

CBJ Docks and Harbors Board
Harbors Fee Review Committee Meeting Minutes
For Tuesday, March 24th, 2015

I. Call To Order – Budd Simpson called the meeting to order at 12:00 p.m. in CBJ Room 224.

II. Roll Call – The following members were present: Tom Donek, Scott Spickler, Bob Janes, David Logan, and Budd Simpson.

Also present were the following: Carl Uchytel – Port Director, Dave Borg – Harbormaster, Doug Unruh – Operations Maintenance Supervisor, and Mike Peterson – Board Member.

III. Approval of Agenda.

MOTION By MR.LOGAN: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

IV. Approval of March 4th, 2015 Harbor Fee Review Committee Minutes. Hearing no objection, the March 4th, 2015 Harbor Fee Review minutes were approved as presented.

V. Public Participation on Non-Agenda Items – None

VI. Action Item New Business

1. Parking

○ Parking Lot Fees (05 CBJAC 20.160)

- 5/2009; 4/2005
- From May 1 through September 30 each year, the fee to park in designated pay spaces at the parking lots for the Intermediate Vessel Float, Douglas Boat Harbor, Harris Boat Harbor, Aurora Boat Basin, and Statter Harbor is \$1.00 per hour or portion thereof, \$5.00 per 24 hours or portion thereof, or \$75.00 per calendar month or portion thereof.

○ Parking Management (05 CBJAC 45.055)

Mr. Uchytel said staff is focused on the Statter Harbor parking lot which is the biggest management concern. The Committee can discuss whether there needs to be parking fees at the other Harbor facilities, but for what was prepared for today the focus is on the Statter Harbor parking. What the new facility is going to look like, and how is the best way to manage it. Staff got together to decide what we are trying to accomplish in a fee structure at Statter Harbor. The new launch ramp facility is currently scheduled for completion on July 31st, 2016. We will have 84 vehicular parking spaces and 100 trailer parking spaces. We have a sense it will fill up, but that is an unknown. Staff wants to assess a fee that will encourage turn over. The Statter Harbor Facility and the Taku Lot downtown are currently managed in this way. The only way people respond to

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turn over is by imposing a fee. Otherwise, people will leave vehicles for months. Staff looked at what would work for the vast majority of the community. Staff decided that \$10 per day was a fair and reasonable fee. A \$2 per hour parking would be used by people going to other businesses in the area. Staff decided on a five day maximum for both trailers and private vehicles. This was to accommodate a long weekend fishing trip or commercial fishermen who have openings from Sunday to Wednesday. Long term parking was decided to be \$175.00 per month. This is a little more than half of paying a daily rate. There will only be a certain amount of monthly passes issued. This will be to encourage use that is in the best interest of all the Harbor patrons. The off season monthly rate from October to April will also be the \$175.00 per month. Staff determined approximately 12 patrons will be affected by this winter rate charge with no fee currently. Reason for the charge being there will be additional expenditures for lights, snowplowing, and landscaping.

Mr. Uchytel said for the existing Harbor parking area, there will also be \$10 per day, \$2 per hour, a five day maximum, but no summer monthly rate or trailers in this parking lot. One question is what you do with the people who have reserved moorage at Statter Harbor? Because the patrons that moor at Statter Harbor pay a premium and the other Harbor facilities don't pay for parking, is it fair to provide a free parking pass, but no guarantee of having a parking space? Off season monthly rate would be \$175 and would like to have an area closer to the Statter Harbor office for the security camera's to see activity. Mr. Uchytel said the new launch ramp will also have security cameras. He said rates have not changed since 2005 which is currently \$5 per day and \$1 per hour.

Committee Questions

Mr. Donek asked how many vehicle spaces are in the current parking lot, will this area be all restriped.

Mr. Spickler asked if staff has had a chance to talk to the owners of the nearby businesses to get their feedback on the \$2 per hour rate.

Mr. Unruh said currently there are 82 vehicle spaces and 12 trailer spaces. The Hot Bite business has about 10 parking spaces.

Mr. Borg said Statter Harbor also has some 30 minute free parking spaces.

Mr. Janes asked if the free 30 minute parking was going to still exist?

Mr. Uchytel said definitely.

Mr. Logan asked if there was going to be designated areas for the different parking?

Mr. Uchytel said there would be different parking hang tags for the specific uses, but not specific areas designated.

Mr. Logan asked why staff doesn't want summer monthly parking in the existing lot?

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Mr. Uchytel said this would be to push use in the new lot.

Mr. Janes asked if the new parking lot was going to be connected to Statter Harbor immediately or will that be in a future phase.

Mr. Uchytel said there will not be a walkway until the later phases of Statter Harbor.

Mr. Janes said people will try to take a short cut so there should be a marked walk way.

Mr. Logan said as soon as this is marked, you own the responsibility and liability.

Mr. Simpson said they could go up to the sidewalk and down, it is just not as direct.

Mr. Peterson asked how the \$2 per hour will be enforced? Will there be a parking device to pay for the parking?

Mr. Borg said the APARC machine like we currently have.

Mr. Peterson said usually when you go out to a restaurant it takes about an hour and a half. He suggested that someone will need to monitor this parking area all the time to catch the people that don't pay. He is against the \$2 per hour rate because it makes Docks & Harbors look like a bad neighbor.

Mr. Borg said the \$2 is to encourage turn over. If there is no charge, there will be a lot full of cars that never leave, and people that need to use the lot as proposed will not have a space. It is approximately a 30 day process to impound a vehicle. Leaving vehicles is happening in all the Harbor parking areas that has no charge. People don't leave their vehicles in the Taku Lot and the Statter Harbor lot because we charge.

Mr. Simpson said we currently have the 30 minute free parking spaces, he suggested to add a few more parking spaces for 1 hour free parking for people having dinner at a nearby restaurant. Mr. Simpson asked if we are not going to have a monthly rate and a five day maximum, where does someone that needs to park for seven days go?

Mr. Uchytel said they would have to pay the \$175.00 monthly rate.

Mr. Logan said if you are gone for more than five days, you really shouldn't leave your car in the lot, and have other arrangements in place.

Mr. Uchytel said this could be looked at like the Airport, how many days will you park at the Airport or decide to take a cab because it is cheaper.

Mr. Peterson said because of the cost to park at the Airport, a lot of people going out of town for the day will park at the Aspen. He suggests that same behavior could happen at the businesses around Statter Harbor.

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Mr. Spickler asked if someone was out hunting for longer than five days, could they have someone move their vehicle and pay for an additional five days?

Mr. Unruh said yes.

Mr. Simpson said if they have someone willing to come and move the trailer, that person could just take it home.

Mr. Borg said 500 boats were launched out of Statter Harbor over a weekend, and there is not parking for this many trailers, people are already parking elsewhere. He said it is a pain to park at Statter Harbor.

Mr. Simpson said parking at Statter is better than it used to be since we started charging to park. It is a management tool more than a revenue generator. It keeps the turnover going.

Mr. Simpson asked Mr. Uchytel to go over how the parking for the reserved moorage would be.

Mr. Uchytel said there are 70 reserved moorage spaces in Statter Harbor. They would be issued hanging permits, but they would not have a guaranteed space. Currently there are only 20 to 25 designated spaces. This year it will remain the same, but it could change depending on the Auke Bay Boat Yard moving to the ABLF. He said he is against reserving a specific space for a specific person. It is a waste of space when the user is not using it.

Public Discussion

Rick Bierman, Shelter Island

He said he has used the Statter Harbor parking full time for 20 years. He questioned if the \$2 per hour rate is going to pay for the man power to enforce it. He questioned why a person knowing he was going to be gone for 10 days pay ahead for the 10 days. He suggested the \$175 monthly rate is high because he just got a \$75 monthly rate to park at Squire's Rest. He questioned why the local businesses do not contribute because their customers are going to be parking in this lot. He said he has been parking in the Statter Harbor parking lot every day for 20 years and it hasn't cost him anything. He said he is different from the people who have a house in Juneau and have a cabin on Shelter Island. He has no options if he does business around town and comes back to the Harbor and there is no place to park. He is unsure if he is a Harbor Patron and would like to know. He said Shelter Island is not going away and asked to keep the Shelter Island people in consideration. He suggested being able to park at the landing craft area.

Mr. Simpson asked if Squire's Rest has a program for renting out parking spaces?

Mr. Bierman said he only has a few parking spaces.

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Paul Swanson, Juneau, Alaska

He said the five day maximum is good as a general rule, but if a person is going to be gone ten days, they should be able to purchase two/five day parking passes. He doesn't think to treat it like the Airport because the Airport is close and the Harbor is farther away.

Committee Discussion/Action

Mr. Donek asked if the \$10 per day parking was in addition to the launch ramp Permit?

Mr. Uchytel said yes.

Mr. Donek said he has a problem with that because it will discourage use at Statter Harbor and people will go to Amalga Harbor instead.

Mr. Borg said they are paying \$5 to park now.

Mr. Logan said people are going to burn up \$10 in fuel to go to Amalga.

Mr. Donek said if you are going out for five days, that is \$50 and it is also \$90 for your annual launch ramp permit.

Mr. Simpson said there are several places you can launch with that \$90 annual permit that does not have an additional charge to park.

Mr. Logan said Statter Harbor is the preferred launch area, and unless you get something to get their attention, they will just leave their vehicles instead of coming up with alternative options.

Mr. Peterson said with this \$10 per day parking fee, people will go to North Douglas and Amalga and then the Board will need to look at those areas to pay for parking. He said he doesn't know how full this parking lot is going to be, but it may look empty after Salmon Derby weekend.

Mr. Janes said doubling the cost in one year is aggressive and he suggested to start at \$7.50 or \$8.00 per day. We need to be flexible because of the unknown for this lot. If someone is going to be leaving for 10 days, it doesn't make sense to not give someone the opportunity to park when the lot is empty. It could be on a case by case situation. He would like staff to be able to be flexible the first summer this is open.

Mr. Logan said there will be a change in behavior. We may see more people launch and retrieve their boat in the same day. This may take pressure off the other launch facilities and the Harbor itself. He said five days should mean five days, but you could add anything over five days is at the Harbormaster's discretion. However, he said the five days is reasonable and if it would be longer than five days to make other arrangements for parking. He suggested to add the five day maximum to the reserved moorage patrons also.

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Mr. Peterson said when you go out hunting or fishing, anything could come up where you can't make it back. He suggested to go to seven days with an opportunity to extend another seven days.

Mr. Donek said he would like a 10 day maximum. He asked what happens to people who are over their maximum time?

Mr. Borg said they are ticketed. We could also start the impound process and have them towed.

Mr. Simpson asked if this was a \$50 or \$75 ticket.

Mr. Borg said it is \$25 per day.

Mr. Logan asked if staff would need anything more to allow additional time past five days?

Mr. Borg said a ticket can be challenged and voided in special circumstances by the person who wrote the ticket.

Mr. Janes does not want to see this lot empty and users with a need. He suggested to look at this after the first year.

Mr. Donek said there is land without road access. He does not see it being Docks & Harbors responsibility to provide parking. If they want to park in our parking lots, they will need to pay our rates. The rates will be the same for someone going out hunting, fishing, or going to their cabin.

Mr. Spickler said this is a recommendation from staff to get the rotation of vehicles. If this is not going to work, the Committee could come back and make an adjustment in six months.

Mr. Logan said the earliest this would take affect is 2016. The best action could be no action and hold this in advance for six to eight months looking for clarity from the boat yard moving to the ABLF.

Mr. Uchytel said staff won't know any more in six months. One of the incentives to get this out is for staff to have a document on management telling people to be prepared to pay. There might be an advantage to wait to charge until 2017. He said to encourage turnover, there needs to be a fee.

Mr. Donek said he does not want it to go a year for free.

Mr. Uchytel said it would be free for August and September of 2016.

Mr. Donek said we need to charge from day one.

Mr. Logan said July 31st, it may be open, but not at 100%. He suggested to start charging wintertime 2016.

Mr. Donek said we will need to put up a big sign.

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Mr. Logan suggested to start at an interim rate of \$7.50 per day for a couple of years and then go to the \$10 per day rate.

Mr. Simpson said he has no problem with the staff proposal, but he suggested starting the rate at \$5 per day while we watch management. He has heard different opinions from the Committee members on rates and time limits and everything else in the staff proposal. He suggested to wait until a final decision to provide time for the Committee members to think over the proposal. The members could come back the next time we meet and try to come up with a compromise or middle ground. We don't need to have the rates right now, but the rates should be in place before the parking lot is finished.

Mr. Donek suggested to have a monthly rate in the existing lot also.

NO MOTION BRING BACK TO THE NEXT MEETING

VII. Future Item

1. Staff Labor Fees (05 CBJAC 20.140)

VIII. Adjournment - The Meeting adjourned at 1:15 p.m.

Mr. Uchytel asked when the Committee wanted the next meeting.

The Committee decided to meet March 31st, 2015 at 12:00 p.m.