CBJ DOCKS & HARBORS BOARD
OPERATIONS COMMITTEE MEETING MINUTES
For Tuesday, June 19th, 2012

I. Call to Order.

Mr. Wilson called the meeting to order at 5:01 p.m. at the Aurora Harbor office.

II. Roll.

The following members were present: Wayne Wilson, Budd Simpson, Tom Donek, John Bush and Kevin Jardell.

Also in attendance were: Dwight Tajon – Harbormaster and Carl Uchytil – Port Director.

III. Approval of Agenda.

MOTION by Mr. Bush: TO APPROVE THE AGENDA.

IV. Public Participation on Non-Agenda Items.

NONE

V. Approval of May 22nd, 2012 Operations committee Meeting Minutes.

Hearing no objection, the minutes from the May 22nd, 2012 Operations Committee Meeting is approved with the small changes.

VI. Items for Action.

1. **Alaska Department of Fish & Game-Douglas Parking**

Presentation by Port Director

Mr. Uchytil

There are two areas that ADF&G would like to lease for parking from DH to full fill a need they have at their facility. They would like 26 parking spaces, 16 on one side and ten on the harbor side. They currently have 26 spots around the Douglas Island Center Building then 50 other spots in the commercially available lease parking along Third Street. Those three lots leased price includes maintenance. The proposal that ADF&G has is that the 16 spaces would have to be maintained year round. They primarily need it from September through May. Most of the vehicles are Government vehicles that are used during the summer in the field. The potential is there if DH doesn't want to rent them during the summer or make them available on the weekends. ADF&G is willing to ascertain any nuances to the lease that DH sees fit. Dwight and the OMS has went out there and looked at them. They think the spaces could be leased without a great deal of angst to the harbor patrons. The initial proposal from them is $4,000 a year, ten year lease with annual renewal. Which is far much less then the other three leased lots.

Committee Questions

Mr. Tajon

During the winter snow is dumped there on the north side so that area may need to be adjusted.

Mr. Simpson
Is there a rational behind the chosen area?

Mr. Tajon
It is an area that was isa low impact area for the harbor and ramp patrons. The OMS and I wanted to try and split them up the best way because they can't all go in front of the Sea Wall.

Mr. Wilson
That would be as far out of the way one could get and still allow all the Taku River guys room.

Mr. Uchytil
Both of the areas would require DH to do the snow removal.

Mr. Wilson
Does that end get congested?

Mr. Tajon
Not during the winter months, during the summer months it maybe a little busier.

Mr. Uchytil
DH may want put in there that they need to be open for the Fourth of July and Gold Rush days.

Mr. Wilson
What type of vehicles would they be employee?

Mr. Uchytil
I think they would mostly be State vehicles.

Mr. Jardell
I talked with them and the vehicles will mostly be there at night and on the weekends. They also indicated they may not need it for the summer. If DH wanted to discuss a seasonal usage were they didn't have it in the summer. That might work for them.

Mr. Simpson
Being a regular user in that harbor I don't think the seasonal thing would be necessary for the areas they indicated it's usually not that full. There is a lot of parking space over there. I would be reluctant to do the ten year thing.

Mr. Uchytil
They wanted ten one year renewals. Because it is DH property the City Legal said DH should initiate the lease agreement and not sign off what the State provides. It will have to go through the normal lease procedures.

Mr. Jardell
I was out there that first nice weekend and had a very hard time finding parking.

Mr. Donek
That is a problem with gravel parking lots people get creative and use more space. When it gets paved that will help with some of the problems.

Mr. Uchytil
Minus the visitor and handicap parking there is a total of 94 parking spaces for 180 employees. To make matters worse ADF&G has 26 State vehicles that use employee parking spaces nine months of the year. The majority of the State vehicles in the summer are scattered throughout Southeast at various rule sites. The majority of them were kept at the DOT seven mile facility, but DOT is no longer allowing them to do that.

Mr. Wilson
Why is the lease bid so low?

Mr. Jardell
DH needs to work with ADF&G. There needs to be a dialog with them about this if there are some complaints about congestion maybe they could not park cars there on the weekends. I feel they will work with DH.

Committee Discussion/Action

Mr. Wilson
Continue with the normal lease process.

Mr. Uchytil
The question for the committee is lease for nine months or for a year. Then it can go to the Finance Committee for the price.

Mr. Jardell
Go for a one year contract with an average price from the other lots.

Mr. Donek
It is good to go forward, go for one year to start with and see how it goes.

MOTION: PASSED – Approved unanimously to move forward with lease process.

2. **DeHart's Transition Parking until Upland Completed**
   Presentation by the Port Director

Mr. Uchytil
This is just a debate on how to handle the DeHarts patrons as far as parking goes once they are

transitioned over to Statter Harbor. Does DH continue to give them free parking, does that need to be clarified that with an ordinance, or just manage it. What does DH do with the DeHarts patrons; they have been accustomed to free parking. There is nothing in the ordinance that recognizes the parking for DeHarts patrons.

Committee Questions

Mr. Wilson
Currently they are enjoying the free parking with one permit per stall right?

Mr. Tajon
Correct.

Mr. Jardell
If I was to park a boat in transient at Auke Bay for 30 days what is the differential cost between DeHarts and the transient cost? Do I pay substantially more then DeHarts? If I was transient do I still have to pay for parking?

Ms. Young
No, they pay the same price.

Mr. Tajon
Yes, you still would pay for parking.

Mr. Donek
There are two things to look at, one the interim and what is going to happen after Statter is completed. Statter will have car spaces around the edge. In the future are those going to be no cost with paid parking lot in front of the office? The boat trailer parking is going to be permit parking with a launch permit to park there, but then there will vehicle parking. How does DH handle those?

Mr. Jardell
New Statter boat launch area?

Mr. Tajon
The expanded portion, one of the phases for the launch ramp that will be turned into the kayak launch area will need some parking. All of the current truck and trailer in the current Statter lot on the back side near Dolphins and Kayak shop will need to be converted into vehicle only parking.

Mr. Donek
As the expansion goes some of the current truck and trailer spots by the current launch ramp will get converted to car parking right? What is the future going to look like?

Mr. Jardell

My regulation is that there has been several discussions of needing to discus that but no plan was ever put in place or decisions made as to whether or not or how to manage the parking lot. In the current Statter parking lot part of the drive to move to pay parking was to manage people staying to long and try to keep it with people using the harbor. There was no need to charge other areas because they managed themselves. If all of the trailers move out and goes to car parking and if there is enough parking to meet the demand of the mooring people is there a need to charge for parking at all or is it just permit parking? A lot is unknown until you see how the lot works. When does a decision need to be made?

Mr. Uchytil

DH can continue to manage the parking lot. I think there is some apprehension from the DeHart patrons about paying for parking some day. I think the sooner that is answered the better. That will give them time to accept or not accept it. The question I have is a live aboard. If someone lives at Statter presumably they would pay the fee and is that enough to cover parking.

Mr. Donek

If you have a slip in other harbors you get a parking pass. My first inclination is to do that same thing for DeHarts. If you pay annual moorage on a slip at Statter you don't get parking pass.

Mr. Willson

All of the harbors in town have assigned moorage where as Statter doesn't. If you pay 30 day transient you don't get parking for free. You really can't say if you have a slip you get paid parking.

Mr. Jardell

There are two different groups. But I am inclined to say if you pay for a slip you should get a least one parking pass. I would also be inclined to say if you pay for monthly moorage you get a monthly parking pass.

Ms. Young

The only problem with that is you will have a lot of patrons that don't start the monthly moorage on the first of the month. There will be passes going back and forth constantly. The Horton lot had to be changed this year to the first month through the end the month. I do understand that the stall holders with the new stalls should get a parking permit. However what about the few patrons that pay annual moorage out at Statter, will they be allowed a parking permit?

Mr. Jardell

If they pay annual they get a permit.

Mr. Donek

The deal out at Auke Bay and the crowding factor particularly right now, trying to give transient people free parking might be disasters. DeHarts and annual moorage paying patrons get parking permits. There might have to be some three days parking spots but that can be dealt with

later.

Mr. Jardell
DeHarts patrons will have to know that they get a pass but it doesn't mean that the ten front row slips are theirs. It maybe that they get some in different spots and it might require them to walk a little.

Mr. Uchytil
The way it stands now is there's no guarantee parking for patrons that buy monthly parking permits.

Mr. Donek
I would be reluctant to set up center parking spaces and say that these are only for this group of people. I would go back to what is downtown, three day spaces and two week spaces. The good news is DeHarts will have parking permits for free but eventually they will loose the private parking lot.

Committee Discussion/Action

Mr. Jardell
I make a motion to forward a recommendation to the full board that DeHarts stall holders will receive one free parking pass at Statter.

3. **Regulatory Changes for the Transition to New Statter**
Presentation by the Port Director

Mr. Uchytil
I did a mark up copy of the Moorage Management Regulations. Just cleaned them up, removed DeHarts where appropriate and added where it was needed.

Mr. Uchytil continued to go through the handout page by page.

Committee Questions

Mr. Jardell
If I was to give my boat to my son can he keep the slip? What about my neighbor?

Mr. Uchytil
Yes your son can but not your neighbor. If the boat was a joint ownership you can sell your portion.

Mr. Jardell
The word transferred is not in there but that might not be important.

Committee Discussion/Action

Mr. Uchytil
I didn't address the one year seasonal stall holders.

Mr. Donek
The piece about the undersize boats, if you have gone through to be specific about that issue maybe the seasonal thing should be just as specific. This addresses the transitions.

Mr. Uchytil
This could be in effect for many years.

Discussion Continued

Mr. Uchytil
Let me do some modifications and bring this back with all the changes that have been suggested. I will also have the finance committee look over this.

VII. Items for Information/Discussion.

1. Harbormaster Operations Report

Presentation by Harbormaster

1. Put cold patch material at top of Statter launch ramp
2. Cement patches on Statter, Aurora floats and breakwater.
3. Changed out main water connections at Statter to the correct one.
4. Replaced broken waterline at DeHart's.
5. Replaced broken transfer plate at Statter.
6. Added rub rails to outside of active loading zone at Statter.
7. Power washed grass off of launch ramp at ABLF.
8. Put ten yards of two inch minus rock at bottom of right hand side of launch ramp at Statter.
9. Installed new end of ramp signs on launch ramp at Statter.
10. Cut grass and small alders at Statter, Amalga, Echo Cove and downtown areas.
11. Fabricated new derby speed zone markers at Statter.
12. Repaired water cans in town.
13. Refloated sunken skiff at Douglas main 17 at owner's request.

VIII. Staff & Member Reports.

Mr. Uchytil
The Visitor Center dedication ceremony on this Friday at ten clocks. Representative Munoz will be speaking and making remarks along with others.
The CIP meeting will be in room 224 no action items but there will be discussions on the Douglas Harbor dredging project and some preparation work for the planning commission meeting, which

will me next Tuesday. That will be when the 16B project will be considered. Next Wednesday the HRC will be conducting interviews for the three open positions for the DH board. There are ten applicants. Thursday the board meeting will be in 224. I had a meeting with Adot and they are really moving away from the option to demolish DeHarts store and they are going back to a three legged round about. Presumably because of a political decision.

IX. Committee Administrative Matters.

1. The next Operations Committee meeting – July17th, 2012 at 5:00 pm at the Aurora Harbor Office.

X. Adjournment.

The meeting Adjourned at 7:07PM.