

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, December 2, 2010

- I. Call to Order** (7:00 p.m. at the CBJ Assembly Chambers.)
- II. Roll** (Don Etheridge, Tom Donek, Kevin Jardell, Cheryl Jebe, Bob Wostmann, Eric Kueffner, Greg Busch, Michael Williams, and Jim Preston).
- III. Approval of Agenda**
- MOTION: TO APPROVE THE AGENDA AS PRESENTED.**
- IV. Meeting Minutes:**
Approval of October 28, 2010 Joint Meeting Minutes.
Approval of October 28, 2010 Regular Board Meeting Minutes.
Approval of November 18, 2010 Special Board Meeting Minutes.
- V. Public Participation on Non-Agenda Items** (not to exceed 5 minutes per person, or twenty minutes total time).
- VI. Items for Action.**
1. Norway Point to Harris Harbor Planning Contract
- Presentation by Port Engineer
- Public Comment
- Board Discussion/Action
- MOTION: TO RECOMMEND 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.**
2. Archie VanWinkle Transfer
- Presentation by Port Engineer
- Public Comment
- Board Discussion/Action
- MOTION: TO RECOMMEND THE ASSEMBLY APPROVE THE TRANSFER OF THE ARCHIE VAN WINKLE MEMORIAL TO THE CITY AND BOROUGH OF JUNEAU.**
3. Fisherman's Bend/Andrew's Marina
- Presentation by Port Engineer
- Public Comment

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA (CONTINUED)
For Thursday, December 2, 2010

VI. Items for Action (Continued)

Board Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING.

VII. Items for Information/Discussion.

None

VIII. Committee and Board Member Reports

1. Operations Committee Meeting – November 16, 2010
2. CIP/Planning Committee Meeting – November 18, 2010
3. Finance Committee Meeting – Cancelled

IX. PRAC Representative Report

X. Port Engineer's Report

XI. Harbormaster's Report

XII. Port Director's Report

XIII. Assembly Liaison Report

XIV. Committee Administrative Matters

1. Operations Committee Meeting – December 7, 2010
2. Joint Meeting with Assembly – December 8, 2010
3. CIP/Planning Committee Meeting – December 9, 2010
4. Finance Committee Meeting– December 14, 2010
5. Committee of the Whole – December 16, 2010

XV. Adjournment

**CBJ DOCKS & HARBORS BOARD
JOINT MEETING WITH PARKS AND RECREATIONAL ADVISORY COMMITTEE MINUTES
For Thursday, October 28, 2010**

I. Call to Order.

Mr. Wilson called the Joint Meeting to order at 6:00 p.m. in the CBJ Assembly Chambers.

II. Roll Call.

1. The following members for the Docks and Harbors Board were present: Mr. Etheridge, Mr. Donek, Mr. Jardell, Ms. Jebe, Mr. Wostmann, Mr. Kueffner, Mr. Busch, Mr. Williams, and Mr. Preston.

2. The following members for the PRAC Board were present: Mr. Wilson, Mr. Howard, Mr. Sloss, Ms. Hood, Mr. Mertl, Mr. King, Ms. Goldstein.

The following members were absent for the PRAC Board: Mr. Tipps and Ms. Walters

Also present were the following: Mr. Stone – Port Director, Mr. Gillette – Port Engineer, Ms. Danner – Assembly Liaison and Mr. Matsil Parks & Recreation Director, Ms. Beck, Parks & Recreation Administrative Assistant II.

III. Approval of Agenda.

MOTION by MR. WILSON: TO ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS AMENDED.

The motion passed without objection.

IV. Public Participation on Non- Agenda Items (not to exceed five minutes per person, or twenty minutes total).

There were none.

V. Items for Discussion.

1. Statter Harbor Recreational Launch Ramp Facility

Mr. Matsil reported at the May 4, 2010 PRAC meeting an action item recommending transfer of management of lot 5 (across from Squire's Rest) from Parks & Recreation to Docks & Harbors was recommended. Docks & Harbors stated that they would move the shelter to the launch ramp/parking site. At the meeting, there was discussion that the present draft plan is a departure from the approved 2005 Master Plan which would have incorporated parking, a launch ramp, shelter, seawalk and vegetated park area. The Docks & Harbors revised plan eliminated most of the public park amenities, vegetation, and waterfront access and moved the picnic shelter to a northeast area, adjacent to Glacier Highway. At the meeting PRAC requested that the shelter be moved to the northwest (on existing fill) to protect the view shed for the public (offers waterfront views) and move it off of Glacier Highway—a non-desirable location.

V. Items for Discussion (continued)

At the meeting Gary Gillette stated that the U.S. Fish & Wildlife Service had objected to filling sensitive eelgrass habitat for park amenities—but supported filling for parking and the ramp. Mr. Gillette stated that Docks & Harbors would maintain the entire site including the shelter, restroom, walkway, buffer, and parking area.

As requested at the May 4, 2010 PRAC meeting, Mr. Matsil requested that the shelter/scenic overlook and vegetation buffer be moved to the northwest side on existing fill and that a minimum of five free parking spaces be reserved for the public.

Mr. Preston was questioned what was happening with Statter Harbor. He reported he received a revised report back from our Engineer from the regulators that said we could not do what we wanted to do. There has been considerable comments on changes from the Board and they have expressed their dissatisfaction with that. The Board would like the park moved further out. We have not received the environmental assessments revisions yet.

Mr. Stone reported in 2004 & 2005 we engaged Regulators, Users, Parks and Recreation Board and Docks and Harbors board and other entities to come up with a master plan for a boat launch ramp, commercial float for whale watching, marine travel lift, kayak launch ramp, seawalk, expanded park area and some retail. We put this before the assembly and we received some funding for the project. In addition, we received some grant money from Alaska Department of Fish & Game to help with construction. As part of the grant requirement, we did an environmental assessment. We took this to the public and in the scoping hearing we came up with this plan. What we heard from the public, nobody out there liked the idea of the retail. During the planning part of the plan, they liked the idea of retail, but when put out to the public there was not much support, so we dropped retail from the plan. In addition talking to the regulators the port recognizes that over time with environmental requirements they do not like to see anything that is non-water dependent in a fill and that is driving us to avoid or minimize fill. In their eyes launch ramp and seawalks are water dependent. The parking area and everything else is non-water dependent and it can be remote, off property or something like that. We have been trying to work with the regulators to come up with a plan that best addresses the community's desire to have Green space, a nice seawalk, and a functional launch ramp. We are right now trying to develop the environmental assessment that meets all the requirement. What we are hoping for at this point, is to put into the seawalk the covered picnic benches, and wide spots in the seawalk, because the seawalk is considered to be a water dependent area. We are in the process of developing a revised environmental assessment that should be ready in a couple months, and then take back to the regulators again. Hopefully, through the revised environmental assessment we will get to the end and be able to move forward. That is just with the environmental assessment part, there is a whole separate regulatory process that has to occur on the clean water act with the Corp of Engineers.

V. Items for Discussion (continued)

The Corp. of Engineers regulates what fill can be used. That will be subsequent with the environment assessment. We are trying to put together the 404 permits required by the Corp of Engineers with the environmental assessment to have one process. Mr. Stone feels it is clear in talking to the regulators that they would have a tough time with a large fill area. He thinks the Seawalk, launch ramp, landscape, and some parking area would not have issues to receive the permits needed for this project.

Ms Hood said she was one of the PRAC Members that participated on the original plan and some of the retail proposals were to be marine related. She stated she respected that, because the same thing happened with the waterfront downtown. The downtown retailers did not want retailer business anywhere but downtown. She feels Auke Bay and Statter would be supportive of retail. She would like to hear more on the source of objection and to find out why retail was eliminated from the plan.

Mr. Stone said we agreed with the retail and that is why the master plan had a lot of retail in it. A restaurant, fishing gear, and stuff like that. We view that as water dependent, but the regulators do not views retail as water dependent. Their view is; retail could be across the street on non-fill sites. Some of the retail businesses had concerns the city would be putting retail in and competing with them.

Mr. Wilson said our quest is to have public access along the waterfront and he likes the idea of the seawalk and the sheltered picnic areas. He understand we are a long way away from design and development work, and still going through permitting, but he would really appreciate us coming back to PRAC with the design and development in the interim and get some more input.

Mr. Stone said he agreed.

Mr. Wilson asked Mr. Stone about the Auke Bay Pump station facility. He wanted to know what was going to happen to the eelgrass when the pump station was gone.

Mr. Stone said according to Troy Andrews, owner of Fishermen's Bend, the eelgrass would go away because it showed up when the pump station went in.

Mr. Wilson thought with the eelgrass not there, permitting may not be so difficult.

Mr. Stone replied there would because of the meanders, and they have a high habitat value. We have done a lot of study on them to have as little impact as possible.

Mr. Wilson wanted to make sure Docks and Harbors keeps PRAC informed, and would like input on the final draft plan.

V. Items for Discussion(continued)

2. Under Bridge Park/Long Range Waterfront Plan Area A & Seawalk Planning and Design/ Design Consistency of Seawalk.

Mr. Matsil reported at the October 13th PRAC meeting Engineering PM Skye Stekoll gave a presentation of three alternatives that the consultants produced for Long Range Waterfront Plan Area A & Seawalk Planning and Design. Both Parks & Recreation and Docks & Harbors Departments were involved in the consultant selection and RFP planning and design services meetings. As discussed by the PRAC, there is very limited downtown waterfront open space. The consultants offered some compelling alternatives that would provide the public with programmable waterfront open space and access. Mr. Matsil said he received an alternative schematic from Docks & Harbors on Thursday, October 21st. In the schematic, Docks & Harbors is proposing office space for part of the site. This would reduce the limited programmable open space on the waterfront for the public—or another public use.

Mr. Wilson said Docks and Harbors has a need for water front space downtown and Parks and Recreation has a need for parks. He said he talked to Jim about this and agreed we both have a viable concern. Docks & Harbors wanted to use the space on the north side of the bridge and were possibly going to put an office building along the waterfront. This space may not be the best for that. He stated he understands the Assembly is going to address this.

Mr. Doll commented to wait until after the Assembly meeting on December 6th to discuss this further.

Mr. Preston said he read the letters to the editor about the traffic. He also personally felt this would be difficult because of getting in and out considering the currents.

Mr. Wilson feels with the CBJ Engineering, PRAC, Assembly overseeing the planning with the seawalk and park following mandates and other alternatives, maybe we should wait for the assembly to give us some kind of direction.

Comment was made that it was certainly possible the Assembly would come back to PRAC and Docks and Harbor and want the boards to tell the Assembly what they want to do.

Mr. Donek commented he was reading through some notes about Portland Oregon where the local fishermen complained about not having access to waterfront. He felt maybe that problems they faced would help us develop the commercial launch area.

Comment was made to use as a multi use area.

V. Items for Discussion(continued)

Mr. Wilson said he agrees and likes the idea of a fish buying area and to figure out what is best for the community. We only have a small part of waterfront left. PRAC wants to see a park. Docks and Harbors has other plans. Docks and Harbors and PRAC want to work together and that would be a win for everyone.

Mr. Preston said that PRAC and Docks & Harbors agrees to disagree on the proposals and you all give us direction.

Ms. Hood said the waterfront plan is unique because there is not a lot left and she would not like to see another building in that space. She suggested kayak landing or fishing, more outdoor recreation and not filled with buildings.

Mr. Kueffner commented the space would not be good for kayak's in that area because it is too dangerous.

Mr. Wilson commented he will be looking for more direction from the Assembly looking for green space and fishing.

Comment was made with the currents and traffic in that area. He feels the only practical thing would be activities from shore.

Mr. Wilson knows Docks and Harbor has funding limitations and are working on the best design.

Mr. King said he was contacted about considering putting a whale statue in the area. He had a problem visualizing this. He would like more information.

Comment was made that they asked Kathy Rudy, the whale sculpture to come to a PRAC meeting.

Question was asked, what design concept was for the Marine Service Center?

Mr. Gillette said the design was to have a Port Directors office, Marine Exchange Alaska, and a community room. In the original concept, we felt it would fit and it was zoned for commercial use, but there is not enough room. One particular area of concern is, it is frequented with transients. Marine Exchange is looking for space and they approached us. We felt that would be a good place for them. They have a 24 hour operation and that would help with vagrancy. We tried to keep the waterfront Seawalk all through and we felt fish marketing would compliment the park. We envisioned a hardscape plaza building to make transition from the park. Marine exchange needs back up generators and they could use that area as their Incident Command Center. Mr. Gillette reported there are a number of reasons this area would work.

V. Items for Discussion (continued)

3 Marine Park Design RFP

Mr. Matsil reported an RFP requesting proposals from consultants for planning and design services for Marine Park and adjacent waterfront areas has been released and is due to CBJ on November 2. The work shall include design of the Seawalk along the waterfront to connect the existing Seawalk at Marine Park to the western edge of the Seadrome property. The plan will be designed to support existing businesses and waterfront activity and provide for community performance and civic gatherings consistent with recommendations of the Assembly Adopted Long Range Waterfront Plan. The consultant will consider additional decking for the Seawalk and park when the lightering dock is removed. The removal, replacement or refurbishment of the existing shelter will also be incorporated. It is anticipated that both Parks & Recreation and Docks & Harbors staff will be engaged in the consultant selection process.

Mr. Preston commented that we need some more planning tying in the Seawalk with the dock facility. We want a Seawalk not a trip hazard.

Mr. Wilson said Marine Park wants to work together. They would like to be involved with how the Seawalk attaches to the Steamship dock.

Mr. Stone said they are looking at pile locations, engineering details and dolphins.

Mr. Wilson commented his concern is; we do not want to lose the park. In the drawing, it looks like the drive down ramp may be coming right through the park. We want to build the best downtown for residences and tourism

Mr. Stone said we would not take the park away.

4 Wayside Park Management

Mr. Wilson would like some background on Wayside Park Management issues and asked Mr. Gillette or Mr. Stone to respond.

Mr. Stone said no issues. This was a topic at the last meeting and he wanting to know if everyone knew what was happening there. Mr. Stone was making sure there are no resentment on how it turned out.

Mr. Wilson commented he would like an update on what is happening.

V. Items for Discussion(continued)

Mr. Stone said Docks and Harbor takes care of the fishing float and Parks and Recreation takes care of the park part. It seems to be working well.

Mr. Preston commented a concern for Mr. Kueffners committee has been budget for paying to take care of the fishing float. They are responsible for this, but they have no revenue. Right now, we use moorage and cruise ship passengers fees. We look at this every year and wonder if we should get this money from somewhere else.

Mr. Wilson recommended that Ms. Danner advocate with Mr. Preston for the funding.

Mr. Preston said he feels it is more of an Assembly decision.

Mr. Wilson wanted to know what was happening with the management along the Seawalk with Docks and Harbors and Parks and Recreations now.

Mr. Matsil said Parks and Recreation takes care of plants and restroom and Docks and Harbors takes care of seawalk. In 2005 there was an Assembly agreement that the City manager manages the Seawalk.

Mr. Wilson's point for Mr. Gillette and Mr. Stone is that until this time there has been a small segment of Seawalk. The Seawalk is going to keep growing. There is going to be more garbage to pick up and maintenance. We need to redevelop a management plan. We need to someday address the funding for the upkeep of the Seawalk. A thought is to address funding for upkeep along with our Seawalk development planning.

Mr. Stone said it is practical for his staff to do the upkeep. They are cleaning up the garbage now and making sure there are no trip hazards while working the dock, Seawalk, and loading zones.

More discussion on maintenance and who is to manage and take care of the Seawalk

Mr. Mertl said at the Wayside Park one thing to look at is when DOT installed all little berms, now they are 5 to 6 feet high. They are looking at remediation overall maintenance cost. Plants are suffering because of poor material used. He suggested when looking at opportunities, spending a little will add in the long run.

5 Water Access at Downtown Cruise Ship Docks/Handrails at Steamship Wharf

Mr. Wilson said that PRAC would like to see the public have access to floating docks after season. The movement of the SteamShip Dock Wharf and moving back to a Seawalk. We will need to put handrails up and lighting. He said he wanted to keep the common Seawalk theme, and make sure Mr. Gillette and Docks and Harbors work with CBJ closely on this.

V. Items for Discussion(continued).

Mr. Preston commented, at the CIP meeting, it was discussed that the floating dock would be available for the public access water use in the off season. The great thing about that is Juneau will get the boardwalk back after the summer season.

Mr. Wilson commented he wanted to see the Coast Guard honored somewhere in the downtown area.

6 Douglas Harbor Parking Facility Landscaping.

Mr. Wilson said Parks & Recreations and Docks and Harbors are trying to make this a joint project. Paving and landscaping the area in Douglas Harbor. This has not been a big priority in the past.

Mr. Preston wanted to know the estimate to pave.

Mr. Stone said he thought we had an old estimate.

Mr. Preston said the landscaping and paving alternative fell off because no money.

Mr Wilson asked Mr. Matsil and Mr. Stone to work together on a budget for Landscaping and paving because PRAC would like to see this happen. Mr. Wilson said he knows our Assembly Liaison would agree.

Comment was made that the Seawalk along Douglas Harbor is not well used. Change Savikko Park and parking lot into a park setting. Put the two projects together and come up with a dual purpose project.

Mr. Stone said every year he goes over to the Douglas Advisory Board and the first question is when are you going to do the landscaping and paving at Douglas Harbor, or what can we do to help you.

Mr. Wilson agrees that the area does need to be landscaped and to get this done, PRAC and Docks and Harbor needs to work together.

Question: Is there a CIP budget to do this project.

Mr. Preston said this was an added alternate to the Douglas Harbor Project.

Mr. Gillette said there was design for the parking lot, landscape separation from Savikko Park and a Seawalk area. We did a project this year that included the approach pad to the ramp and new kiosk and upgrades. We started the Seawalk project and we only had enough money to extend the original dock 30 to 40 feet, and had an alternate to take it all the way to the end of the exiting dock. We already have it designed, but the added alternate was 250 to 300 thousand dollars and we did not have the funds.

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THURSDAY OCTOBER 28, 2010

V. Items for Discussion(continued).

Question: Is the Douglas Harbor Seawalk like a white concrete sidewalk?

Mr. Gillitte said it is very similar to Statter Harbor, it is a raised walkway with a curb, steel railing with a wood cap. The brackets are already there and ready to mount lights. We just did not have enough money to move forward.

Mr. Wilson said that PRAC supports this project. He suggested Mr. Matsil work with Mr. Stone and get this into a CIP project to get finished.

Mr. Williams said the whole area was hazardous. It has improved, it just looks ugly. The ice rink parking area is inappropriate and the whole area needs a major overhaul. Not just a walk way, but to dress it up.

Mr. Mertil said we need to have master planning to put all this together with a consolidated effort. Right now, we have too many bits and pieces to tie together.

Mr. Matsil commented in 2007 a master plan for Savikko Park and Treadwell Historic Trail was completed. It was a maintenance work exercise with public works. Parking was recently increased by 40 spots. The Engineering cost estimate for the full parking upgrades in the plan is approximately \$4.3 million.

7. Bathroom and Downtown Port Facilities.

Mr. Wilson brought up the issue on Ms. Danners question on whether there are enough bathroom facilities downtown.

Ms. Danner said adding more people to the dock adds questions to consider. Are there enough serviceable areas for peak periods? Did the study do what we needed it to do?

Mr. Wilson said there are restrooms at the Tram and Mr. Stone said the library and Franklin Dock also. Mr. Matsil said that Building Maintenance division oversees contractual services for the City Hall restrooms, Marine Parking Garage restrooms and soon to open Downtown Transit Center restrooms. The report suggested better signage is needed. However, with more Seawalks, there could still be a need for more restroom facilities. This issue still needs to be considered and addressed.

VI. Adjournment.

MOTION by Mr. Wilson: TO ADJOURN THE JOINT MEETING

Meeting adjourned at 6:57 p.m.

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, October 28, 2010

I. Call to Order.

Mr. Preston called the Regular Board Meeting to order at 7:05 p.m. in the Assembly Chambers.

II. Roll Call.

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

Also present were the following: John Stone – Port Director, Gary Gillette- Port Engineer, Ruth Danner –Assembly Liaison and Dixie Hood – Parks & Recreation Advisory Board Member.

III. Approval of Agenda.

Mr. Stone said no changes, but noted two additional handouts.

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

The motion passed without objection.

IV. Approval of Previous Meeting Minutes.

Hearing no objection, the minutes of September 30, 2010 Regular Board Meeting were approved.

V. Public Participation on Non-Agenda Items (not to exceed 5 minutes per person, or twenty minutes total time).

None

VI. Items for Action

1. Juneau Port Development, LLC.
Presented by CIP/Planning Committee Chair.

Mr. Williams reported Mr. Lockwood came to the CIP Committee and asked for a 24-month extension to his lease agreement. Mr. Lockwood is cleaning up the area and with the clean up it has taken longer to get the permits. The CIP Committee feels he should be granted the extension.

Mr. Stone said it has taken a lot longer for permitting than originally thought. He knows Mr. Lockwood is dealing with many different problems and mineral claims. Mr. Lockwood was the only proposer during the original bidding process.

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VI. Items for Action(continued).

Mr. Wostmann said he agreed with Mr. Stone that it does take a very long time to get the environmental assessment and the permitting. Mr. Wostmann wanted to know the discrepancy in the October 26th, and the October 8th letter that Mr. Lockwood gave to Mr. Stone. He wanted to know if the entire process will take 24 months, or is there going to be a need for another extension to this lease.

Mr. Lockwood, Apt. 28, Thunderbird Terrace, Juneau, AK 99801. He is the Manager of the Juneau Port Development LLC. He said he does not think he will need more than the requested 24 months at this time. The environmental assessment is necessary to go forward. The information from the environmental assessment will be used in the permitting process. He anticipates this will all be done in the 24-month extension that is being requested. He needs to know everything that is in the soil before he can move forward.

Mr. Preston said the original letter asked for only a 24-month extension that was submitted to the CIP Board.

Mr. Williams said he was correct with the 24 months.

Mr. Preston questioned Mr. Stone. He wanted to know if we have the authority to approve this 24-month extension or if it has to go to the Assembly now.

Mr. Stone said the Port Director has the ability to approve this.

Mr. Preston pointed out the typo on the Agenda for Juneau Port Development LLC.

Public Comments

None

Board Comments

None

MOTION by MR. WILLIAMS: TO AUTHORIZE 24-MONTH EXTENSION TO JUNEAU PORT DEVELOPMENT, LLC AS SET OUT IN SECTION 5(C) OF THE LEASE WITH CBJ FOR THE PURPOSE OF PROVIDING ADDITIONAL TIME TO OBTAIN PERMITS AND TO PROVIDE THE CONCEPT PLAN FOR MARINE USE SUBMITTED BY JUNEAU PORT DEVELOPMENT LLC. AND ASK FOR UNANIMOUS CONSENT.

Motion passed without objection

2. Direct Market Fisheries Study – Grant Award
Presented by CIP/Planning Committee Chair

Mr. Williams reported Mr. Gillette and crew applied for a \$25,000 dollar grant from the Alaska Fisheries Development Foundation, and it was awarded. The Grant is for:

1. To develop a coherent approach to helping fishermen direct market salmon to the public in Juneau.

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VI. Items for Action(continued).

2. Improve access for Juneau residents and visitors to high quality, "right off the boat" locally caught Alaska salmon.

Mr. Williams feels this might be a good way to help the local commercial fisher people out to have one spot to sell their fish. He feels this is a good start.

Mr. Stone said at the places currently being used, fish carcasses are being dumped and filling in the Harbor. He feels this has a water quality impact. He hopes there is a better-suited area for the fish buying.

Mr. Busch asked if this grant money is only to be used for marketing salmon, or can it be used for other fish.

Mr. Gillette said the grant did not specify a specific fish. It can be direct marketing for all fish.

Public Comments

None

Board Comments

Ms. Jebe commented maybe the Commercial Fisherman that are advertising for free now, may not want to pay for advertising.

Mr. Jardell said he thinks this is a great idea that would benefit the fishermen.

Mr. Williams said he feels Ms. Jebe has a good point. The fishermen people are fiercely independent. However, if they can see an opportunity and benefit, he thinks they will go for it.

Mr. Preston commented other users have to pay a fee to use the dock and commercial fisheries do not.

MOTION By MR. WILLIAMS: TO REQUEST THE ASSEMBLY APPROPRIATE A GRANT OF \$25,000 FROM THE ALASKA FISHERIES DEVELOPMENT FOUNDATION FOR THE PURPOSE OF DEVELOPING A PLAN FOR IMPROVED MARKETING OF FISH AT CBJ HARBOR FACILITIES AND ASKED FOR UNANIMOUS CONSENT

Motion passed without objection

Mr. Preston asked Mr. Gillette if the money has been awarded yet, and Mr. Gillette said not yet.

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VI. Items for Action(continued).

3. Board Attendance Ordinance Change
Presented by Operations Committee Chair

Ms. Jebe said the Board attendance was discussed at the Operations Committee Meeting. We have a proposal in the packet requesting the Board to amend 85.02.030 (a) (4) ordinance to:

If a member is unable to attend regular Board meetings for a period of more than 90 days without being excused by the Board.

This is because we have people that work in the industry or gone in the summertime and not able to get to a telephone.

Public Comments

Ms. Hood, 9350 View Drive, Juneau, AK 99801 said she addressed the subject of the Board attendance at the last meeting and she did not see the comment in the minutes. To have the extended absence from the Board is not in the best interest of the Board or the public. When someone who is in the industry and they come back if they have an agenda item that they have input on they could still be of value to the Board without holding the position that could be held by someone that could regularly attend the meetings.

Mr. White, 8121 Gladstone, Juneau, AK 99801 questioned if this was a common problem.

Mr. Preston said he was the one who brought this topic forth. Some members have been precluded from this body because of possible absences during their work season. If this is approved the Board would be able to excuse a member for a particular meeting with prior approval, just as the Assembly does.

Board Comments

Mr. Wostmann said the ordinance still includes a Board member may not miss more than 40% of the meetings. If they are absent from too many meeting, they cannot be effective. If the meetings are missed in the summer, they will have to attend all the winter meetings.

Mr. Jardell said that the ordinance still ensures you have participation throughout the year. This recognizes that we are volunteers and still have to hold regular jobs. When the Assembly interviewed him, he felt they wanted to make sure that all the different user groups were represented.

Mr. Preston corrected the ordinance mentioned on the Agenda to 85.02.030(a) (4)

MOTION By MS. JEBE: TO RECOMMEND THE ASSEMBLY AMEND THE BOARD MEMBER ATTENDANCE REQUIRMENT SET OUT IN THE CBJ ORDIANANCE 85.02.030 (a)(4) SUCH THAT A BOARD MEMBER MAY MISS REGULAR BOARD MEETINGS FOR MORE THAN 90 DAYS WITH PRIOR APPROVAL OF THE BOARD AND ASKED FOR UNANIMOUS CONSENT.

Motion passed without objection.

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VI. Items for Action(continued).

4. Douglas Harbor Rebuild Additional Permit Work.
Presented by Port Director

Mr. Stone said the project quote in the agenda packet is for the additional permit work to support our current preferred alternative. We need to dredge Douglas Harbor and dispose of the spoils. The plan is to dredge six inches and fill with clean soil to cover the mercury-contaminated soil. Then we would take the dredge spoils to the middle of the channel and put a six inch cap over the spoils to isolate those. We submitted this plan to the agencies for comments. The two primary concerns from the regulatory agencies are:

1. They do not think a six inch cap is thick enough.
We are proposing to transport a machine to Juneau and determine with x-ray measures if a six inch cap is enough.
2. The current velocity(moves the material).
We found three current studies at depth in the Juneau area that were done by NOAA at the Auke Bay laboratory and we submitted those studies in support of our application. The regulators recognize that this is good data, but they still want the current measured at the bottom of Gastineau Channel.

Our final task is to answer all concerns and put it in a letter. The work to do the above will cost \$86,930 dollars.

In relooking at the whole project, we could take a different approach:

1. Abandon the project - pull the floats and have the Corp dredge this. It is the Corps basin, however, it will probably take five to ten years for the Corp to do so.
2. Abandon the middle of Gastineau channel disposal option. Explore upland alternatives, but we do not have enough money.
3. Go to the Assembly to ask for more money to do a tideland fill at the Yacht Club site.

We still have to do the Douglas Harbor dredging no matter what we do. This has been a long permitting exercise and Mr. Stone said he would like to see this go forward.

Mr. Etheridge asked how much money is in this project so far.

Mr. Stone said about \$475,000 dollars.

Mr. Kueffner said he is about ready to abandon the project. He asked Mr. Stone what indication does he have from the regulators that say they will accept this?

Mr. Stone stated they said they would accept the capping guidance that the Corp of Engineers issued, and we are collecting information that meets that capping guidance manual.

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VI. Items for Action(continued).

Mr. Kueffner wanted to know how much confidence Mr. Stone has that they are not going to require more work.

Mr. Stone said he thinks the regulators would like to issue a permit and get to the end.

Mr. Jardell wanted to know how black and white are the Corp. of Engineers Guidelines.

Mr. Stone said there is nothing in the Clean Water Act that is hard data.

Mr. Busch asked if this probe could only look six inches down, how would we know how deep we need to go.

Mr. Stone said when we drop the probe it will penetrate deeper than six inches and we only have a few bioturbaters that go deeper than 6 inches. We know we do not have those bioturbaters in our area.

Ms. Jebe asked when would the report be finalized and presented to the Corp.

Mr. Stone said we are looking at doing the fieldwork next week. Probably three weeks after that to have a report to submit to the Corp., and it has been taking them about two months to look at our submittals.

Mr. Wostmann asked Mr. Stone to what extent do the agencies consider cost to practicality?

Mr. Stone said the City Attorney found it was considered by looking at similar entities and the level of expenditure that they make for environmental protection. Capping would be considered a normal expenditure.

Mr. Wostmann asked if we have any comparable capping project that other harbors have dealt with.

Mr. Stone said there was a six inch cap done at Ward Cove, but he does not have the expense for that project.

Public Comment

Ms. Hood said the issue of dredging the Douglas harbor was on the original joint agenda meeting and was eliminated. It is an issue that the Department of Park and Recreation and PRAC are very concerned about the decisions that were moving ahead with the Docks and Harbor board. Ms. Hood said she is disappointed in the abbreviated joint meeting and felt it was a disastrous outcome. She had comments from the PRAC board members that said they did not need to be here because it was not even a working session. She said she feels it is unfortunate that the PRAC was not involved as a committee.

Ms. Jebe asked what the objection was.

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VI. Items for Action(continued).

Ms. Hood said it is the difficulty in ensuring that humans and fish are not going to get toxic elements from consumption of sea life from that area. There has been periodic talk about having warning signs giving the public information about what the situation is so they can use their own judgment about whether they want to fish there or not.

Board Comments

Mr. Stone wanted the public to know that this mercury is not the only mercury found in the area. Mercury was used to reclaim gold. It just so happens that the Harbor has higher levels.

Mr. Preston asked if we were not able to get the permitting for the dredging, would our only alternative be to abandon that portion of Douglas Harbor that is collapsing.

Mr. Stone said that we would notify the Corp of Engineers at that time and they would be responsible to come and dredge.

Mr. Preston said at what time would we have to pull the floats out.

Mr. Stone said it would be getting close.

Mr. Jardell asked how long before the floats will not be usable.

Mr. Stone said it is a matter of judgment. The electrical needs to be taken out of service. The finger floats need to be taken out of service. He said he would meet the Board in Douglas Harbor and go over everything there.

Mr. Jardell said the problem is we are spending a lot of money on a floats that do not have very long of a life unless the Douglas Harbor is dredged.

Mr. Stone said many floats are unusable now because of the huge biomasses.

Public Comment

Robert Dahl, 12175 Glacier Hwy, Juneau, Alaska 99801, a member of the Assembly. He said the Assembly members were asked to nominate items that the Assembly should look into, and he put the Douglas Harbor on the list. He urges the board to not reach an irrevocable decision until the Assembly discusses this. The Assembly will need to come up with the money or an alternative solution or nobody will get to use Douglas Harbor. He feels the Assembly does not want this to happen.

Board Comment

Mr. Etheridge asked Mr. Dahl if we did the proposal that Mr. Stone brought to us, would it help in the Assembly's discussions.

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VI. Items for Action(continued).

Public Comment

Mr. Dahl speculated that the Assembly would want the Board to do everything they can to keep the Douglas Harbor.

Board Comment

Mr. Preston asked Mr. Stone about the possible alternatives.

Mr. Stone said we have the two million dollar grant that cannot be used as dredging. The Additional tideland is three million dollars. He went on to discuss the other funding issues.

Mr. Wostmann said if we start with the assumption that we have to retain Douglas Harbor, abandonment is not an option. If we commit to this \$86,000 and it works, we will have saved ourselves a substantial amount of funding. We really have no choice.

Mr. Jardell said this would make it about \$386,000 dollars to be able to make the next decision. He agrees that this is what we have to do and stop chasing the Corp.

Mr. Williams said to clarify, we already spent \$475,000 and looking at another \$86,000 on studies, and have not gotten anywhere. He finds it astounding that we have spent over \$550,000 dollars and the Agencies and Regulators still cannot give us a decision.

Mr. Etheridge said he agrees with Mr. Wostmann. After listening to Mr. Dahl's advice, he feels this is something we need to move forward with to give the Assembly one more tool to know this is all we could do with this. He said he would support this.

Mr. Kueffner said we have learned a lot from this process. He said he would support this.

Mr. Donek said this is really distasteful. However, he feels we need to go forward.

MOTION By MR. JARDELL: TO APPROVE FUNDING AN ADDITIONAL STUDY TO EVALUATE THE DOUGLAS HARBOR DISPOSAL SITE TO RESPOND TO PERMITTING AGENCIES TO NOT EXCEED \$86,000 DOLLARS AND ASKED FOR UNANIMOUS CONSENT.

Motion passed without objections.

Mr. Preston confirmed with Mr. Stone that the work would start next week.

VII. Items for Information/Discussion.

None

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VIII. Committee and Board Member Reports.

1. Operations Committee Meeting- October 19, 2010

Ms. Jebe reported three items were discussed at the board meeting.

1. The Board attendance ordinance change that was brought here tonight.
2. Echo Cove Commercial use permit for Coeur Alaska for the purpose of operating a passenger shuttle from Echo Cove to the Kensington Mine from October 24th to April 30th. It is a better point to go from in the winter months. The Board had no objection and authorized the Port Director to issue a permit.
3. White Fisheries Crane Repair. We asked the Port Director to see if the University will help split the cost. We are waiting for more information.

Ms. Jebe said the Harbor Master, Mr. Benner, reported:

1. The lumber in the lot at Statter Harbor and Auke Bay, is being used to replace bull rails. Float A has had the full bull rail replaced. He said they work on these projects at the end of the summer season and before the summer season starts.
2. He talked about an Auke Bay storage. The federal requirement for oil spill response needs to be a building instead of a connex box.
3. Mr. Benner also commended his staff for handling the floats during the windstorms.

Mr. Etheridge clarified that the Kensington Mine will be using the beach on the north side of the launch ramp and not using the launch ramp itself.

2. CIP/Planning Committee Meeting –October 21, 2010

Mr. Williams reported the Board talked with Mr. Lockwood from Juneau Port Development LLC, and that was discussed here tonight. We also discussed the restrooms study in the Cruise Ship terminal area. The report said that the signage was poor but they felt the restrooms were adequate. Mr. Gillette outlined under the bridge utility and park concepts. He said this can be an area for the fishermen to offload and sell fish that concurs with the grant they were awarded. We talked about a Port Office under the bridge and possibly rent or lease a portion to the Juneau Marine Exchange. The Port Office lease expense now is \$55,000. North Wind Architects is working on a study for conceptual ideas for the area from South Harris to the yacht club. Marine Park Seawalk planning was also discussed. Mr. Carothers submitted a document on the Archie VanWinkle Memorial. He wanted Docks and Harbors to take over the memorial and for it to never be moved. The, never be moved, was an issue for the Board because things are moving and changing all the time at the Harbors.

3. Finance Committee Meeting – Meeting Cancelled

IX. PRAC Representative Report

Ms. Hood said she was hoping after the very brief joint meeting tonight with PRAC that there would be an opportunity after all the things that are being referred to the Assembly to come back and have a full meeting between PRAC and Docks & Harbors Board that would actually be a committed separate joint meeting. She is hoping for a full meeting before action is taken to join with the PRAC on these issues.

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X. Port Engineer's Report.

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

Mr. Jardell said he would like an update with the PND study with Statter Harbor on the chains and the dive.

Mr. Gillette reported we have a contract signed with PND and we are just getting started.

XI. Harbor Master's Report.

Mr. Stone reported that Mr. Benner says hi and he is still at the Harbor Masters Conference in Wrangell.

XII. Port Director's Report.

Mr. Stone said he checked with the University to split the repair expense of the white crane and the lease manager said she had to check with her supervisors and she would get back to him. He said Wrangell did an excellent job with the Harbor Masters Conference.

Mr. Stone said he had an opportunity to give Colonel Koenig from the Corp of Engineers a tour of all of our facilities and he said they discussed permitting, breakwaters, floats, launch ramps and the new loading facility. Mr. Koenig is in charge of all regulatory, civil work, and defense department installations in Alaska.

Mr. Gillette provided an update on DeHart's Marina. We are in the early process still, and nothing has been done with the patrons. Certainly, nothing will be done without full involvement with the DeHart's patrons in the process. We have no plan to kick any patrons out.

Mr. Stone said he was going to run into a minimum leave use problem again like last year and would ask the Board to consider a waiver again.

MOTION By MR. ETHERIDGE: TO WAVE ANNUAL LEAVE REQUIRMENT FOR MR. STONE THIS YEAR AND ASKED FOR UNANIMOUS CONSENT.

Motion passed with no objection.

Mr. Preston brought up storage questions.

Mr. Stone said Mr. Watson submitted comments and wanted this incorporated in the record. Mr. Stone asked for more time to look at the letter with Mr. Benner and to discuss the items talked about.

Mr. Preston suggested sending Mr. Watson's letter to the Operations Committee Meeting.

Mr. Kueffner asked about the fuel supply at Auke Bay Launch Ramp.

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XII. Port Director's Report(continued).

Mr. Stone said there are two types of fuel being delivered. Barges loading at the Auke Bay loading facility are taking on bulk fuel in containers to transport to remote communities. There is a Coast Guard specific plan the Harbor Master has to follow. The only fuel deliveries can be made by companies with a response plan provided by the Harbor Master. The only vessel they fueled is the Coast Guard Cutter Liberty.

Mr. Kueffner said his concern is the use permit says you cannot do fuel on the dock.

Mr. Stone said his understanding of this was they could not open a fuel dock.

Ms. Jebe asked if there was a permit that we received that was an addendum to the minutes and Mr. Stone said yes. Ms. Jebe said she would like the addendum available for the Operations committee also.

Mr. Williams said to send this to the Operations Meeting. He said he thinks the only place you can fuel is at a commercial loading zone area. He said the reason the Coast Guard Cutter Liberty is fueling there is because the Charter Boat Operators complained the Coast Guard was taking up their space.

Mr. Preston said this would be taken up with the Operations Committee Board.

XIII. Assembly Liaison Report

Ms. Danner said she is pleased to be our Assembly Liaison. The Assembly is having their Board Retreat on November 6th. She said if there are any issues the Board wants taken to the Assembly to just send her an e-mail. She said one of the reasons she is on the Assembly is because she feels Juneau does not have a clear picture what their government does for them. She would like us to look for opportunities to improve in our consistency, in our accessibility and our transparency. She said one of the Assembly's goals is improved communication with the public. The Assembly and Planning Commission have a group e-mail address that goes to all Assembly members and staff so the public can e-mail the Board directly. She would like to have feedback from the Docks and Harbors Board how they feel about a group e-mail address.

Mr. Wostmann said he would have no objection to a group e-mail.

Mr. Jardell said he agrees.

Mr. Preston commented it would probably save Mr. Stone time to not have to forward the e-mails.

Ms. Danner said this is information she will be taking back to the Assembly and she is asking all Boards and Commissions.

Mr. Preston said the Board has no objections.

Ms. Danner asked Mr. Stone if the Board had information on the November 18th Alaska Port Conference Meeting in Anchorage. She also wanted to make sure the permanent storage for the snow removal equipment is brought before the Operations Committee.

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XIV. Committee Administrative Matters.

Mr. Preston said he has been talking to the Mayor to have a Joint Assembly and Docks and Harbors Board Meeting. Tentative date is December 8th, but this is not confirmed.

1. Operations Committee Meeting – November 16, 2010
5:00 p.m. at the Aurora Harbor Office
2. CIP/Planning Committee Meeting – November 18, 2010
5:00 p.m. in the CBJ Assembly Chambers
3. Finance Committee Meeting – November 30, 2010
7:00 p.m. in the CBJ Assembly Chambers
4. Regular Board Meeting – December 2, 2010
7.00 p.m. in the CBJ Assembly Chambers

XV. Adjournment.

MOTION By MR. JARDELL: FOR THE MEETING TO BE ADJOURNED AND ASKED FOR UNANIMOUS CONSENT.

The Regular Board Meeting adjourned at 8:44 p.m.

CBJ DOCKS & HARBORS BOARD

SPECIAL MEETING

For Thursday, November 18, 2010

I. Call to Order.

Committee member Mr. Preston called the meeting to order at 5:00 p.m.

II. Roll.

The following members were present: Mr. Williams, Mr. Donek, Mr. Etheridge, Ms. Jebe, Mr. Busch, Mr. Wostmann via teleconference, and Mr. Preston.

The following members were absent: Mr. Jardell and Mr. Kueffner.

Also in attendance were: Mr. Gillette – Port Engineer, Ms. Danner – Assembly Liaison and Mr. Somerville - PND.

III. Public Participation on Non-Agenda Items.

There were none at this time.

IV. Items for Action.

1. Downtown Cruise Ship Dock Improvements – Geotechnical and Geophysical Investigation Contract Approval.

Mr. Gillette stated that this is a contract amendment for PND Engineers to continue work on the preliminary design work for the down town cruise ship dock. This is for the geotechnical and geophysical investigations that will give PND information for their final design of the pilings and dolphins and different parts of the project to go into final design with the proposal attached to the committee members' packets (See attached).

Mr. Wostmann just wanted to clarify for himself that in the cover letter that this is an amendment to the PND contract regarding the standard billing rates. Mr. Somerville stated that the proposed rates are the standard billing rates for 2010 for this work. Mr. Gillette pointed out that when this contract went out for an RFP it was to do a dock assessment. That RFP asks for a lump sum proposal for the scope of work that was identified in this specific scope of work. He stated that at this point we are using the hourly rates that had been amended by the board some months ago.

Mr. Wostmann asked if either Mr. Somerville or Mr. Gillette would address the statement on page A-2 regarding the necessary permits and property access approvals. Mr. Somerville stated that the work is off shore marine work that involves tugs and barges and drills and requires a nationwide permit for scientific studies, which is the Federal approval along with the State which has to grant approval because we are crossing submerged lands owned by the State to get to the site. This is conducted through DNR and the process is underway now.

Mr. Wostmann questions on page A-6 what exactly what resistivity is and asked Mr. Somerville to explain this. Mr. Somerville stated that this is a two part investigation one is the geotechnical,

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which is the physical drilling and the geophysical which is the sub-bottom profiling. One of the areas of the water front shows a very prominent feature which is either a massive land slide or potentially the sawdust out of the former sawmill. He stated that they are concerned about this because there are a number of mooring dolphins in the area and have asked Williamson if there was some technique that they could add to our tools to investigate this further, which would have been where the electrical resistivity would have been used. It was determined that it wouldn't be necessary for use for a survey area of this size and very expensive.

Mr. Wostmann questioned the cost spread sheet and stated when he looked at the hours estimated for field drilling he noticed that there was a slight discrepancy. Mr. Somerville stated that what is proposed is 30 days of drilling and that is what they had put in the budget. He went into further detail at this time.

Mr. Wostmann and Mr. Somerville discussed the additional spares and the issues of having any down time or would we have sufficient supplies and would these costs of something like this be the contractor's responsibility. Mr. Somerville explained the drilling process to the committee members at this time.

Further discussion took place regarding the rates of pay for the workers and Mr. Somerville stated since it is a private contractor then the Davis Bacon wages do not apply.

Mr. Wostmann questioned how realistic is the schedule for this project is at this time? Mr. Somerville stated that this is a practical schedule and they are on track at this time.

Mr. Wostmann stated that going over the cost estimates and the amount that was presented to the Assembly in September looks as if we have gone over our budget by about 25% already. Mr. Gillette explained the reasons for the discrepancies to the committee members at this time.

Ms. Danner questions the noise issue and the 24 hours of operations. She questioned if there would be significant noise generated? Mr. Somerville stated that yes there will be noise and stated it wouldn't be like a pile driver, but more sound from the muffler as it is a drill and the drilling is taking place under water.

Further discussion among the committee members and Mr. Somerville took place at this time.

Public Comments:

Mr. Watson just wanted to let the committee members know that the Planning Commission is currently working on a noise ordinance. The sensitivity of this issue is rising and it will probably rise a little bit more as it is worked on and then passed on to the Assembly.

Ms. Danner questioned Mr. Watson on what the decibels levels are appropriate for day versus night? He stated that night time is just above 70 decibels and the maximum decibel level is the main concern that the Planning Commission has.

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Further discussion among the committee members, Mr. Watson and Ms. Danner took place regarding the noise issues at this time.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO RECOMMEND THE ASSEMBLY APPROVE A CONTRACT IN AN AMOUNT NOT TO EXCEED \$912,805.00 TO PND, INC. FOR A GEOTECHNICAL AND GEOPHYSICAL INVESTIGATION OF JUNEAU HARBOR AS NECESSARY TO SUPPORT THE DESIGN AND CONSTRUCTION OF CRUISE DOCK IMPROVEMENTS. The motion passed without objection.

Mr. Wastmann expressed his concern at the over budget issue but is supporting the motion.

Ms. Danner expressed her concerns about the noise issues.

V. Adjournment.

MOTION by Mr. Etheridge: ASK UNANIMOUS CONSENT TO ADJOURN THE MEETING. The motion passed without objection.

The meeting was adjourned at 5:40 p.m.

Professional Services Fees

Prepared by: Gerald Gotschall, NWA Project Architect
Date: 11/15/2010

CBJ-Dock & Harbors - Norway Point to Harris - Direct Seafood Marketing Planning

		Hours		
		NWA Arch	NWA Support	PND
		\$ 110.00	\$ 65.00	
Pre	Establish scope, Work Plan, Submit fees. Work Plan, project scope, Admin. Initial Meeting with CBJ Docks & Harbors Pre design, Area A Bridge conceptual drawings.	2 4 16		
Task I	Analysis & Initial Design: Gather & Review Site information, (Yacht Club to Bridge) Gather & review, analyze existing studies, plans Gather plans, drawings, photos of District.	2	2	
Task II	DEC & ADF&G Regulations Research requirements of governing agencies, codes.	6		
Task III	Direct Market Seafood Sales Research, identify key elements of direct marketing seafood.	16		
Task IV	Site Investigation Review site, development criteria, test areas of exiting harbor facilities against criteria Create base drawings Charrette - 1-day with team, area concept design Recap on meetings, draft report, meeting notes, graphics revisions	2 4 16 4	8 8	
Task V	Fisheries Survey Implement & document simple survey Interviews with fishermen, recorded, photos & notes Record facility needs, willingness to utilize facilities.	16	6	

Task VI	Develop site plan concepts		
	Concept plans for identified sites. Meeting with team. Site options.	6.64	6
	Prepare matrix of evaluations recommendations. Program & Technical Review.	2	
Task VII	Develop design diagrams, Program		
	Concept diagrams, programming of physical needs for Seafood facilities	8	6
	Precedence study, images of existing, sim. sized facilities	2	
	Propose building design concepts.	2	
Task VIII	Develop marketing, advertising concepts		
	Simple concepts as they occur during charrette discussions	0	
Task IX	Report		
	Prepare report of findings & recommendations for Direct Market Seafood facility. Include site technical info.	8	
Task X	Prepare Presentation		
	Prepare presentation of materials for future committee & public meetings. Packet & Slide show.	4	6
Total Hours		121	42
Subtotal Fees		\$ 13,270	\$ 2,730
PND Engineers, Civil - Sub consultant Fees			\$ 4,000
TOTAL Professional Services Proposal		\$ 20,000 Lump Sum	



City & Borough of Juneau • Docks & Harbors
155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

Port of Juneau MEMORANDUM

To: Harbor Board
From: Gary Gillette, Port Engineer
Date: November 22, 2010
Re: Transfer to the City of the Archie Van Winkle Memorial

The Archie Van Winkle Memorial, located at the Cruise Ship Terminal, was dedicated on October 1, 1997. Archie was born in Juneau in 1925 and died in Ketchikan in 1986. During his military career he fought in World War II, the Korean War, and the Vietnam War. He was awarded the Medal of Honor in 1952 for actions during the Korean. He is the only Alaskan to have received the Medal of Honor.

Pat Carothers, Tim Armstrong, and others of Archie Van Winkle Memorial, Inc., a non-profit corporation, were instrumental in the development and placement of the memorial and have continued to care for the monument over the years. Mr. Carothers has asked that the CBJ accept an offer from the memorial group to take possession of the monument and assume responsibility for maintaining it. The memorial is comprised of a granite monument, landscaping, and benches located on CBJ property managed by the Docks and Harbors Department. The CBJ Parks and Recreation Department has been maintaining the landscaping while Docks and Harbors maintains the immediate grounds. Mr. Carothers and Mr. Armstrong have cleaned the monument a couple times each year since its installation. The Docks and Harbors crew have also cleaned the monument periodically. The memorial is featured in the Juneau-Douglas City Museum's historic guide map of places of interest.

The non-profit organization has about \$1,500 in an account for maintenance and repair needs of the memorial. Mr. Carothers indicated that this money would be passed on to the city as part of the transfer.

On October 21, 2010 the Harbor Board CIP/Planning Committee discussed this item. The Committee had no particular problem with the proposal as outlined by Mr. Carothers' transfer document with the exception of one item. The document asks the city to commit to keeping the memorial in its current location in perpetuity. The Committee suggested language to the effect that if it were necessary to move the memorial it would be relocated to a prominent location along the waterfront. In discussion with Mr. Carothers he indicated he could accept the proposed language.

The Board is asked to consider the request of the Archie Van Winkle Memorial organization and recommend that the Assembly approve the transfer of the monument to the city and accept the funds offered.

Attached: 1. Conveying Contract submitted by Carothers
 2. Minutes from CIP/Planning Committee - October 21, 2010

Dear Bill;

Contract Conveying Interest

THIS CONTRACT is entered into at Juneau, Alaska September ____, 2010 between ARCHIE VAN WINKLE MEMORIAL, Inc. a non-profit corporation organized under the laws of Alaska (hereafter "Memorial") and THE CITY AND BOROUGH OF JUNEAU AND DOUGLAS ALASKA, a political subdivision of the State of Alaska hereafter "City".

Recitals

- 1. The Memorial designed, constructed and maintained a suitable monument on South Franklin St. in the City of Juneau, Alaska commemorating the Medal of Honor recipient U.S. Marine Corps Colonel Archie Van Winkle.**
- 2. The City for the past several years through its Department of Parks and Recreation has voluntarily assumed the maintenance of the Memorial and has decorated the Memorial with appropriate flowers.**

In consideration of the mutual and reciprocal promises and in furtherance of their objective, the Memorial and the City agree as follows:

The Memorial hereby grants and conveys any and all interest in the Memorial facilities that it has including the funds held on account of the Memorial at True North Federal Credit Union located in Juneau. Said funds to be used solely for the up keeping/repair of the Memorial.

The City will ensure the Monument will not be relocated and further, will ensure the monument will be given appropriate exposure in all publications under the Cities cognizance, I.e. Visitor and Convention Bureau at al.

The City through the Department of Juneau Port Authority shall undertake the responsibilities of the Memorial in perpetuity. The City shall continue to maintain the Memorial and shall tactfully and appropriately decorate the Memorial grounds with appropriate flowers, shrubs, and plants.

Done this ____ day of September, 2010, at Juneau, Alaska.

ARCHIE VAN WINKLE, Inc.

J.H. Pat) Carothers
President

CITY AND BOROUGH OF JUNEAU AND DOUGLAS

By: _____

Thank you with warm regards;

Pat

4. Under Bridge Park Concepts.

Mr. Gillette is using a power point presentation to point out the area which we will be talking about this evening. He went over the concept with the committee members at this time.

Skye Stekoll who is with the CBJ Engineering Department is the project manager involved with the planning effort and went over the 3 conceptual designs with the committee members at this time. The concepts are just conversation ones to get an idea of what they are looking at doing.

Discussion among the committee members and Mr. Stekoll took place at this time regarding certain areas of the design concepts.

Mr. Gillette went over the proposed concept for purposes of what the needs would be for Docks and Harbors.

More discussion took place regarding the Dock and Harbors concept and the specific use of the area.

One main issue that was brought up was the operations of a kayak rental shop and the safety issues with the waterway there.

There was no action needed on this item at this time.

5. Contract Conveying Interest of the Archie Van Winkle Memorial.

Mr. Gillette stated that this memorial is located down by the tram and briefed the committee members of the history involved with it. Mr. Gillette wanted to let the committee members know that Mr. Carothers would like pass this honor of taking care of this memorial on to the city and stated there is a draft contract for the committee members to review (See attached).

Further discussion regarding this item took place among the committee members and Mr. Gillette at this time.

Mr. Gillette just wanted to let the committee know about this and if the committee members do not have any objections basically direct staff to work with the Law Department and Mr. Carothers to come up with a document that will be ultimately approved by the Board and a resolution by the Assembly.

The committee and Mr. Gillette went over some of the wording of the contract at this time.

Mr. Gillette stated that with the concurrence of the committee he would move to work out the details and get something prepared to present to the full Board.

From: Troy & Sharon Andrew <fish30bend@aol.com>

To: Heather_Marlow <Heather_Marlow@ci.juneau.ak.us>

Subject: property offer

Date: Tue, Nov 9, 2010 1:14 pm

Hello Heather,

Confirming our telephone conversation I am offering to sell the property known as Fisherman's Bend and Andrew's Marina to the City and Borough of Juneau for four million dollars (\$4,000,000.00) with a minimum down payment of five hundred thousand dollars (\$500,000.00). If the CBJ is interested in acquiring this property, we can negotiate the remaining terms and conditions of sale. Please advise me if this e-mail is sufficient for presentation to the Board and if not, what more you need at this time. Thank you.

Troy Andrew

A handwritten signature in cursive script, appearing to read "Troy Andrew", written in dark ink.

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer/Architect

Project	Status	Schedule	Contractor	Notes
Auke Bay Loading Facility - Phase I	Close Out	Complete 8/20/09	Trucano	Close out - awaiting final check to clear
Conveyance - ADNR Land - Facility	Submitted	Spring 2010		Awaiting survey instructions from DNR
Conveyance - ADNR Land - Mitigation	Submitted	Spring 2010		Awaiting resolution with DNR
Auke Bay Loading Facility - Phase II				
Bidding	Bid	January 4, 2011	PND	Advertises Nov 28, 2010
Construction		Feb 2011-Aug 2011		
Douglas Floating Breakwater	Construction	Spring 2011	Trucano	Corps has full funding
Old Douglas Harbor Reconstruction				
Permitting	Hold	Fall 2010	PND	Agencies request more information
Final Engineering and Design	Design	Fall 2010	PND	Hold for permit
Construction		Fall 2011		
Statter Harbor Improvements				
EA Process	In Progress	Fall 2010	PND	Completing response to agency request for more info
Conveyance - DNR Property at Glacier	In Progress	Winter 2010		Survey in progress
Conveyance - DNR Tideland	In Progress	?		Application Submitted - Awaiting response
Demolition of Lehnart House	In Progress	Dec 2010	Channel Const.	
Permitting	Hold	Winter 2010	PND	Awaiting EA completion
Final Engineering and Design	Hold	Winter 2010	PND	Awaiting EA completion
Begin Construction		Fall 2011	TBD	Awaiting full funding
New Cruise Berths				
Preliminary Design Services	In Progress	Winter 2010	PND	Preliminary Design work in progress
Geotech Investigation			PND	Awaiting approval by Assembly
Fishermen's Memorial				Awaiting response from Memorial group
Conditional Use Permit				
Port-Customs-Visitor Center Project				
Phase I - Port/Customs Building	Construction	Oct 1, 2010	NPE	On Schedule
Phase II - Visitor Center	Hold	Oct 1, 2011	NPE	
Visitor Center Demolition	Hold	Oct 1, 2011		
1% for Art	In Progress	Oct 2010		First Mtg Dec 2, 2010
Cruise Staging Area Reconfiguration	Design	Fall 2010	PND	
Port Repair and Major Maintenance				
Transfer Bridge Inspection	In Progress	Apr 27, 2009	PND	Awaiting report
Cathodic Protection	Design	Fall 2010	Tinnea & Assoc.	Awaiting inspection report
Harbor Upland Improvements	Construction	Spring 2010	Admiralty Const.	Ready for final inspection
Fence Modifications				Awaiting for contractor to do the modifications

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer/Architect

Aurora Harbor Reconfiguration	Planning	Spring 2010	PND	
Municipal Harbor Matching Grant	Application	July 15, 2010	PND	Submitted application for \$2M
Taku Fisheries Dock Expansion	Planning	Spring 2010	PND	Considering options
Norway Point Net Float	Design	Plans Complete		No funds to construct - Est. \$50K+/-
Archie Van Winkle Memorial	In Progress			Transfer to City
Cruise Dock Restroom Study	In Progress		JYL	
Archipelago Property Purchase	In Progress			Working with Lands Department
Fishermen's Sales Facility Study				Awaiting final word on grant
Statter Harbor Site Furniture	Planning			Work with Dwight on site options
New USS Juneau Memorial	Planning			Identify support group
Norway Point/South Harris Planning	Planning		Northwind	Awaiting contract

AAHPA Life Membership Award



John Stone, Port Director of Juneau, Alaska

Juneau Port Director and AAHPA Past President John Stone is hereby recognized as Life Member of the Alaska Association of Harbormasters and Port Administrators. John served two terms as AAHPA President and during that time helped frame and achieve passage of State legislation providing 1 to 1 State matching fund grants for repair of previously State-owned harbors that had been transferred to municipalities around Alaska. John's leadership benefited numerous coastal communities in Southeast and across the State, and reflected well on Juneau as the capital city. Past President John Stone continues to work diligently to procure funding for the matching funds legislation recently achieving support from the membership of the Southeast Conference.

The Alaska Association of Harbormasters and Port Administrators hereby commends John Stone for the exemplary professionalism, hard work, intelligence, and dedication he has exhibited throughout his tenure as Port Director in Juneau, Alaska and a dedicated member of AAHPA.

Steve Corporon, President

A handwritten signature in dark ink, appearing to be 'J. Corporon', written over a horizontal line.

October 27, 2010

5 Nov 10

John,

I wanted to congratulate you on being awarded the AAHPA Lifetime Membership. I appreciate all you have done for Alaska's ports and harbors, as well as your help in providing information for studies we've done.

Mike Fisher

