

CBJ Docks and Harbors Board
Harbor Fee Review Committee Meeting Minutes
For Wednesday November 4th, 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, David Lowell, Robert Mosher, Bob Janes, and Budd Simpson.

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

- III. Approval of Agenda.

Mr. Uchytel asked to add #3 under future business, Amendment to Title 5 Chapter 20.

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

Motion Passed With No Objection

- IV. Approval of October 22nd, 2015 Harbor Fee Review Committee minutes. Hearing no objection, the October 22nd, 2015 Harbor Fee Review minutes were approved as presented.

- V. Public Participation on Non-Agenda Items – None

- VI. Unfinished Business - None

- VII. New Business –

- 1. Special Annual Moorage fee for skiffs (05 CBJAC 20.020)

Mr. Uchytel said this regulation allows for an owner of a 21' or less in length open hull vessel, to apply to the Harbormaster for moorage in the limited access areas of the small boat harbors. Mr. Uchytel said in review of this regulation last year there were only two skiff owners that took advantage of this special fee. If someone's skiff is in the water for more than 7 ½ months the special fee will pay for itself. Most skiff owners just use the regular monthly fee for the season because that would be more cost effective.

Committee Questions

Mr. Mosher asked if the Committee is trying to promote more use in the Harbor or discourage use?

Mr. Simpson said this was designed to give a break to the users and create a little more revenue for Docks & Harbors by using space that is not being used.

Mr. Mosher said the rate would have to be less to encourage people.

Mr. Borg said people are paying full rate for the area's designated for the special skiff now. When staff offers the special rate, they say they are only going to be in the Harbor for a short time.

Mr. Janes asked if there are complaints on the price?

CBJ Docks and Harbors Board
Harbor Fee Review Committee Meeting Minutes
For Wednesday November 4th, 2015

Mr. Borg said no, the problem is if the skiff owner pays the special annual rate and they get there and there is no room, if they park anywhere other than the designated area they will be charged the extra rate.

Mr. Mosher suggested a special skiff rate of \$100.00 annually.

Mr. Uchytel said skiff owners are trailering their boats because it's only \$90 for a launch ramp permit. The only person this fee would benefit is a young kid that enjoys going out fishing daily and can't yet drive.

Mr. Simpson said this was originally designed for a skiff owner that used the skiff everyday, and utilizing space that wouldn't otherwise be used. Douglas has a lot of this type of space to utilize.

Public Discussion - None

Committee Discussion/Action

Mr. Simpson said the options would be to eliminate this section all together, keep it like it is, or try a different rate structure to encourage users for the under utilized areas. He said he is in favor of trying a lower rate. He suggested having a lower monthly rate so a skiff owner would not have to have their skiff in annually to benefit from the lower rate.

Mr. Borg said he is not in favor of having a lower monthly rate for a skiff owner.

Mr. Donek asked why Mr. Borg is in favor of having this fee dropped?

Mr. Borg said because people don't take advantage of this special fee. People just pay the regular moorage and tie up where they want.

Mr. Janes suggested to encourage the skiff owners to use the smaller spaces in the Harbors with a lower rate.

Mr. Mosher asked if a cheaper annual rate would work for staff?

Mr. Borg said that would be better for staff. The skiff owner would get a sticker that staff would recognize and only be able to use a certain area of the Harbor. If this is going to be money saving, it should not add to staff time.

Mr. Mosher suggested to have a cheap rate for the skiff owner to encourage use.

Mr. Simpson said it is currently \$50.00 per month.

Mr. Borg said people are paying the regular monthly rate now.

Mr. Mosher said to encourage use, it should be \$100 annually.

Mr. Borg said there is also a tender rate that needs to be looked at. Currently if a tender fits in the foot print of the vessel, there is no charge. However, some vessel owners will have a 40' boat that is alongside their boat that they call a tender. Mr. Borg said that is not a tender and he charges accordingly. This large of a vessel encroaches on other stalls. The tender fee is not used very much either.

CBJ Docks and Harbors Board
Harbor Fee Review Committee Meeting Minutes
For Wednesday November 4th, 2015

Mr. Janes suggested to charge \$300 annually for a skiff rate.

Mr. Simpson agreed.

Mr. Lowell suggested to adjust the rates proportionally to the yearly fee to make it lucrative to someone that didn't want to pay the annual fee and only a monthly fee. Assign different rates for skiffs or boats of this nature.

Mr. Donek said that starts to get complicated.

Mr. Lowell said since we are trying to market the under utilized spaces, why don't we structure the rate so someone who only wants to use it monthly only pays a monthly rate.

Mr. Simpson said the \$300 annual rate would be cost effective even if it is just used for a season.

Mr. Lowell said he is still unclear why Statter Harbor rates are different from downtown rates.

Mr. Borg said the rates are higher so as not to compete with the other privately owned Harbor in Auke Bay.

MOTION By MR. JANES: PROPOSE THAT AN OWNER WITH A OPEN HULL VESSEL 21' OR LESS IN LENGTH EXCLUDING ENGINES MAY APPLY TO THE HARBORMASTER FOR MOORAGE IN THE LIMITED ACCESS AREAS OF SMALL BOAT HARBORS WHICH IS DETERMINED BY THE HARBORMASTER AT A RATE OF \$300 PER CALENDAR YEAR AND ASK FOR UNANIMOUS CONSENT.

Motion passed with no objection.

Mr. Uchytel asked if this would be adjusted annually with the CPI?

Mr. Simpson said no.

VIII. Future Business -

1. Assigned Moorage Credit (05 CBJAC 20.025)

Mr. Uchytel said this is a fee credit for assigned moorage customers. When a customer leaves their space they are required to notify the Harbormaster if they are going to be gone for more than 96 hours. This allows the Harbormaster to fill that vacancy. The assigned moorage credit only provides for a daily power rate.

Mr. Simpson said this is to encourage a stall holder to make their power available when they are gone.

Mr. Uchytel asked if this fee credit should be raised to make it more attractive to an assigned moorage customer.

Mr. Mosher said all the Harbors he has been in they give half back of what is collected from renting out their stall, not just for the power. That is enough money to encourage a customer to call the Harbor office and let them know when they will be gone from their slip.

CBJ Docks and Harbors Board
Harbor Fee Review Committee Meeting Minutes
For Wednesday November 4th, 2015

Mr. Borg said currently the moorage holder will receive the daily rate for whatever power is used, 20, 30, or 50 amp.

Mr. Lowell clarified that it is not based on the usage but just the daily rate.

Mr. Donek said a boat doesn't use the full daily rate so the stall holder is coming out a little bit ahead. If this isn't a problem, let's not try to fix it.

Mr. Borg said this is generally not a problem. Customers have been good about telling the office when they are leaving and returning and whether they will leave the power unlocked for someone to use. Staff also does a daily dock walk and knows what is open and what is not.

2. Daily Moorage Fees (05 CBJAC 20.030)

Mr. Simpson wanted staff to provide information to the Committee on how much management time goes into dealing with the small boat harbors moorage fees along with maintenance and things that can be related to charging these fees.

Mr. Uchytel asked if he is looking for how much administrative time there is dealing with the Daily Moorage Fees?

Mr. Simpson said all expenses associated with the daily moorage fees. The more information the Committee has the better.

3. Amendment to Title 5 Chapter 20.

Mr. Uchytel said this has already been approved by the Assembly, inadvertently the \$1.00 hourly parking was taken out. Does the Committee want this taken back to the OPS/Planning or the Harbor Fee Review?

Mr. Simpson suggested to just take this to the next meeting, Finance or Regular Board meeting. This was just an oversight.

Mr. Janes wanted to discuss the mechanical work area at the ABLF for boats changing oil and small services. This was not discussed because the Committee was unsure how the boat lease was going to work. He said his personal preference is to still be able to do these small maintenance items that he tries to fit in during a very busy summer day. He said he will be able to schedule a power washing for his boat that is managed by the boat yard now, but not the oil changes. There needs to be a definition for these services to be fair to the boat yard.

Mr. Uchytel said the challenge will be that the boat yard can say that this is their type work to be performed.

Mr. Mosher agreed there should still be a place for a boat owner to do oil changes and minor maintenance to their boat and not have to pay for the work to be done.

Mr. Simpson suggested to send this to the next OPS/Planning meeting.

IX. Next Harbor Fee Review Meetings - Wednesday December 2nd at Noon.

X. Adjournment –

The meeting adjourned at 1:08 pm