAMS: TO ADOPT THE DOCKS FY12 CIP AS RECOMMENDED BY THE CIP/PLANNING COMMITTEE AND TO SUBMIT THE CIP TO THE CITY MANAGER FOR PRESENTATION TO THE ASSEMBLY AND ASK UNANIMOUS CONSENT.

Motion passed without objections.

Mr. Williams said there are several projects for the Harbors. The first is the Harbor FY12 passenger fee request for Statter Harbor passenger fee for hire facility project descriptions. Docks and Harbors put in a request for \$2 million dollars and CBJ came back with \$500,000 dollars.

Mr. Stone said the project was submitted in December and the Managers recommendation was to fund this. He thought they were awarded \$560,000. Because this is part of our CIP Docks and Harbors budget, this still has to be submitted to the engineers department, even though we have already submitted this to the City Manager.

Board Questions

Mr. Kueffner asked when the City Manager comes back with \$500,000, is that the end of the request, or can Docks and Harbor try again next year? He said this looks like the perfect use for passenger for hire funds.

Mr. Stone said he would continue to push for the original request, but the Assembly has the final say on the division of the funds. That will not happen until April or May. Mr. Stone said if Docks and Harbors does not get the original request, we will go back next year.

Mr. Williams went on to discuss the Aurora Harbor replacement fees.

Mr. Stone said Docks and Harbors match funding is \$500,000 dollars of the marine passenger fees. Docks and Harbors can use those fees because the heavy duty part of the Aurora dock is for the cruise ship tug. The balance of the local match came from the Harbor Enterprise funds. The actual request going to the Assembly is the \$2 million Alaska Municipal Harbor matching grant program, which is State funds appropriated by the Legislature. This has already been submitted to DOT. DOT submitted the whole list to the Legislature and Docks and Harbors should know by May.

Mr. Williams went on to discuss the Douglas Harbor dredge spoil disposal.

Mr. Stone said Docks and Harbor is anticipating needing more money for the dredging in Douglas Harbor, but he is not certain that is the case right now. Docks and Harbors needs to hear from the final agency on what they find acceptable. We should know in the next month or two.

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VI. Items for Action(continued)

Mr. Williams discussed the Statter Harbor rehabilitation and Dehart's floats replacement.

Mr. Stone said it is the replacement floats like shown in the master plan.

Public Testimony

Dennis Watson, Juneau, AK, said the budgeted money should not be put all in one year. It should be staggered out if the project is not completed in that year. He also said Douglas just keeps taking up a lot of money. He said it should be looked at in a much longer term and Docks and Harbors should be looking at other priorities. He said he does not see Douglas as a wise use of money and the Boards time.

Suzanne Shay, Juneau, AK, she talked about the project review for the passenger for hire facility. There is an Auke Bay Master plan that was supposedly approved by voters. The only master plan she is familiar with was presented in 2006 or 2007 and it did not have this passenger for hire facility. She said she did not remember two special sales tax ballots either. She remembers a bond for Harbor improvements, and she does not consider this an improvement for the people of Juneau. She said she does not consider two fingers on Statter an improvement over maintaining DeHart's marina. She said it will not be equivalent to the moorage now. She would like to see other locations considered as far as what issues it is resolving, how it will benefit, and who it will benefit.

Rick Currier, Juneau, AK wanted to re-iterate to not forget about the DeHart's patrons. He would hope that some interim moorage would be available when DeHart's is being worked on. He also wanted to discuss the parking. He does not think when they park at Statter Harbor they should have to pay hourly parking rates, once the DeHart's floats are incorporated into the Statter floats. The patrons pay premium rates for moorage, he said they should get some consideration for parking.

Andrew Maples, Juneau, AK, he wanted to re-iterate to not loose slips in this whole process.

Board Deliberations

Mr. Wostmann pointed out that it has been discussed at other meetings on the replacement slips. They will not be open moorage, but reserved moorage.

Mr. Preston said the intent has always been with the new purchase that new moorage would be provided. The parking has not been addressed yet, and the Board has heard a lot about this. It will be addressed, and it will be an Operations meeting agenda item.

Mr. Wostmann said another issue that has been brought up in other meetings is somehow reusing parts of the floats, or pre-ordering parts of the floats. He said his understanding of that is there is a lot of technical difficulty. It is not nearly as easy as it may sound. The Board is giving it consideration.

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VI. Items for Action(continued)

Mr. Preston said once the Board gets the general design for the Harbor, then we go for the specific design.

MOTION By MR. WILLIAMS: TO ADOPT THE HARBORS FY12 CIP AS RECOMMENDED BY THE CIP/PLANNING COMMITTEE AND TO SUBMIT THE CIP TO THE CITY MANAGER FOR PRESENTATION TO THE ASSEMBLY AND ASK UNANIMOUS CONSENT.

Motion passed without objection

7. Docks and Harbors FY12 Amended Budgets.

Mr. Kueffner reported the finance committee discussed the FY12 budget at length for Docks and Harbors, and the report is in the packet. He said the increase is mainly due to personnel services, and the extended seasonal employment.

Board Questions

None

Public Testimony

Dennis Watson, Juneau, AK, said he has looked at other budgets and they disclose more effectively how those expenses are represented by using percentages. He said the budget should show the allocation of the funds better.

Mr. Stone said the salaries are largely dictated by standards that CBJ uses. The wages are established through collective bargaining and what the Assembly approves, and that is given as a fixed cost item to the Board. The type of employees Docks and Harbors uses are fixed by the personnel department, and they establish what those employees will be paid as far as ranges. We have no control over this. Docks and Harbors does have control over how many employees we can have. Mr. Stone said as long as he has been on the Board, it has been known to be as frugal as possible with the number of employees at Docks and Harbors to keep the cost down. We do not have control over how much that actually costs.

Mr. Watson said that you can not know whether you are doing a good job until you start doing comparisons.

Board Deliberations

Mr. Preston said the City Finance dictates all the personnel that comes from the City, and it is a large percentage. He said he knows that CBJ employees are probably the highest paid in the nation if not the World. The Board did the comparisons back when the Board had control of the bargaining. The bargaining was taken away from the Board in title 85. Now Docks and Harbors employees are paid what the bargaining unit gets, and the Assembly approves.

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VI. Items for Action(continued)

Mr. Williams said that Mr. Watson had a good idea to look at other Docks and Harbors for comparison going through a rehabilitation project similar to this project.

MOTION BY MR. KUEFFNER: TO ADOPT THE FY12 AMENDED BUDGETS FOR DOCKS AND HARBORS AS PRESENTED BY THE FINANCE COMMITTEE AND TO SUBMIT THE BUDGETS TO THE CITY MANAGER FOR PRESENTATION TO THE ASSEMBLY AND ASK UNANIMOUS CONSENT.

Motion passed without objection.

8. Auke Bay Loading Facility Phase II Construction Bid Award

Mr. Williams reported this is finishing off the tiger grant for the Auke Bay Loading Facility Phase II. The bid was awarded to Southeast Earth Mover. He asked Mr. Stone to answer Mr. Watson's question if the bid was close to the engineers estimated costs.

Mr. Stone said the bid was awarded to Southeast Earth Movers for \$2,452,757.25. If the Board approves this, it will go in front of the Assembly February 7, 2011. He said he thinks the engineers estimate was \$2.75 million, so it is under the estimated cost.

Board Questions

None

Public Testimony

None

Board Deliberations

MOTION By MR. WILLIAMS: TO RECOMMEND THE ASSEMBLY AWARD THE CONSTRUCTION BID FOR PHASE II OF THE AUKE BAY LOADING FACILITY BID SUPPLIED AT THE MEETING AND ASK UNANIMOUS CONSENT.

Motion passed without objection.

VII. Items for Information/Discussion.

1. DeHart's Marina Replacement

Jim Preston said there is a memo in your packet from back in December, about the Marina replacement. There continues to be misinformation bantered around, and in spite of trying to make it clear, it just gets more convoluted.

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VII. Items for Information/Discussion(continued)

Mr. Preston said the Auke Bay Master Plan that was adopted by the Assembly, included the purchase of DeHart's Marina by CBJ. In part of that purchase, there was the intent that the Marina would be dismantled at some point and be replaced by a marine passenger loading facility, and that moorage would be built at the Statter Harbor Facility. A down payment of \$500,000 was from marine passenger fees, and at that time, the argument that justified that was the marine passenger facility that was going to be transferred from Statter to the new location.

The most recent thing that happened along the way was the purchase of the Lehnhart property next door to Dick Deems property, which is the last little piece of property with tidelands. CBJ now owns all the pieces for this master plan to fall in place.

Last summer, Docks and Harbors wanted to get started on this because the board recognized that the project does have to get moving. Docks and Harbors started working on the environmental assessment, so we could do the loading facility, which is also a part of this plan. The final environmental assessment will come back soon so we can move forward with this, and it was time to start talking with DeHarts patrons. Unfortunately, the memo from Mr. Stone to the board that had a what if scenario, has been taken to be that it has been adopted by the board. The Board has not adopted the thought that DeHart's is going to be dismantled in November of 2011. The Board did want to have a meeting with the DeHart's patrons and explain a worse case scenario so this could be talked about. We did have a meeting, but we did not specifically talk about that. We are not going to dismantle DeHart's in November 2011. We did not accept that recommendation in Mr. Stone's memo, so we do not have to have a meeting to discuss this because it is not going to happen. That does not mean we would not continue to have meetings and invite the DeHart's patrons.

At the same time, Mr. Preston said he thinks it is appropriate now that we have some of the other pieces, to make a decision on how Docks and Harbors is going to configure the actual moorage at Statter Harbor. Mr. Preston recommended sending the configuration of moorage project at Statter Harbor to the CIP committee to come up with a specific plan for the Board. The Board can then send this on to the Assembly to be ratified. It is time to move on with actually making a decision about the moorage.

Mr. Preston said when he reads e-mails and listens to testimony, the biggest concern is, **what is going to happen to the patrons when DeHart's is gone.** Everyone on this board is aware of that, and no one is taking this lightly. Mr. Preston said he recommends to rescind the motion to have the Port Director set up a meeting with DeHart's patrons on what we are going to do when DeHart's is dismantled in 2011. The Board is not going to dismantle DeHart's, so we do not need the meeting. He would also like to send the moorage issue to CIP and the parking issue to Operations. Docks and Harbors does have a history of taking care of its patrons.

Mr. Kueffner said he would like to make a more positive motion. *That implementing any Auke Bay Master plan or reconfiguration of Auke Bay, we strive to provide an orderly transfer of slip spaces from DeHart's to new spaces at Statter Harbor.*

Mr. Jardell said there is still a need to rescind the direction from the board to the Port Director.

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VIII. Items for Information/Discussion(continued)

MOTION BY MR. KUEFFNER: INSTEAD OF CONSIDERING THE CLOSURE OF DEHART'S IN NOVEMBER 2011 WE STRIVE TO PROVIDE ORDERLY TRANSFER OF SLIP SPACES FROM DEHART'S TO THE NEW SPACES IN STATTER HARBOR.

Motion passed with no objection

Mr. Preston said it is time to send the configuration of the new moorage facility to CIP.

Mr. Jardell said he thought it was a great idea. He also said that he went to DeHart's and walked the docks. He wanted it to be known that the Board is trying to keep DeHart's open, but it takes money to do this. It is in bad shape and there is safety issues that are just going to get worse.

Mr. Busch said he agrees that it has to move forward to CIP to get the process moving and maybe at a later time Operations can address some of the other issues.

Mr. Preston saw no objection to send this to the next CIP meeting. He asked Mr. Stone to add the configuration of moorage at Statter Harbor to the next CIP meeting.

Mr. Stone said he will try to be ready for the next CIP meeting, but it might be the one after that.

Andrew Maples, Juneau, AK wanted to know if they would talk about the maintenance at DeHart's.

Mr. Preston said the maintenance to keep DeHart's open would be discussed at the Operations meeting, and the new moorage at Statter Harbor will be discussed at the CIP meeting. Parking will be an Operations issue also.

VIII. Committee and Board Member Reports.

1. Operations Committee Meeting- January 18, 2011

Ms. Jebe reported the Harbormaster gave us an update on things that have been happening in the past month. There has been wind storms, snow removal, and sanding. He reported booming and floating three sunken vessels. Personnel were tracking electrical issues in the Harbors. There were four robberies and one shooting last month. The night patrols have found 24 unregistered live aboard and various other violations. There were three broken water canisters and one dive repair on a water line in Douglas. Trucano is putting the log boom breakwater back together that came apart in a wind storm. The Harbor personnel have been very busy and have done an outstanding job.

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VIII. Committee and Board Member Reports(continued).

2. CIP/Planning Committee Meeting – January 20, 2011

Mr. Williams reported most was discussed here tonight. The Committee did look at a rough draft of basically what was going to happen with the property under the bridge. It was a rough draft and it was sent back to be worked on further until it moved on to the board.

3. Finance Committee Meeting – January 25, 2011

Mr. Kueffner reported they discussed the amended budget, and that has been presented here tonight.

IX. PRAC Representative Report

None

XI. Port Engineer's Report.

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

XII. Harbormaster's Report.

Mr. Benner is at the Seattle Boat Show. His report was given at the Operations meeting.

XIII. Port Director's Report.

Mr. Stone said Mr. Benner is at the Seattle Boat Show, Mr. Gillette is on vacation and Mr. Schaal is on paternity leave. He said he spent last week at the boat show and it was well attended. He said it looks like things are improving with boating enthusiasm.

He said he distributed a draft of the Sea walk Memorandum of Agreement to the Board members today and received comments. Talking to the Board Chair he said we should probably bring that back to CIP again on this next round and hopefully it will be done so we can get it over to the engineer department. There was a water line break at the IVF dock that we discovered today. We had a power line break in the cold weather. Our leak detection for the water is looking at the meter readings for irregularity in CBJ water bill at the end of the month, because all of our lines are under water. Docks and Harbors get quite a few leaks over the course of the year in all the facilities. He recommends getting a leak detection put on the water lines. Over the course of being Port Director, there has probably been ½ million dollars spent on water Docks and Harbors did not even use.

Mr. Stone said he gave a tour to the Colonel from the Corp. of Engineers, and all of his subordinate officers. It was a good time to talk to him about all the various issues Docks and Harbors has.

Ms. Jebe asked when the waterfront permit auction was going to take place.

Mr. Stone said he was waiting for the regulation to be finalized. He said he thinks late March.

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X. Assembly Liaison Report

Ms. Danner said she had nothing to report. She just wanted it noted that the Deputy Mayor Merrill Sanford joined the meeting tonight.

XIV. Committee Administrative Matters.

1. **Operations Committee Meeting – February 15, 2011**
5:00 p.m. at the Aurora Harbor Office
2. **CIP/Planning Committee Meeting – February 17, 2011**
5:00 p.m. in the CBJ Assembly Chambers
3. **Finance Committee Meeting – February 22, 2011**
5:00 p.m. in Room 224 City Hall
4. **Regular Board Meeting – February 24, 2011**
7:00 p.m. in the CBJ Assembly Chambers

XV. Adjournment.

The Regular Board Meeting adjourned at 9:57 p.m.