



DOCKS AND HARBORS REGULAR BOARD MEETING MINUTES

September 28, 2023 at 5:00 PM

City Hall Conf. Room 224/Zoom Meeting

- A. CALL TO ORDER** – Mr. Etheridge called the meeting to order at 5:00pm in CBJ Room 224 and via zoom meeting.
- B. ROLL CALL** - The following members attended in person or via zoom: James Becker, Paul Grant, Debbie Hart, Mark Ridgway, Annette Smith, and Don Etheridge.
- Absent:** Matthew Leither, Shem Sooter, and Albert Wall.
- Also in Attendance:** Carl Uchytel – Port Director, and Teena Larson - Admin Officer.
- C. PORT DIRECTOR REQUESTS FOR AGENDA CHANGES** – No Changes
- MOTION By MR. GRANT: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.
- Motion passed with no objection.
- D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** - None
- E. APPROVAL OF MINUTES**
1. August 31st, 2023 Board Minutes – Hearing no objection, the minutes were approved as presented.
- F. CONSENT AGENDA**
- a. Public Request for Consent Agenda Changes - None
- b. Board Request for Consent Agenda Changes - None
- c. Board Action
2. Boat Shelter Sale - Board Right-of-First Refusal to Purchase
- RECOMMENDATION: TO WAIVE THE DOCKS & HARBORS BOARD RIGHT-OF-FIRST REFUSAL TO PURCHASE BOAT SHELTER AG-26 FOR \$40K.
- MOTION By MR. RIDGWAY: TO APPROVE THE CONSENT AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**
- Motion passed with no objection.
- G. UNFINISHED BUSINESS** - None
- H. NEW BUSINESS** - None
- I. ITEMS FOR INFORMATION/DISCUSSION**
3. Proposed Harbor Rate 9% Increase
- Mr. Uchytel said in the packet on page 17 is the schedule that we have been following for 20 months. Next Wednesday is the public hearing for the rate increase. Tonight is another opportunity for the Board to be familiar with all the comments received to date. Docks & Harbors is still receiving comments up to Tuesday October 3rd. Changes since the last Operations Committee meeting is the amended memo on page 45 in the packet based on the information from that meeting, and he added the Special Board Agenda draft. The special board agenda has 26 regulations item by item stating what the regulation is, he will do a presentation on how much the regulation is going up and how much we expect to receive in revenue based on that change. On the special board agenda he highlighted (E.) on page 48 which is public comment on the process to increase all rates 9%. If there is a member of the public that wanted to comment on the process that is the time to speak. There are also other

opportunities to speak on any of the regulation changes on the agenda. The meeting on October 4th will be in the Assembly Chambers due to CBJ room 224 already occupied.

Board Discussion

Ms. Hart commented that providing the agenda ahead of time is super helpful for the public to know the process and when they can speak on specific regulation changes.

Mr. Ridgway commented that the Board has kept to the original schedule shown on page 17 in the packet. How much flexibility is there with the last three remaining items on that schedule?

Mr. Uchytel said the Board has all the flexibility for changes. The Board members would just need to make recommendations for changes.

Ms. Smith asked if Mr. Stopha's public comment email regarding the per passenger surcharge had been brought to CBJ Law to review to see if that is something we could charge and it would not be considered a head tax? She said she noticed that was not addressed in the draft memo on page 45 in the packet.

Ms. Wright said her initial response would be that this would be a head tax and something we would not be able to do but she will get a copy of the letter and do more research to provide a for sure answer on October 4th.

Mr. Ridgway said that when this originally went out, there were some user groups that requested a schedule so they could budget for them. Would there be scheduling impacts if the Board did not follow the proposed schedule on page 17 in the packet?

Mr. Uchytel said this 9% rate increase has been discussed for nearly a year now so this is not a surprise. Anyone paying attention knows that the Board has been contemplating since September 2022 raising fees 9%. The Board members have heard requests to do this increase over three years and that decision is with the Board.

Public Comment

Mr. Clayton Hamilton said it is not too late for the Board to decide to do the right thing. This increase is wildly unpopular among the fisherman he has spoken to. The rebuttal letter is lacking in facts. It is not too late and the Board does not have to push this really unpopular thing through and he asked the Board to consider that.

Mr. Jason Kohlhase said we are going into October and not at the end of the commercial fishing season but we are getting close. Most of the fisherman that use our harbors are winding down for the year. Statewide this year has been very difficult financially within the entire fishing sector. He said the last time the fishing industry took such a financial hit was in 2001. He provided an example of a permit last year was about \$260,000 in Bristol Bay and in 2001 it was about \$15,000. Now this year we are comparing our situation to 2001. He would ask the Board to consider that and maybe do a stair step into the rate increase over a year or two or three. He understands expenses are going up and we all have to pay for stuff. He wants the Board to recognize that there is financial distress within the commercial fishing sector of your harbor users.

4. October Operations-Planning Committee Meeting - Proposed Date Change
Mr. Uchytel said the next Operations Committee was scheduled for October 18th and that is the same date as Alaska Day. He is proposing to move it to October 19th.

Board Discussion

Mr. Ridgway commented that he did not have a problem with moving it to the 19th.

Ms. Smith asked why move it because that could be a date that more people could attend.

Mr. Etheridge said that is a holiday that staff has off and the CBJ buildings will be closed. The meeting was moved to the 19th.

Public Comment - None

J. COMMITTEE AND MEMBER REPORTS

1. Operations Committee Meeting Report

Mr. Ridgway reported the Committee discussed –

- The Boat Shelter sale on the consent agenda tonight
- Mr. Creswell gave a presentation on the survey results which was very successful
- The memo in the packet regarding the proposed rate increase comments.
- There was also the red lined version of title 85 that Mr. Watt provided for the Board to review.

2. Assembly Housing, Lands & Economic Development Committee Liaison Report –

Mr. Becker said he did attend the meeting. There was not anything affecting Docks & Harbors.

3. South Douglas/West Juneau Liaison Report – Ms. Smith said there has not been a meeting.

4. Member Reports –

Mr. Becker said he scheduled the Docks & Harbors Christmas Party for December 16th.

Ms. Smith said there are several meetings that the Board has heard about the boat shelter sales and there is no interest in purchasing any of them. She is wondering if there is something the Board can change so they do not need to be brought to the Board because she thinks it is a waste of time.

Mr. Ridgway commented that this is not really a big lift and was put in regulation at some point for a reason.

Ms. Hart said at the Operations Meeting she brought up an idea that she had regarding setting up a new sub-committee. She said she has a draft proposal and is looking for a process. She is hoping her proposal will be a great opportunity for the community to really look at the downtown harbor and how we can provide added benefit to the community.

Mr. Etheridge said he is appointing Ms. Hart Chair of the Special Committee and he asked Ms. Hart to work with Mr. Uchytel and get her proposal out to the Board through Mr. Uchytel.

Mr. Ridgway reminded the Board that we are actively looking for a future boatyard area.

Ms. Hart commented that one thing to think about with the property near DIPAC that the City owns and leases out is that it has access to the channel and could be an additional haul out facility. She requested to have this put on the Operations Agenda to look at further.

Mr. Ridgway asked staff to add the property discussion to the next Operations Agenda.

K. PORT ENGINEER'S REPORT –

Mr. Uchytel reported for Mr. Sill –

- We made an award to Chatham Electric our Term Contractor to install four fixed lights in Douglas Harbor parking lot and the work will be completed by the end of January.
- We are waiting on the RFQ out for the Harris Harbor Security gate and once we receive the gate, we will execute a contract with Carver Construction our Term Contractor to install it.
- We are in discussion with Travel Lift to make repairs to the existing leased travel lift at the downtown boat yard.

L. HARBORMASTER'S REPORT - None

M. PORT DIRECTOR'S REPORT –

Mr. Uchytel reported -

- Mr. Creswell has been nominated to be Harbormaster of the year for the State of Alaska and he will be receiving that award tonight.
- The AAHPA conference has been very good. The Ketchikan Harbor is in the process of raising their fees 68% after the coming election and this will be over a period of four years.

Mr. Ridgway would like to hear if there has been any other discussion on how other Southeast Communities are dealing with increased costs and adjusting rates in light of the very bad year for fisherman.

N. ASSEMBLY LIAISON REPORT –

Mr. Bryson reported –

He commented that he noted that if he is on the Land Committee again he will be bringing the property Ms. Hart was talking about to the Lands Committee attention because they have been looking for waterfront property as well for City benefit.

- The COW had a presentation on whale watching from a group that has been self policing their whale watching.
- Hazard maps were discussed and the potential removal of hazard maps in Juneau and what impacts that would have.
- At Public Works and Facilities we are still having that discussion on river flooding.
- The Juneau Douglas north crossing field study work has begun and should be finished by the end of October.
- This is his last meeting as Docks & Harbors Liaison.

O. BOARD ADMINISTRATIVE MATTERS

- a. Special Board Meeting & Public Hearing - Wednesday, October 4th, 2023

Mr. Grant said he will not be able to attend this meeting.

- b. Operations Committee Meeting - Thursday, October 19th, 2023

- c. Board Meeting - Thursday October 26th, 2023

P. ADJOURNMENT – The meeting adjourned at 5:34pm