

**CBJ Docks and Harbors Board**  
**Harbor Fee Review Committee Meeting Minutes**  
**For Wednesday, June 17th, 2015**

I. Call To Order – Budd Simpson called the meeting to order at 12:02 p.m. in CBJ room 224.

II. Roll Call – The following members were present: Tom Donek, Bob Janes (arrived at 12:06), Scott Spickler, and Budd Simpson.

Absent – David Logan

Also present were the following: Carl Uchtyl – Port Director, Dave Borg – Harbormaster.

III. Approval of Agenda.

Mr. Uchtyl wanted to add Norway Point Beach Access agreement under New Business.

Mr. Simpson recommended to add the fee portion under New Business but to add the operations part to the Operations/Planning agenda for tonight.

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

*Motion Passed With No Objection*

IV. Approval of June 3<sup>rd</sup>, 2015 Harbor Fee Review Committee minutes.  
Hearing no objection, the June 3<sup>rd</sup>, 2015 Harbor Fee Review minutes were approved as presented.

V. Public Participation on Non-Agenda Items –

Paul Swanson, Juneau, AK

He said he has sat through several meetings on rate changes with the main premise being to come up with a fair and reasonable rate for the various users in the Harbor. He has a concern with the difference in rates between downtown and Douglas as compared to Statter Harbor. He said it has been stated in these fee review meetings to charge whatever the fair market can bear. He understands supply and demand, but when Dehart's was tore down, there was 25 to 27 less slips built and supply and demand goes up. He said he knows Docks & Harbors operates as an enterprise, but he does not see the fairness between downtown rates and Statter Harbor rates. He said using the Consumer Price Index (CPI) out of Anchorage with using the two different price structures, as the years go on, there will be more and more separation between the two rates. He said the CPI rate increase was used to make it easier on the Board to raise rates. He said he has been a six month stall holder in Auke Bay for over 20 years. When Docks & Harbor built the new Statter Harbor, the stall holders were given one year for the six month grandfather clause and then they were required to be a full year stall holder. He said if a person wants to have a slip year a round they should have to pay something to keep that, but not at the full rate. He said he does not agree with the Harbors allowing another person to moor in your stall and collect again. He said there should be a winter and a summer rate.

**CBJ Docks and Harbors Board**  
**Harbor Fee Review Committee Meeting Minutes**  
**For Wednesday, June 17th, 2015**

Mr. Philip Gray, Juneau, AK

He said he would like to see senior citizens exempt from the launch ramp fee. He said \$90 is quite a bit and in Kodiak they give ½ off to seniors. He would like to see seniors 65 or 70 and older given a break on this fee. There wouldn't be very many of them and it would help the ones on a fixed income and collecting social security. It is getting very expensive to fish. He said he also just found out at the new facility at Statter Harbor you are going to charge for parking. An individual will have to pay for the launch ramp and to park which is going to make it almost cheaper to just buy fish downtown. He said he has been around long enough to remember when there was no launch ramp fee. He said the seniors over 65 or 70 would appreciate a discounted rate.

VI. Unfinished Business

1. *Recreational Boat Launch Fees (05 CBJAC 20.060)*

*05 CBJAC 20.070 – Fees for commercial use of boat launches*

- 4/2005
- *The fee assessed to an owner for using one or more of the Douglas Harbor Boat Launches, the Harris Harbor Boat Launch, the North Douglas Boat Launch, the Statter Harbor Boat Launch, the Tee Harbor Boat Launch, the Amalga Harbor Boat Launch, and the Echo Cove Boat Launch to launch and recover recreational vessels. Use the Kayak Launch Ramp at Amalga Harbor is free.*
- *Calendar Day \$14.00*

Mr. Uchytel said this Committee has addressed annual Recreational and Commercial launch ramp fees in the last few meetings, but have not yet addressed the daily rate. Does the Committee want to keep it at \$14.00 or change this daily launch ramp rate?

Committee Questions-

Mr. Spickler asked how long the \$14.00 rate has been in place?

Mr. Uchytel said in 2005 it was \$10.00, 2006 was \$12.00, and 2007 was \$14.00.

Mr. Donek said from the comparables list provided by Mr. Uchytel, the most commonly used rates range from \$10 to \$14.

Public Discussion –

Ron Somerville, Juneau, AK

He said he is opposed to an increase. He said going from \$50 in 2005 to \$100 in 2015 is much more than just an inflation increase. He said he understands using statistics, but there is nothing you present that can't be overturned by some rational or irrational use of statistics. He said his plea is very simple, Juneau is changing and most of the locals avoid the downtown area from May to September

**CBJ Docks and Harbors Board**  
**Harbor Fee Review Committee Meeting Minutes**  
**For Wednesday, June 17th, 2015**

because the businesses. These businesses are even expanding to Auke Bay for the tourists. Juneau is not cheap and at some point it may be cheaper for him to move somewhere else. Juneau's living conditions and the considerations given to the average Juneauite is very poor. He said he is going to send this message onto the full Board and onto the Assembly. He said he doesn't like that the kayak launch at Amalga Harbor is free when it is something he is helping to pay for.

Mr. Donek asked how he felt about every boat trailer having to pay \$100 to launch?

Mr. Somerville said he only has one boat and one trailer and purchases an annual permit but only uses it two or three time a year. He doesn't have a problem with that. He said he could take his boat off his trailer and load another vessel on his trailer to use the launch ramp.

Philip Gray, Juneau AK

He said he is opposed to raising the rate also. He would like to see a way to give the seniors a break.

Committee Discussion/Action

Mr. Simpson said CBJ does do a break for seniors and this should be something the Committee should consider.

Mr. Janes said he is a senior citizen and understands the dilemma for seniors on a fixed income. He said he also understands trying to keep our prices as low as possible. He said he contends that he employs 100 people in the summer and most of them are in their mid twenties to mid thirties. They are having a tougher time in this economy than most senior's that are on a fixed income. At least a fixed income is fixed. With college tuition what it is and student loans what they are and young families trying to put their feet down in Juneau and make a home here is tough. Young people need as much of a break as senior citizens in this town to raise their families and make things happen. He said he is willing to pay the price for everything Juneau is giving him to help make it easier for young families to start their roots here.

Mr. Donek said he would like to clarify that the kayak launch at Amalga is free because it was specifically built to get the kayakers off the main ramp.

Mr. Simpson said there was a lot of discussion on kayakers using the main launch ramp, they would need to pay full rate ramp fees.

Mr. Uchytel said Amalga Harbor kayak launch is free because it is mandated by Fish & Game, which was part of a cooperative agreement.

**CBJ Docks and Harbors Board**  
**Harbor Fee Review Committee Meeting Minutes**  
**For Wednesday, June 17th, 2015**

Mr. Spickler said Juneau needs the seniors and the young people and recommends to stay with the proposed rates.

Mr. Simpson suggested to raise the \$14 daily rate to \$15.

Mr. Janes agreed on raising the daily rate to \$15 and eventually have all the rates adjusted by a CPI. This rate would allow for someone to launch six or seven times before they are paying that full annual rate.

Mr. Simpson said people launching only once or twice a summer can benefit from this daily rate.

Mr. Donek recommended to have this rate adjusted every five years with the cumulative CPI from the past five years.

Mr. Janes agreed and said as long as there is a policy for this increase and it is consistent.

***MOTION By MR. JANES: TO RAISE THE DAILY RATE FROM \$14 TO \$15 FOR RECREATIONAL BOAT LAUNCHING WITHIN OUR HARBOR SYSTEM AND ASK FOR UNANIMOUS CONSENT.***

***Mr. Donek asked if he wanted this adjusted by CPI.***

***Mr. Janes said not at this time, but to have discussion about Docks & Harbors policy throughout our entire system in the future.***

*Motion passed with no objection.*

VII. New Business

1. Small Boat Harbor Fees. (Partial List) –

- *Special Annual Moorage fee for skiffs (05 CBJAC 20.020)*
  - *7/2007; 4/2005*
  - *An owner with an open-hulled vessel 21 feet or less in length, excluding engines, may apply to the harbormaster for moorage in the limited access areas of the small boat harbors.*
  - *\$580.00 from July 1, 2013 through June 30, 2014; and a fee equal to the previous year's fee adjusted by the Anchorage Consumer Price Index (CPI).*

Mr. Simpson said this rate applies to limited access areas in the harbors. The specific area would be the back side of the floats, under the ramps, and not readily accessible areas for larger vessels. Space otherwise not well utilized.

**CBJ Docks and Harbors Board**  
**Harbor Fee Review Committee Meeting Minutes**  
**For Wednesday, June 17th, 2015**

Mr. Borg said there are only about five people that take advantage of this skiff rate. The only area identified for skiffs is in Auke Bay which is called the horseshoe area.

Mr. Simpson asked what an 18' skiff pays annually.

Mr. Uchytel said \$600.00. Most people trailer their skiffs now.

Mr. Janes asked if the horseshoe area is generally full in the summer?

Mr. Borg said not every day.

Mr. Janes suggested to lower the skiff rate to \$360 annually. Making this a \$1 per day.

Mr. Simpson suggested to keep the skiff definition and designate certain skiff areas. Make it half of the daily and monthly rates regular access areas. This would be to encourage using under utilized areas in the harbor.

Mr. Borg said this might be a good way to get more people using the Harbor. He would like the areas identified and vessels found outside this area will be charged full price.

Mr. Donek said other than Auke Bay, he is not sure if this will get more people using the Harbors.

Mr. Simpson said if you make the rate attractive, people might start taking advantage of this. This could mean using under utilized areas in the harbor and less use of the launch ramps. This would be providing more options.

Mr. Janes agreed if this is a deal for people, they will eventually take advantage of this.

Mr. Spickler asked how many spaces in Douglas would be available for skiffs?

Mr. Borg said approximately eight spaces.

Mr. Janes suggested to have Mr. Borg show designated skiff spaces in each harbor.

Mr. Donek suggested to have Mr. Borg bring back to this Committee a package of where the skiff areas are located and what language he would like in regulation to make this area manageable.

**Mr. Simpson said to make this the first action item on the next meeting.**

**No Action taken.**

- *Assigned Moorage Credit (05 CBJAC 20.025)*
  - *7/2007*
  - *A fee credit applied to the account of a person with a moorage assignment that makes their private shorepower connection available for temporary moorage assignments.*

**CBJ Docks and Harbors Board**  
**Harbor Fee Review Committee Meeting Minutes**  
**For Wednesday, June 17th, 2015**

- *The credit shall be equal to the daily shorepower access fee charged.*

Mr. Simpson said this only deals with a credit for power. He suggested to look at this in a broader sense as to a fairness issue when someone leaves their stall and Docks & Harbors rents out again. He suggested some kind of incentive for the stall holder to tell Docks & Harbors they are leaving their slip for an amount of time.

Mr. Janes agreed that an incentive for the slip holder to tell Docks & Harbors they will be gone could increase Docks & Harbors revenue along with giving revenue back to the stall holder.

Mr. Donek said this used to be done in the past. If your slip was hot berthed, the stall holder got 50% credit back against their fees.

Mr. Spickler asked if there would be a problem with keeping track of this?

Mr. Borg said he doesn't see a problem and Petersburg does this currently just for their commercial fisherman.

Mr. Spickler said this sounds fair if staff could overcome the logistics.

Mr. Simpson said maybe this should only apply to individuals who are gone for more than five days.

Mr. Uchytel said the requirement currently is that if you are gone for more than 48 hours you are required to notify the harbormaster. One challenge to think about is if someone says they are going out for three days and something happens where they need to return early, they will be upset when their stall is being used and they can't get back in for a few days.

Mr. Simpson said he would just call the Harbormaster on the way back in to let them know when he will be back to make sure his stall is empty.

Mr. Uchytel said some people think their moorage space is like a condo and they own that space.

Mr. Simpson said if a patron starts receiving money back, they may start to think it is no longer that big of a hassle to have to go to a different stall until theirs is empty.

Mr. Spickler recommended to have staff send a text message letting the patron know their stall will be booked.

Mr. Simpson recommended to call the harbormaster on the radio and let staff know you are on the way back in.

Mr. Donek said his concern is that if you are renting a slip from the Harbor, and you are not in it, what is the disadvantage to telling the Harbor you are not going to be in it.

**CBJ Docks and Harbors Board**  
**Harbor Fee Review Committee Meeting Minutes**  
**For Wednesday, June 17th, 2015**

Mr. Simpson said this credit would be an incentive to let the Harbor Department know you won't be in your slip. This will allow staff to efficiently utilize the harbor. When inventory is completed and a boat is not in a stall, the Harbormaster doesn't know if this is gone for the day, the week, or the month.

Mr. Donek asked if the other harbors need more stall space like Statter Harbor?

Mr. Borg said the 40' to 60' slips are the most needed.

Mr. Simpson said he would like to see this work.

Mr. Uchytel said the argument after this starts is that you never hot berth my slip.

Mr. Borg said Petersburg starts a list as notified and they work from the list from the top down. This will increase the admin work.

Mr. Simpson said this would capture missed revenue by doing this and create some good for existing harbor users.

Mr. Borg said we are getting the money now. With giving a credit to the slip holder we will be getting less money for more work.

Mr. Donek said if you are turning people away from the Harbor this would increase revenue, however, if you are not turning people away to follow the same process.

Mr. Borg said he has a list of 75 boats in Aurora that have all called in and informed staff when they are leaving and returning. He said the Harbor is not hurting to fill slips.

Mr. Simpson asked how staff deals with the power when someone is hot berthing?

Mr. Borg said some of the assigned stall holders allow us to use their power and the others lock their power box.

Mr. Simpson asked when a stall holder allows the use of their power, are they compensated?

Mr. Borg said yes.

Mr. Janes said the Committee should consider compensating a slip holder full price for being gone for the length of time they are gone. With charging the daily rate Docks & Harbors is still coming out ahead because the daily rate is higher than the monthly rate.

Mr. Donek recommended doing this in Statter Harbor, but not the downtown harbors.

Mr. Uchytel said even without changing these regulations, the Board could incentivize certain rates to encourage use.

**CBJ Docks and Harbors Board**  
**Harbor Fee Review Committee Meeting Minutes**  
**For Wednesday, June 17th, 2015**

**Mr. Simpson said this will need to come back to the next meeting.**

- *Daily Moorage Fees (05 CBJAC 20.030)*
  - *4/2008; 7/2007; 4/2005*
  - *The fee charged on a daily basis to the owner of a vessel for berthing the vessel at the Douglas Boat Harbor, Harris Boat Harbor, Aurora Boat Basin, Norway Point Float, National Guard Float, Fisherman's Terminal, Statter Boat Harbor, and moorage appurtenant to any of these facilities.*

VIII. Future Business – none

IX. Adjournment –

The next meeting will be determined after the July Board meeting.

The meeting adjourned at 1:17 pm