

**CBJ Docks and Harbors Board**  
**Harbors Fee Review Committee Meeting Minutes**  
**For Tuesday, March 31st, 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, Bob Janes, Scott Spickler, and Budd Simpson.

Absent: David Logan

Also present were the following: Carl Uchytel – Port Director, Bob Clauder – Downtown Operations Maintenance Supervisor, Doug Unruh – Statter Harbor Operations Maintenance Supervisor, and Dolly Raster – Administrative Assistant III.

- III. Approval of Agenda.

***MOTION By MR.SPICKLER: TO APPROVE THE AGENDA AS PRESENTED AND ASK FOR UNANIMOUS CONSENT.***

***No Objection***

- IV. Approval of March 24th, 2015 Harbor Fee Review Committee minutes. Hearing no objection, the March 24th, 2015<sup>th</sup> Harbor Fee Review minutes were approved as presented.

- V. Public Participation on Non-Agenda Items –

Chris Rushman – Snowcloud

He said his Company provides wireless service and he is here to speak to the rumors about wireless service. He said last week things were said about wireless and he wanted to let people know how wireless can be secure. There is old technology that should not be used, but there are ways to secure wireless service and make it un-hackable.

Mr. Simpson said this issue should be brought to the operations meeting.

Mr. Rushman said he would like to get information out to make people aware how to secure wireless. He is personally affected when people talk badly about wireless service.

Mr. Simpson recommended Mr. Rushman come to the Operations and the Regular Board meetings. He also suggested to add some information in Docks & Harbors newsletter The Tide Line.

Mr. Rushman said he has a short insert for best secure practices for wireless.

Mr. Janes asked if wireless is affordable and efficient?

Mr. Rushman said wireless is more stable than phone and cable lines with the movement of the docks. It is just as reliable if not more reliable and it can be very secure. He originally set this up for boats but it has now spread and is a viable option.

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Mr. Simpson asked what the fee was and how many are signed up?

Mr. Rushman said he has five or six customers in Auke Bay and thirty downtown. He doesn't advertise so all his business comes from word of mouth.

Mr. Donek recommended he come to the OPS/Planning meeting on April 22nd, at 5:00pm, and the Regular Board meeting on April 30<sup>th</sup> at 5:30 pm.

VI. Action Items – Unfinished 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. Simpson said he would like to go over the March 24<sup>th</sup> staff recommendations on Page 13 in the packet.

Mr. Uchytel said there is a new letter in the packet from Mr. Bierman.

**Committee Questions**

Mr. Donek asked what the off season monthly parking discount was because it is at the same rate as the season rate of \$175 per month?

Mr. Uchytel said there will be a limited amount of monthly parking in the Summer, but everyone can park in the winter at that rate that has a monthly need.

**Public Discussion**

Mr. Bierman, Shelter Island

He went over his letter in the packet with comments to the staff proposed rates;

He said he has been a Statter Harbor user for 37 years.

*i. Rate*

*1. \$10.00 day*

He said he thought the \$5 daily rate was more reasonable than the \$10 proposed rate.

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*2. \$2.00 hour ( support commerce across the street)*

He does not see the need to provide the two dollar hourly rate for commerce across the street. The cost in manpower to effectively enforce an hourly fee may well be more than the revenue it generates.

*3. 5-day maximum*

He said there should be a way for Juneau residents to extend or purchase longer parking. People can get stranded by weather and need to call in and extend, or perhaps just want to go out on an extended adventure. In addition to five days, be able to buy a 10 day permit. This would allow a reasonable option for those whose lives do not fit into a five-day box. In the spirit of providing the broadest reasonable water access for locals I don't see why there can't be some options to the five day limit.

*5. Limited number of monthly parking will be managed and issued by Port Director of representative at \$175.00 month.*

He said \$175.00 a month is more than a private parking space can be obtained. It is so high, we who need it, can't afford it. It places the cost to park at Statter Harbor on an annual basis at \$2100.00 only \$400.00 less than a 32 foot annual moorage slip with a no cost parking space. A daily fee of \$5.00 and a monthly fee of \$75.00 is more reasonable and would still set a relationship between daily and monthly fees should the daily rate need to be raised in the future.

*ii. Off Season Discount Rate (Oct-April) \$175.00 month.*

He said to date, the upper parking lot has been deserted and blocked off during this time. There is no doubt that this high fee will remove Shelter Island residents like me from the parking area completely. We will be prohibited by cost from using a parking space when undoubtedly over a hundred spaces will sit empty. What is the point of holding 100 to 150 parking spaces empty? Why not collect \$50.00 a month on some of them. This is complete contrary to the principle of providing access --- it is denying access. It is punitive. During the off-season (Oct-May) the \$5.00 a day fee, the five-day limit and the monthly fee should be dropped. There are no congestion or competitive use issues that justify these at this time of year. The current no-charge permit should be sufficient to encourage responsible use of the parking lot.

*b. 6. Reserved Statter Harbor moorage patrons will receive one year round parking pass at no cost. This does not guarantee parking – only no cost parking.*

He said at ten dollars a day, one parking space can generate \$3,560.00 a year. That is \$1060.00 more than the cost of a 32' moorage slip, about \$2500.00. It is like giving someone a car when they buy a set of tires. Giving a no cost parking space with annual moorage creates a potential revenue loss of \$3,560.00 per moorage slip. At about 80 annual moorage spaces, that adds up to over a quarter million dollars in lost revenue.

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Staff's explanation for this at the last meeting was that the private marina did it, so we should. By contrast, the cost of a private parking space in Auke Bay is \$75.00 a month yet staff is proposing \$175.00, a \$100.00 premium over the cost of parking at a private facility. The same logic is not being applied here. I have no objection to providing the no-cost parking to moorage spaces. I just want to receive the same friendly consideration for my needs.

He said the need of turnover to spread the available parking is a legitimate and justified concern during the busy season. Fees and time limits are tools available to manage this busy in season traffic. However, they should be used conservatively so as to allow the widest access. Parking is a secondary purpose for the harbor. There is no way a parking space should be priced higher than a mooring slip. Parking spaces are or should be cheaper to build and maintain. Statter Harbor is there to provide valuable access to the waters of the State. In the case of Shelter residents it is our only reasonable option particularly in winter when weather allows only small windows of opportunity for traveling and safety is an issue. The new facilities will be so overbuilt that the need to place fees and time restrictions will not be justified in the off season. Seasonal use patterns at Statter fluctuate in the extreme. The tools used to manage it should be able to flex with these seasonal use patterns as they have in the past. Fees and time limits should only be applied when justified by use patterns. By beginning the fee schedule for the new facility at the same cost as the old one it shows good faith on the part of this Board in wanting to assess the requirements in the best interest of the public.

He recommended for Shelter residents and others who depend on Statter harbor year round, an annual permit with a fee of \$600.00. It averages \$50.00 a month, which balances the higher cost in the 4 high demand months no cost in the 8 low demand winter months. He said he lives on Shelter Island year round with his wife and grandson. He said his property is assessed by the CBJ at \$210,000. He pays \$2,100 in property tax; the same price is being proposed for 12 months parking. This will double our cost of living on Shelter. It takes our parking cost from zero for the last 20 years to \$2,100 a year, nearly the same cost as a year round moorage slip. Our income is \$24,000 per year from Social Security. This parking fee is one twelfth of our total income. At the same time we are being forced out of the harbor by these fees three quarters of the parking spaces will sit idle in winter. Surely Harbors can be a little more accommodating than this.

**Committee Discussion/Action**

***i. Rate (discussion followed)***

Mr. Donek recommended to use the current daily parking rate of \$5 and not raise it to \$10.

Mr. Simpson agreed to leave it at the \$5 daily for now and after a year or two the Committee can look at it again.

Mr. Janes suggested to start the daily fee at the \$5 per day rate.

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Mr. Spickler said he liked what someone suggested to start at \$7.50 per day.

**2. \$2/hourly rate (discussion followed)**

Mr. Donek asked how much of a hassle it will be for staff to monitor \$2 hourly parking?

Mr. Unruh said if we keep it at the \$5 daily rate and \$1 hourly for the old lot and just the \$5 per day rate in the new lot, that would take less staff time to monitor.

Mr. Donek said he does not see a need to provide parking for people using the business across the street.

Mr. Simpson asked if the Committee wanted five ½ hour free parking spaces in the new lot?

Mr. Uchytal said this would just go back to enforcement from staff.

Mr. Simpson said the free spots work well because they are next to the office.

Mr. Uchytal said if there were free spots in the new lot, staff would not be able to monitor them easily.

Mr. Donek said for liability reasons he is not comfortable with providing parking knowing people are crossing a busy highway.

Mr. Simpson said there is parking behind Squires Rest.

Mr. Clauder said people are still going to park in our lots and run across the street.

Mr. Uchytal recommended to charge a dollar an hour to encourage turn over.

Mr. Janes asked if Docks & Harbors was going to have the credit card machine for parking?

Mr. Uchytal said yes.

Mr. Simpson asked if the Committee wants the new lot to just have the \$5 daily rate and a few ½ hour free parking spaces or have a Daily rate and hourly rate like staff proposed?

Mr. Janes said the current parking system works.

Mr. Unruh agreed that the current parking system does work.

Mr. Simpson asked what the fine is for illegal parking?

Mr. Unruh said \$25.

Mr. Spickler asked if the Committee wanted to keep the new parking area strictly harbor use or doesn't it matter?

Mr. Uchytal said we are a public entity.

Mr. Donek recommended to set a rate to keep turnover.

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Mr. Simpson recommended keeping the \$1 hourly rate, on the old and new lots.

**3. 5-day Maximum (discussion followed)**

Mr. Donek recommended 10 days.

Mr. Spickler also liked the 10 days maximum rather than five.

Mr. Simpson suggested to have a 10 day maximum for both lots and the reserved moorage parking spaces should also have a 10 day maximum.

Mr. Bierman suggested to have the 5 day, but be able to purchase another 5 day pass even if you only need one more day.

**5. Limited number of monthly parking will be managed and issued by the Port Director or representative at \$175/month. (discussion followed)**

Mr. Uchytal said currently the rate is \$75 per month and a limited amount of permits. This is intended for the people who have a need to park for a month at a time.

Mr. Janes suggested to charge \$100 per month for May through September and \$50 per month from October through April.

Mr. Simpson asked if the monthly rate would apply to both lots?

Mr. Donek recommended to have the monthly rate on both.

Mr. Simpson agreed and recommended a limit of 20 permits in the lower lot.

**6. Reserved Statter Harbor moorage patrons will receive one year-round parking pass at no cost. This does not guarantee parking – only no cost to park.**

Mr. Simpson recommended to take out “at no cost” and insert “included in moorage cost” and take out “only no cost to park”.

Mr. Spickler asked if this was for one vehicle?

Mr. Uchytal said yes.

Mr. Simpson recommended to have a permit that hangs from your rearview mirror so people can switch vehicles if they own more than one.

More discussion followed on providing parking spaces for Bricks & Hot Bite.

Mr. Simpson said if this is an issue in the future to send this topic to OPS/Planning meeting.

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***Staff Recommendation – Statter Parking (with changes)***

4. *Statter Harbor Parking*
  - a. *New Launch Ramp Facility*
    - i. *Rate*
      1. *\$5/day*
      2. *\$1/hourly*
      3. *10-day maximum in season*
      4. *Applies to either vehicles or vehicles plus trailers*
      5. *Limited number of monthly parking will be managed and issued by the Port Director or representative at \$100/month.*
    - ii. *Off season discounted rate (Oct-April)*
      1. *\$50/month*
  - b. *Existing Harbor Office Parking*
    - i. *Rate*
      1. *\$5/day*
      2. *\$1/hourly*
      3. *10-days Maximum in Season*
      4. *\$100 monthly rate w/limited number of parking not over 20.*
      5. *No trailers*
      6. *Reserved Statter Harbor moorage patrons will receive one year-round parking pass included in moorage cost. This does not guarantee parking.*
    - ii. *Off season discounted rate (Oct-April)*
      1. *\$50/month*

MOTION By MR. DONEK: TO SEND THE STATTER HARBOR PARKING WORKING DRAFT TO OPS/PLANNING MEETING AND THE FINANCE MEETING WITH THE RECOMMENDATION TO PASS ONTO THE FULL BOARD AFTER REVIEW AND ASK UNANIMOUS CONSENT.

Motion passed without objection.

- VII. Staff Labor Fees (05 CBJAC 20.140) – This will be discussed at the next meeting scheduled for April 15<sup>th</sup> @ 12:00.
- VIII. Adjournment - The meeting adjourned at 1:12 pm.