CBJ DOCKS & HARBORS BOARD

REGULAR BOARD MEETING MINUTES

For Thursday, February 25, 2010

I. Call to Order.

Mr. Williams called the Regular Board Meeting to order at 7:16 p.m. in the CBJ Assembly Chambers.

II. Roll Call.

The following members were present: Mr. Jardell, Ms. Jebe, Mr. Kueffner, and Mr.Williams.

The following member was in attendance via teleconference: Mr. Wostmann.

The following members were absent: Mr. Etheridge, Mr. Preston and Mr. Mehrkens.

Also present were the following: Mr. Stone – Port Director, Mr. Gillette – Port Engineer, Mr. McLeod – Administrative Officer, Mr. Benner – Harbormaster and Ms. Hood – Parks & Rec. Liaison.

III. Approval of Agenda.

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

The motion passed without objection.

IV. Approval of Previous Meeting Minutes.

MOTION by Ms. Jebe: TO ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM THE REGULAR BOARD MEETING HELD ON JANUARY 28, 2010 AS PRESENTED AND THE SPECIAL BOARD MEETING HELD ON FEBRUARY 16, 2010 AS PRESENTED.

The motion passed without objection.

V. Public Participation on Non-Agenda Items.

Dennis Harris - 544 W. 12th Street, Juneau AK. 99801

Mr. Harris came to the meeting to talk about B-zone permits at the Port. He drives a taxi for Juneau Taxi and Tours and enjoys giving taxi tours. He was concerned about the few designated taxi parking spaces in the Port and he would like B-zone permits to be available to taxi companies. B-zone parking permits are currently only available for purchase by Tour companies or Tour Brokers. He feels the taxi companies are being discriminated against when it comes to parking space availability. He would like the Board to amend the regulations for Tour B-zone permits to be available for purchase by taxi cab operators and companies and he is more than happy to pay for the privilege. Mr. Harris provided a copy of a proposed regulation.

V. Public Participation on Non-Agenda Items(continued).

Mr. Jardell said he did not want the taxi companies to fee discriminated against. There are designated taxi parking spaces elsewhere in the Port that are not available to other vehicles. Tour Brokers pay a lot of money for their booths and the privilege to purchase a B-zone permit and there are reasons the parking at the Port is set up like it is.

Mr. Harris said he felt the number of spaces provided for taxis is not sufficient for the number of taxi-cabs operating.

Mr. Williams said the best way to give this item the attention it deserves would be to add it as an agenda item to the next Docks & Harbors Operations Committee meeting on March 16th, 2010.

VI. Items for Action.

1. Amendment to Docks and Harbors Regulation – Passenger for Hire.

Mr. Kueffner said this is an attempt make the Passenger for Hire fees equitable among the passenger vessels doing business from the Intermediate Vessel Float (IVF) and the Marine Park Lightering Float as well as other CBJ facilities.

MOTION by Mr. Jardell: TO ADOPT AN AMENDMENT TO THE PORT FEE REGULATIONS ADRESSING PASSENGER FOR HIRE CHARGES AND FORWARD TO THE CBJ ASSEMBLY FOR APPROVAL AND ASK UNANIMOUS CONSENT.

The Motion Passed without objection.

2. Amendment to Docks and Harbors Regulation – Residence Surcharge.

Mr. Kueffner said this amendment would take into account vessels with numerous on-board residents. The regulation would require vessels with more than four residents to pay an additional fee of $23 for each resident above four. The regulation is intended to provide equity in the residence surcharge and was brought about from certain vessels being used as boarding houses.

Mike Dobson – Aurora Harbor Resident, C-float # 14.

Mr. Dobson said although he was not effected by the live aboard rate increase, he was curious about how the Harbor Department arrived at the monthly fees they charge live aboard residents. He compared the fees a residential customer would pay for utilities to the Harbor liveaboard fees and was unable to come up with an equitable comparison of fees. He did suggest covering the harbor dumpsters could save the Harbor Department money because it would eliminate water weight that the department is currently paying for.

VI. Items for action (continued).

Mr. Jardell thanked Mr. Dobson for taking the time to come and voice his opinion to the Board and to give the Board a different perspective. He also added there were other expenses associated with liveaboards in the harbor that go beyond the water consumption, garbage disposal, and snow removal. There is more wear and tear on the floats with increased traffic and extra liability insurance provided by the City just to allow liveaboards in the Harbor.

Mr. Kueffner said the liveaboard fee has never been a two for one correspondence. The exact expense to allow liveaboards in the harbor has never been completely determined. We do know the Harbor Department recoups only a portion of these expenses.

MOTION by Ms. Jebe: TO ADOPT AN AMENDMENT TO THE PORT FEE REGULATION ADDRESSING RESIDENCE SURCHARGES AND FORWARD TO THE CBJ ASSEMBLY FOR APPROVAL AND ASK UNANIMOUS CONSENT.

The Motion Passed without objection.

3. Purchase of Lot 4, USS 2664 for the Statter Harbor Launch Ramp Project.

Mr. Williams said the CIP/Planning Committee has completed negotiations to purchase Lot4, USS 2664 at 11755 Glacier Highway. After prolonged discussions with the owners, we have arrived at an agreed upon price of $630,000. The Committee recommends the Board approve the purchase and direct the Port Director to undertake actions to obtain Assembly approval.

Mr. Wostmann said originally the City assessor had some questions about the original appraisal and we were going to resolve those. He asked if that had been taken car of.

Mr. Stone said they met with the City assessor and those questions had been resolved. The property is situated such that if we were to build the Auke Bay launch Ramp facility, we would cut off the owner's water access and view and they would need to be compensated in some way. We would have to put up about a ten foot retaining wall in their backyard and by purchasing this property we will reduce our fill footprint because it has already been filled. This purchase will help move along the Environmental Assessment as well as the project permitting process.

Mr. Kueffner said in the agenda this item is listed as an item to be discussed in Executive Session and he did not feel that was necessary for a motion.

VI. Items for action (continued)

MOTION by Mr. Wostmann: TO AUTHORIZE THE PORT DIRECTOR TO ENTER INTO AN AGREEMENT TO PURCHASE LOT 4, USS 2664 AT 11755 GLACIER HIGHWAY IN THE AMOUNT OF $630,000 FROM GARY AND NANCY LEHNHART. THE SALE IS CONTINGENT UPON SATISFACTORY COMPLETION OF A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT, REVIEW BY THE CBJ PLANNING COMMISSION, AND APPROVAL BY THE CBJ ASSEMBLY AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

VII. Items for Information/Discussion.

There were none.

VIII. Committee and Board Member Reports.

1. Operations Committee Meeting- February 16, 2010.

Ms. Jebe said items for information at the OPS Committee were: signage at the Hortons parking lot, the Rotary flag poles, grid repairs in Harris Harbor, the Rotary Boat show in March, and the update of the Statter Harbor Launch ramp project. May 7th will be Harbor appreciation day and there will be a BBQ at the Aurora Harbor Office.

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

Mr. Williams said the CIP Committee discussed the following issues: The Lenhart property purchase and the Douglas Boat Harbor. There will be a meeting March 5th at 9:00 a.m. at the Federal building on the 4th floor with various agencies and the Port Director. We would like two Harbor Board Members to also attend this meeting

Mr. Stone said the meeting will be three hours long and hopefully we will get close to a resolution to the Douglas Harbor project. The EPA's factual basis for their objection to the dredging is due tomorrow. Their main objection is the lower level of soil will cause bio-accumulation of mercury which will effect the fish in the channel that Juneau residents will end up eating. We are also looking at what it would take to put the final layer of dredge spoils in a landfill. He said eventually what is going to happen is the main issue will be the human health part of the equation. We have dumped Douglas Harbor dredge spoils at the same site twice and the new dredge spoils will not be much different. He does not want to transport the spoils somewhere by truck; that method does not make sense.

VIII. Committee and Board Member Reports (continued).

3. Finance Committee Meeting – January 26, 2010.

Mr. Kueffner said all items discussed at the Finance Committee are on the Regular Board Agenda.

IX. Parks & Rec. Liaison Report.

Ms. Hood asked if we received State or Federal funding for Port improvements could these funds be used to pay for the extra expense of disposing of dredge spoils from the Douglas Harbor project.

Mr. Stone said Port funds must be used strictly for cruise ship and cruise ship passenger related projects.

Ms. Hood asked if she could get a complete meeting packet provided when she comes to the meetings. Her email is not very reliable.

X. Administrative Officer's Report.

There was none.

XI. Port Engineer's Report.

Mr. Gillette said his report was in the packet. We have awarded the bid for the North Douglas Ramp Floats. We may use the old floats for net floats in Statter Harbor.

XII. Harbor Master's Report.

Mr. Benner said we have scheduled an impound vessel auction for March 29, 2010 starting at 9:00a.m.

XIII. Port Director's Report.

There was none.

XIV. Committee Administrative Matters.

A. Meeting Calendar for March 2010.

Operations Committee Meeting – March 16, 2010
5:00 p.m. at the Aurora Harbor Office

CIP/Planning Committee Meeting – March 18, 2010
5:00 p.m. in the CBJ Assembly Chambers

Finance Committee Meeting – March 23, 2010
5:00 p.m. at the CBJ Meeting Room #224

Regular Board Meeting – March 25, 2010
7.00 p.m. at the CBJ Assembly Chambers

XV. Adjournment.

MOTION by Mr. Jardell: TO ASK UNANIMOUS CONSENT TO ADJOURN THE REGULAR BOARD MEETING.

The motion passed without objection.

The Regular Board Meeting was adjourned at 8:26 p.m.