



# DOCKS AND HARBORS REGULAR BOARD MEETING AGENDA

August 31, 2023 at 5:00 PM

City Hall Conf. Room 224/Zoom Webinar

<https://juneau.zoom.us/j/87921966847> or 1-253-215-8782 Webinar ID: 879 2196 6847 Passcode: 790366

**A. CALL TO ORDER (5:00pm in City Hall Room 224 and Via Zoom)**

**B. ROLL CALL (James Becker, Paul Grant, Debbie Hart, Matthew Leither, Mark Ridgway, Annette Smith, Shem Sooter, Albert Wall and Don Etheridge)**

**C. PORT DIRECTOR REQUESTS FOR AGENDA CHANGES**

MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED.

**D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** (not to exceed five minutes per person, or twenty minutes total time)

**E. APPROVAL OF MINUTES**

1. July 27th, 2023 Board Minutes

**F. CONSENT AGENDA**

2. Potentially Available Breakwater – Reuse in Juneau  
Presentation by Port Director

RECOMMENDATION: TO DIRECT STAFF TO EXPEND RESOURCES TO EVALUATE CONDITION AND VALUE OF 180 FOOT BREAKWATER POTENTIALLY AVAILABLE TO BE REPURPOSED.

3. Boat Shelter Sale - Board Right-of-First Refusal to Purchase  
Presentation by Port Director

RECOMMENDATION: TO WAIVE THE DOCKS & HARBORS BOARD RIGHT-OF-FIRST REFUSAL TO PURCHASE BOAT SHELTER AG-24/AG-25 FOR \$65K

4. Dock Electrification Update & Pursuit of EPA DERA (Diesel Emissions Reduction Act) Grant  
Presentation by Port Director

RECOMMENDATION: TO FORWARD DOCK ELECTRIFICATION MEMO UPDATE TO THE ASSEMBLY AND APPLY FOR \$1.5M EPA DERA GRANT.

**MOTION: TO APPROVE THE CONSENT AGENDA AS PRESENTED.**

**G. UNFINISHED BUSINESS**

5. Harbor Rate Increase (9%)  
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO DIRECT DOCKS & HARBORS STAFF TO COMMENCE THE REQUISITE PUBLIC NOTICE TO INCREASE FEES 9% TO APPLICABLE REGULATIONS AND SET A HEARING DATE OF OCTOBER 4TH.

**H. NEW BUSINESS -NONE**

**I. ITEMS FOR INFORMATION/DISCUSSION - NONE**

- 6. Proposed Changes to Title 85  
Presentation by City Manager/Port Director

Board discussion/Public Comment

**J. COMMITTEE AND MEMBER REPORTS**

1. Operations Committee Member Report
2. Assembly Lands Committee Liaison Report
3. South Douglas/West Juneau Liaison Report
4. Member Reports

**K. PORT ENGINEER'S REPORT**

**L. HARBORMASTER'S REPORT**

**M. PORT DIRECTOR'S REPORT**

**N. ASSEMBLY LIAISON REPORT**

**O. BOARD ADMINISTRATIVE MATTERS**

- a. Operations Committee Meeting - Wednesday September 20th, 2023
- b. Board Meeting - Thursday September 28th, 2023

**P. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: [city.clerk@juneau.org](mailto:city.clerk@juneau.org).

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR BOARD MEETING MINUTES**  
**For Thursday, July 27th, 2023**

**A. Call to Order** – Mr. Etheridge called the Regular Board meeting to order at 5:00 p.m. in CBJ Room 224 & Via Zoom.

**B. Roll Call** – The following members were in person or via Zoom - James Becker, Paul Grant, Debbie Hart, Matthew Leither, Mark Ridgway, Annette Smith, Shim Sooter, Albert Wall, and Don Etheridge.

**Also in Attendance** – Carl Uchtyl – Port Director, Matthew Creswell – Harbormaster, Matthew Sill – Port Engineer, Nicole Lynch – CBJ Law, Wade Bryson – Assembly Liaison, and Teena Larson – Administrative Officer, Kevin Dugan – Harbor Officer Supervisor.

**C. Approval of Agenda**

**MOTION By MS. SMITH: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**

Motion passed with no objection.

**D. Board Election**

1. Election of Docks & Harbors Board Chair, Vice-Chair, and other such officers as the Board shall deem necessary.

**MOTION By MS. SMITH: TO OPEN NOMINATIONS FOR THE BOARD CHAIR AND ASK UNANIMOUS CONSENT.**

Motion passed with no objection.

Mr. Becker nominated Mr. Etheridge for Board Chair

Ms. Smith seconded the nomination

No other nominations

Mr. Etheridge accepted the position of Board Chair

Mr. Ridgway nominated Ms. Hart for Board Vice-Chair

No other nominations

Ms. Hart accepted the position of Board Vice-Chair

Mr. Grant nominated Mr. Ridgway as Operations/Planning Committee Chair

No other nominations

Mr. Ridgway accepted the position of Operations/Planning Committee Chair

Mr. Ridgway nominated Mr. Grant for Operations/Planning Committee Vice-Chair

No other nominations

Mr. Grant accepted the position of Operations/Planning Committee Vice-Chair

Mr. Etheridge appointed a Sub-Committee for the Vessel Haul-Out Facility with the following members.

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING MINUTEES (CONTINUED)**  
**For Thursday, July 27th, 2023**

Section E, Item 1.

Mr. Ridgway  
Mr. Etheridge

The Assembly Lands Committee Liaison Volunteer - Mr. Becker

South Douglas/West Juneau Liaison Volunteer – Ms. Smith

There was no objection to the assignments.

**E. Public Participation on Non-Agenda Items - None**

**F. Approval of June 29th, 2023 Board minutes.**

2. Hearing no objection, the June 29<sup>th</sup> Board minutes were approved as presented.

**G. Special Order of Business**

Mr. Uchytel presented HMatthew Mickelson with Employee of the Quarter award.

**H. Consent Agenda –**

- A. Public Requests for Consent Agenda Changes - None
- B. Board Members Requests for Consent Agenda Changes - None
- C. Items for Action

3. 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 AE-21.

**MOTION By MS. SMITH: TO APPROVE THE CONSENT AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**

Motion passed with no objection.

**I. Unfinished Business –**

4. Downtown Safety Rail - Correspondence

Mr. Uchytel said on page 20 in the packet is the memo that was drafted to go to the Assembly. It is unchanged from the last meeting. Is the Board happy with the content of the memo and do you want this forwarded to the Assembly?

Board Questions - None

Public Comment - None

Board Discussion/Action

Mr. Grant said he believes the memo is fine as is.

**MOTION By MR. GRANT: MOVE TO AUTHORIZE THE PORT DIRECTOR TO SEND THE JULY 27<sup>TH</sup>, 2023 MEMORANDUM CONCERNING SAFETY RAILINGS TO THE ASSEMBLY.**

Ms. Smith objected. She said this is another step to restrict access to the water.

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING MINUTEES (CONTINUED)**  
**For Thursday, July 27th, 2023**

Section E, Item 1.

**Roll Call Vote –**

**Mr. Becker – Y**

**Mr. Grant – Y**

**Ms. Hart – Y**

**Mr. Leither – Y**

**Mr. Ridgway – Y**

**Ms. Smith – N**

**Mr. Sooter – Y**

**Mr. Wall – Y**

**Mr. Etheridge – Y**

**Motion passed 8 Yes – 1 No**

**5. Proposed Launch Ramp Survey - Derby Weekend**

Mr. Creswell said the survey in the packet was changed from the Boards input from last weeks Operations meeting. Question one was changed to rank the launch ramps, and cleaned up some of the other questions. Plan for the survey is to put it in Survey Monkey and create a QR code. To get this out to the launch ramp users and Salmon Derby participants, it will be posted at all of the launch ramps and boost a post on our Facebook page. We would also like to send a link in our SMS messaging system. Territorial Sportman is also going to have the fish weigh-in workers and ticket validators mention the survey as well. We hope the participation will be good again like the one conducted in 2020 on the N. Douglas Launch ramp. This will give us information on the launch ramps with what we do good and what we can do better.

**Board Questions**

Ms. Smith commented that the survey in the packet does not show number one as needing to be ranked.

Mr. Creswell said when the survey is added into Survey Monkey it will have a ranking option.

Mr. Grant asked if there will be paper copies handed out at the launch ramps during the Salmon Derby weekend?

Mr. Creswell said no, only electronic. We did not hand out paper copies with he last survey and we had great participation.

**Public Comment - None**

**Board Discussion/Action**

**MOTION By MS. SMITH: TO EXECUTE AN ON-LINE LAUNCH RAMP SURVEY DURING SALMON DERBY WEEKEND AND PROVIDE TWO FREE CY24 LAUNCH RAMP PERMITS TO RANDOMLY SELECTED SURVEY SUBMITTERS AND ASK UNANIMOUS CONSENT.**

Motion passed with no objection.

**J. NEW BUSINESS**

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING MINUTEES (CONTINUED)**  
**For Thursday, July 27th, 2023**

Section E, Item 1.

6. Board Resolution in Support of ADOT Harbor Facility Grant Application

Mr. Uchytel said staff is preparing a grant application for Aurora Harbor phase IV. The Committee that evaluates the applications gives one point to applicants that have a local letter of recommendation. The language in the resolution on page 23 in the packet is from the grant application hand book. This is not required but adds one point to our application. Mr. Uchytel explained that we are still moving forward with this grant application, due August 4<sup>th</sup>, even though we are technically not eligible because of having an outstanding grant for phase III. He said he sent a letter to ADOT in March asking for a waiver but they have not acted on his request.

Board Questions

Mr. Grant asked even though staff has not received a formal response, is there any indication from ADOT that they would look favorably on this?

Mr. Uchytel said he has communicated that the delay was due to COVID. Typically this would be complete and ADOT understands our position.

Mr. Becker asked if Phase III has been awarded and wanted to know if the project has been moved up?

Mr. Uchytel said Phase III has been awarded to Trucano Construction. Staff had a pre-construction meeting about a week ago.

Mr. Sill said the project schedule has moved up a little. The contractor will arrive on site just before Christmas and begin pile driving and float installation the day after Christmas. This has changed from the earlier schedule of January/February proposed start time.

Public Comment - None

Board Discussion & Action

**MOTION By MS. SMITH: TO APPROVE THE RESOLUTION IN SUPPORT OF AURORA HARBOR IMPROVEMENT PHASE IV GRANT APPLICATION AND ASK UNANIMOUS CONSENT.**

Motion passed with no objection.

7. Boat Shelter (AG28) Sale – Board Right-of-First Refusal to Purchase

Mr. Uchytel said this morning he received an email from Mr. Sprague wanting to sell his boat shelter. Mr. Sprague said he has a buyer but did not provide the amount he was selling it for. This was added just today and the Board does not have any obligation to act on it today but it can be acted on today.

Board Questions

Mr. Becker commented that we do not want to get into the business of buying boat shelters.

Public Comment - None

Board Discussion/Action

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING MINUTEES (CONTINUED)**  
**For Thursday, July 27th, 2023**

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**MOTION By MS. SMITH: TO WAIVE THE DOCKS & HARBORS BOARD  
RIGHT-OF-FIRST REFUSAL TO PURCHASE BOAT SHELTER AG-28 AND  
ASK UNANIMOUS CONSENT.**

Motion passed with no objection.

**K. Committee and Member Reports**

**1. Operations Committee July 19<sup>th</sup> Meeting Report**

Mr. Ridgway reported the Committee discussed the following –

- Downtown Safety Rails
- Launch Ramp Survey
- Boat Shelter Sale
- Received an update on the Harris Harbor Security Gate
- Received an offer to purchase a floating breakwater from a Coast Guard facility out of Ketchikan
- The City Manager Mr. Watt attended the meeting to talk about his memo with a proposed ordinance change. Mr. Watt recommended to have more discussion about how the City can potentially better manage larger tourism issues. There is a belief that there is a problem with the Tourism Manager and the Port Director being both tasked with addressing similar issues and Mr. Watt commented that more discussion is needed on how best to address that.

Mr. Bryson asked for clarity that Mr. Watt was comparing Ms. Pierces position to Mr. Uchtyl's position or noting where they have overlap?

Mr. Uchtyl said Mr. Watt's memo states the Assembly would rather work directly with Directors managing tourism than working through the Docks & Harbors Board whose position has both the Docks Enterprise and the Harbors Enterprise. The Memo specifically suggests that the cruise ship docks responsibility should be removed from the oversight of this Board.

Mr. Bryson said he will do research on this.

Mr. Becker asked Mr. Bryson if he has an understanding on how this change will affect Docks & Harbor Board?

Mr. Bryson said he does not know and will follow the discussions on this topic offline.

Mr. Grant commented that he was totally unclear at the end of Mr. Watt's presentation on what the problem is and the proposed solution even after extensive discussion. There is a lot of budget in the Docks Enterprise. Mr. Grant didn't know if the budgeting authority was being taken away from the Board, or if it was maintenance issues.

Ms. Smith commented that she reads the memo as a bit of a power grab. It is either that or the Tourism Manager does not have enough work and Mr. Watt is trying to find work for her. She said she was not impressed by Mr. Watt's memo.

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Mr. Uchtyl said Mr. Watt's memo was to start the discussion on this topic. There is nothing concrete but it could be read that the change could be anywhere from keeping status quo to having Docks & Harbors remain empowered for the Harbors and Docks be embedded in the City Managers Department. The memo talks about Docks & Harbors Board but also the elevation of the Tourism Manager to Director so than that would ask the question of how many employees does the Tourism Director need under them to be able to be labeled a Director. Some Docks & Harbors employees are starting to wonder if they are going to be working for the Tourism Director. The memo muddled everything more than provided clarity. There is change afoot at the Manager's Office as well as in the Assembly.

Mr. Grant said what he finds distressing is this was just started now after the City Manager has given notice of his resignation. There is going to be a new administration soon and he would hope to see this addressed by the new administration.

2. Assembly Lands Committee Liaison Report - None
3. South Douglas/West Juneau Liaison Report - None
4. Member Reports - None

**L. Port Engineer's Report**

Mr. Sill reported-

- Marine Park Deckover Phase I - Edible Ed's will lay down more seed in the small lawn area and he will process the final payment to close out the project soon.
- Marine Park Deckover Phase II Reconfiguration of the Capstan – This was due to Longshoreman safety and operational concerns. The changes have been made and the Longshoreman are very happy.
- Statter Harbor Restrooms – Staff is identifying various plumbing issues and Dawson has been reaching out to the sub-contractor Schmock Mechanical to send personnel to fix the issues. They are not totally unresponsive but there has been a struggle to get the issues fixed. The issues are leaks, and loose fixtures and minor completion items.
- Statter Harbor Restroom locks – These were all changed out on Monday. Staff needs to unlock the doors occasionally instead of always being controlled by electronics. If the electricity went down, staff would not be able to open the doors.
- Statter Harbor Restroom wireless link – MIS put in a temporary link for our internet to run our doors earlier in the project. They recently came back and installed the permanent wireless link.
- Aurora Harbor Rebuild Phase III – We did have a pre-construction meeting with Trucano three weeks ago and they will start pile driving and float installation the day after Christmas. Staff spoke to the Corps of Engineers about the pile driving permits and they should be ready in the next couple of weeks. Completion for this project is May 2024.
- Aurora Harbor Phase IV – We are currently working on the Grant Application with our term contractor DOWL. He put together a cost estimate for this project which is close to \$9.5M, however with the 10% contingency and 10% construction administration the project ends up being closer to \$11.5M. Funding for this project is \$5M from the funding match and we are hoping to get the ADOT \$5M. The supplies



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- may start coming in lower and Staff may need to do some adjusting but we are in the range to get this project completed.
- The Tidelands property near DIPAC transfer from the State of Alaska to CBJ is almost complete. He is working with CDD to add that to the two different lease areas.
  - Harris Harbor Gate – He said he provided an update at the Operations/Planning meeting. He has not sent out the solicitation memo yet because he is working with CBJ Purchasing to add better language in a contract. He also had a meeting with our term contractor to discuss the project with them and they are ready to go.
  - Douglas Harbor Lights - The light at the top of the launch ramp has been installed. We are working with Morris Engineering for a lighting project for two lights over by the ramps. We found out during the lighting project that Parks and Recreation is installing lights all along Savviko road. Staff is still moving forward with the lighting plan but making some small changes to it. With the lights being added on Savviko road there will be more illumination in our parking lots. This will not solve our security issues in our parking lot but it will help.
  - Wayside Park Float – Staff is going out with a condition assessment for the needed repairs to the float and dredging. The \$750,000 funding for this project came from the 1% sales tax.
  - Cruise Ship Dock Electrification – He and Mr. Uchtyl have been meeting with various power equipment suppliers, consultants, people in the Industry to get a good understanding on who does what. Earlier this week, we met with JCOS (Steve Behnke and Gretchen Keiser). We had a nice discussion explaining our planning effort on this topic and identified challenges that we need to design around to come up with a solution. Last week we met with CBJ Public Works Director Katie Koester and the Tourism Manager to update them with what Docks & Harbors is doing with the cruise ship docks electrification topic. He met this week with Schneider Electric who is a big electric supplier. He said he would like to present at the next Board Meeting what has been learned through this process.

Ms. Smith asked if the North end of Aurora will need a touch up dredging before the floats are installed.

Mr. Sill said no. When the Corps dredged, staff requested to overdredge when possible.

Mr. Grant asked with the lights Parks & Recreation is having installed, is it on the Park side or Harbors side?

Mr. Sill said the Park side.

Mr. Leither asked how far along Parks and Recreation was with their lighting project?

Mr. Sill said the P&R project will be completed in a couple of weeks and the light pole bases are already installed.

**M. Harbormaster's Report**  
Mr. Creswell reported -

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**For Thursday, July 27th, 2023**

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- The Port - The Cruise Ships are very busy and Scott Hinton's crew is doing a great job with the resources they have. There has been corn hole games and recycled plastic picnic tables installed in the Peratrovich Plaza.
- Port Admin Nichole Benedict's last day is Friday. She is moving out of town. There will be a farewell barbecue tomorrow at the Port. Her new replacement is Andrea Shaw.
- Salmon Derby is August 11<sup>th</sup> – 13<sup>th</sup>. He is working with the Territorial Sportman Association and they want to do the same as last year and have the landing station at the Auke Bay Loading Facility.
- Army/Coast Guard Dive Team – They will be in town for August and will be working on some of our projects like past years.
- Coast Guard Buoy Tender Round Up August 13<sup>th</sup> – 17<sup>th</sup>. There are eight Buoy Tenders coming this year. We will be mooring two of their 175' Buoy Tenders on the inside of the CT (ICT).
- The 10-day move rule – This is going well now. If anyone needs an extension they are working with Mr. Norbryhn.
- There were several impound notices issued on Monday.
- There were several vehicle impound notices put on abandoned vehicles.
- The beginning of June, staff sent out letters to Harris Harbor patrons who had not moved recently to get them in compliance with our move rule. About two thirds have already moved and the remaining vessels that have not communicated why they have not moved will get a 72 hour letter next week.
- Statter Harbor Restrooms – Staff is fine tuning the management.
- There has been an uptick in reported crime in the Harbors. People are starting to know the Security Officers schedule and he would like to have another security officer to work opposite shifts and cover the whole night.
- The Dusky Rock is now posted on the public surplus. There were 15 carts of garbage removed from that vessel.

Mr. Smith said she has had several complaints about the whale watching boats speeding.

Mr. Creswell said they can be reported to TBMP or Docks & Harbors staff and they can report the complaint to TBMP. We can issue a ticket to a speeding vessel but it is difficult because the ticket needs to be issued to the individual.

Mr. Grant commented that he was on the Seawalk yesterday in the Peratrovich Plaza area and he noticed that people confine themselves to the dock and did not move through the Plaza. The Seawalk was crowded with all the benches full, and the Plaza was empty. He questioned if there were structures planned for the plaza to make it a more hospitable place? He suggested planters with benches.

Mr. Uchytel said staff has been working on this over a year. Staff recognizes the need to draw people into the Plaza and that was why Corvus Design was hired to come up with ideas. The corn hole games and picnic tables were added with the thought of pulling people in. Staff is still working on this and will entertain any ideas the Board members have.

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Mr. Grant suggested a throughway through Petatovich Plaza to the street.

Mr. Uchytel said the challenge with that idea is the grade of the Plaza. It is not ADA compliant and there is rebar sticking out of the ground. Ideally Morris Communication would be building on their property with other uses to draw people through the Plaza. We are trying to make it nice for the short term. There is plans to move the Juneau-Douglas Museum to this location. The City should purchase the Morris Communication property and build the Douglas Museum there, but the property is not cheap.

Mr. Leither asked Mr. Creswell if the affects of the ten day rule is working like intended?

Mr. Creswell said he sees more turnover.

**N. Port Director's Report**

Mr. Uchytel reported

- Ms. Larson provided preliminary FY23 budget numbers. These are not final numbers, but the Harbors is estimated to be up about \$900,000. Adding that to our fund balance, we should have about \$2M. For the Docks, we are anticipating \$700,000 above our expenses. However, because we exceeded our spending authority, we will need to ask for a supplemental. Finance Department still needs to audit all the numbers.

Mr. Grant asked what implications will this have on the rate increase that has not gone into affect yet?

Mr. Uchytel said we still need to do the rate increase. There are still many things we need to fund. He would read these numbers as we are judicious with our operations.

- On Senator Murkowski's Congrestional Directed spending list is the wave attenuator study to received \$500,000 in funding. However, the previous list shown the wave attenuator to receive \$1.5M. Staff has been petitioning the Army Corps of Engineers since 2017/2018. The Army Corps thinks this is a great project and wants to do it, but they are waiting on funding. The first thing that needs to happen before the project, is a study. All studies are \$3M and half of that is our responsibility.
- He talked with Dr. Palmer, the new UAS Chancelor at a recent event. He asked if she would be willing to attend a Docks & Harbors briefing about our issues. She provided Mr. Uchytel her scheduler number to work on a date. When he called the scheduler, he was provided the 7<sup>th</sup>, 9<sup>th</sup> and 11<sup>th</sup>. He asked the Board members if anyone else would like to attend this meeting but it can not be more than three?

Mr. Etheridge requested Board members that would like to attend the briefing reach out to him.

- He contacted Mr. Joe Smith about his property being used as a Boatyard and he would be happy to meet to talk over Docks & Harbors Boatyard issue.
- August 31<sup>st</sup> is the next Board meeting where he is anticipating the Board provide direction to staff to go out with a public notice and schedule a hearing for the proposed rate increase. He has been working with Law on what the proposed rate will look like. The process is that we work with Law on the proposed regulation

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change and after the public hearing we send it to the Assembly for adoption or send it back.

**O. Assembly Liaison Report**

Mr. Bryson reported –

- He chairs the Assembly Lands Committee and the only thing for Docks & Harbors is the hazard maps with the downtown slide and avalanche zone. A couple of options were forwarded to the Assembly that they will likely discuss at the next Committee of the Whole. No one likes these maps and adopting these maps would mean that the City is acknowledging that and every bank acknowledges that. If the City does not acknowledge the maps, the banks do not acknowledge that maps.
- The Asssembly conducted Docks & Harbors interviews and he welcomed the new members.
- The Assembly is working on the City Manager recruitment and hope to have news of a new City Manager soon.
- Senator Murkowski congressionally directed spending (CDS) funding does give the City 100% funding for the design of the North Douglas second crossing.
- He said he also spoke with Dr. Palmer and told her the Boatyard needed to have a solution.

**P. Board Administrative Matters**

- a. Ops/Planning Committee Meeting – Wednesday August 23, 2023
- b. Board Meeting – Thursday August 31, 2023

**Q. Adjournment** – The meeting adjourned at 6:28pm.

RECORD DRAWINGS  
11/11/2015

CAMERON D. DUNCAN  
STATE OF CALIFORNIA  
REGISTERED  
PROFESSIONAL ENGINEER  
STRUCTURAL  
No. S4150

U. S. COAST GUARD  
FACILITIES DESIGN &  
CONSTRUCTION CENTER



DETACHMENT SEATTLE  
915 SECOND AVENUE, ROOM 2664  
SEATTLE, WASHINGTON 98174-1011

ISSUE		
MARK	DATE	DESCRIPTION
	11/11/15	RECORD DRAWINGS

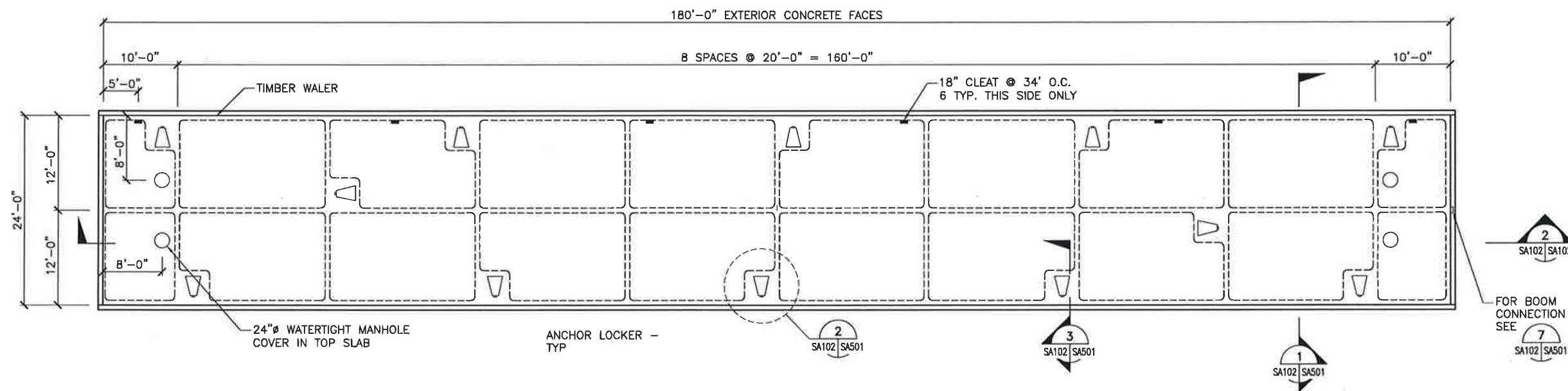
A/E PROJECT NO: 4138942  
CAD FILE NAME: 4138942SA102.DWG  
DESIGNED BY: CDD  
DRAWN BY: ESN  
EDITED BY: ESN  
CHECKED BY: RWS

SCALE: AS INDICATED PLOT SCALE: 1 : 1

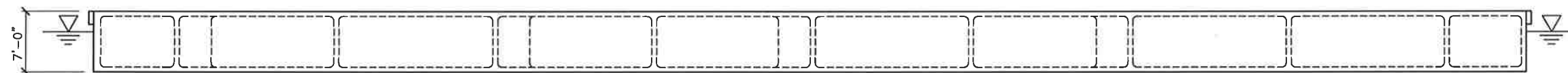
SHEET TITLE  
**FRC HOMEPORT UPGRADES  
BASE KETCHIKAN ALASKA  
WATERFRONT  
STRUCTURAL  
(E) WAVE ATTENUATOR PLAN**

REVIEWED BY:	REVIEWED BY:	REVIEWED BY:
PROJECT ENG.	BRANCH CHIEF	TECH. DIRECTOR

APPROVING OFFICER	DATE
PROJECT NUMBER <b>4138942</b>	DRAWING NUMBER <b>4138942SA102</b>
DISCIPLINE/SHIT NO <b>SA102</b>	SHEET <b>79</b> OF <b>13</b>

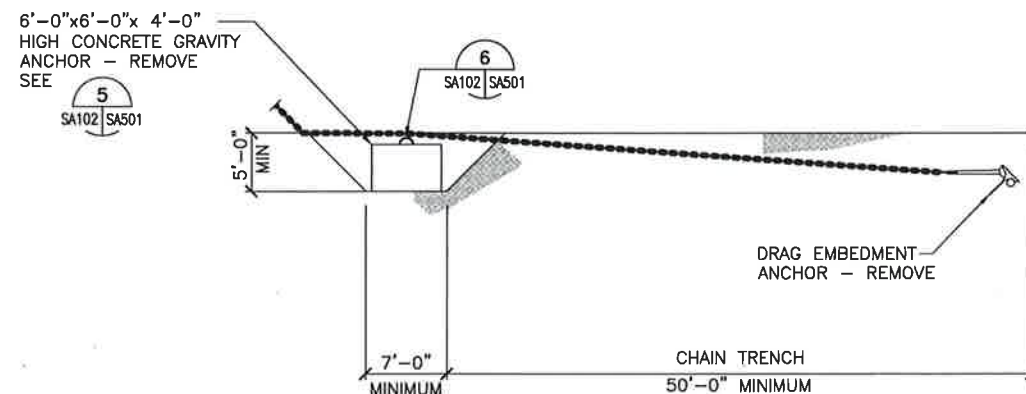


**EXISTING PONTOON - PLAN**  
SCALE: 1/8" = 1'-0"  
SA101 SA102



**EXISTING PONTOON - ELEVATION**  
SCALE: 1/8" = 1'-0"  
SA102 SA102

NOTE:  
ALL FLOAT COMPARTMENTS ARE FILLED  
W/ EXPANDED POLYSTYRENE (EPS)



**EXISTING GRAVITY/ STOCKLESS ANCHOR - DETAIL**  
SCALE: 1/8" = 1'-0"  
SA101 SA102

RECORD DRAWING  
DATED - 11/11/2015

GRAPHIC SCALE:



RECORD DRAWINGS  
11/11/2015

CAMERON D. DUNCAN  
STATE OF CALIFORNIA  
REGISTERED  
PROFESSIONAL ENGINEER  
STRUCTURAL  
No. S4150

U. S. COAST GUARD  
FACILITIES DESIGN &  
CONSTRUCTION CENTER



DETACHMENT SEATTLE  
915 SECOND AVENUE, ROOM 2664  
SEATTLE, WASHINGTON 98174-1011

ISSUE		
MARK	DATE	DESCRIPTION
	11/11/15	RECORD DRAWINGS

A/E PROJECT NO: 4138942  
CAD FILE NAME: 4138942SA103.DWG  
DESIGNED BY: CDD  
DRAWN BY: ESN  
EDITED BY: ESN  
CHECKED BY: RWS

SCALE: AS INDICATED PLOT SCALE: 1 : 1

SHEET TITLE

FRC HOMEPORT UPGRADES  
BASE KETCHIKAN  
KETCHIKAN ALASKA  
WATERFRONT  
STRUCTURAL  
NEW WAVE ATTENUATOR PLAN

REVIEWED BY: REVIEWED BY: REVIEWED BY:  
PROJECT ENG. BRANCH CHIEF TECH. DIRECTOR

APPROVING OFFICER DATE

PROJECT NUMBER DRAWING NUMBER

4138942

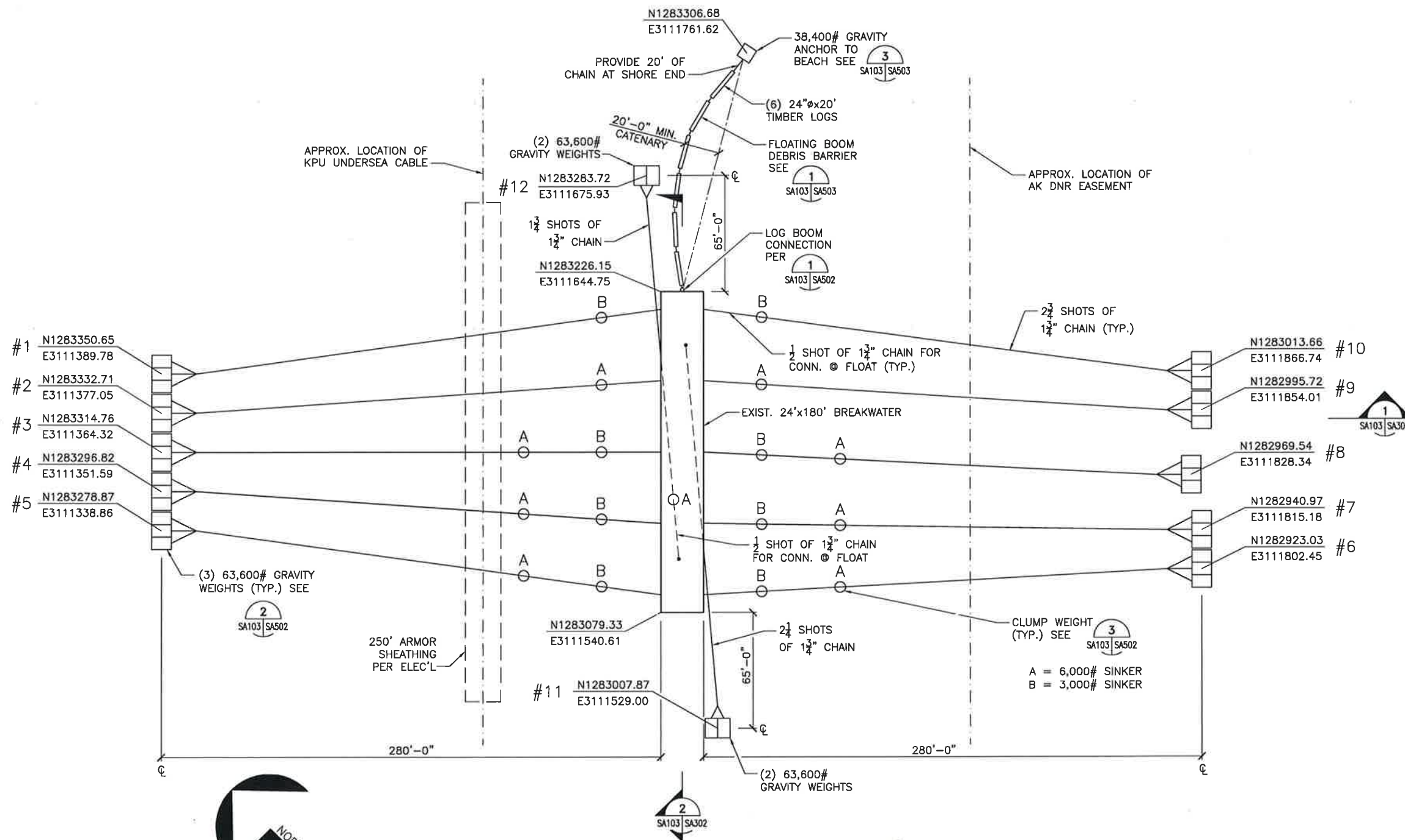
4138942SA103

DISCIPLINE/SHT NO

SA103

SHEET 80 OF 14

#8 = ANCHOR SET NUMBER

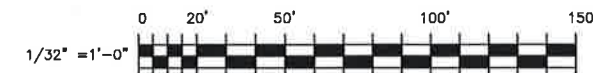


# NEW WAVE ATTENUATOR MOORING ARRANGEMENT

SCALE: 1/32" = 1'-0"

RECORD DRAWING  
DATED - 11/11/2015

GRAPHIC SCALE:





RECORD DRAWINGS  
11/11/2015

U. S. COAST GUARD  
FACILITIES DESIGN &  
CONSTRUCTION CENTER



DETACHMENT SEATTLE  
915 SECOND AVENUE, ROOM 2664  
SEATTLE, WASHINGTON 98174-1011

ISSUE

MARK	DATE	DESCRIPTION
	11/11/15	RECORD DRAWINGS

A/E PROJECT NO: 4138942  
CAD FILE NAME: 4138942SW103.DWG  
DESIGNED BY: CDD  
DRAWN BY: ESN  
EDITED BY: ESN  
CHECKED BY: RWS

SCALE: AS INDICATED PLOT SCALE: 1 : 1

SHEET TITLE

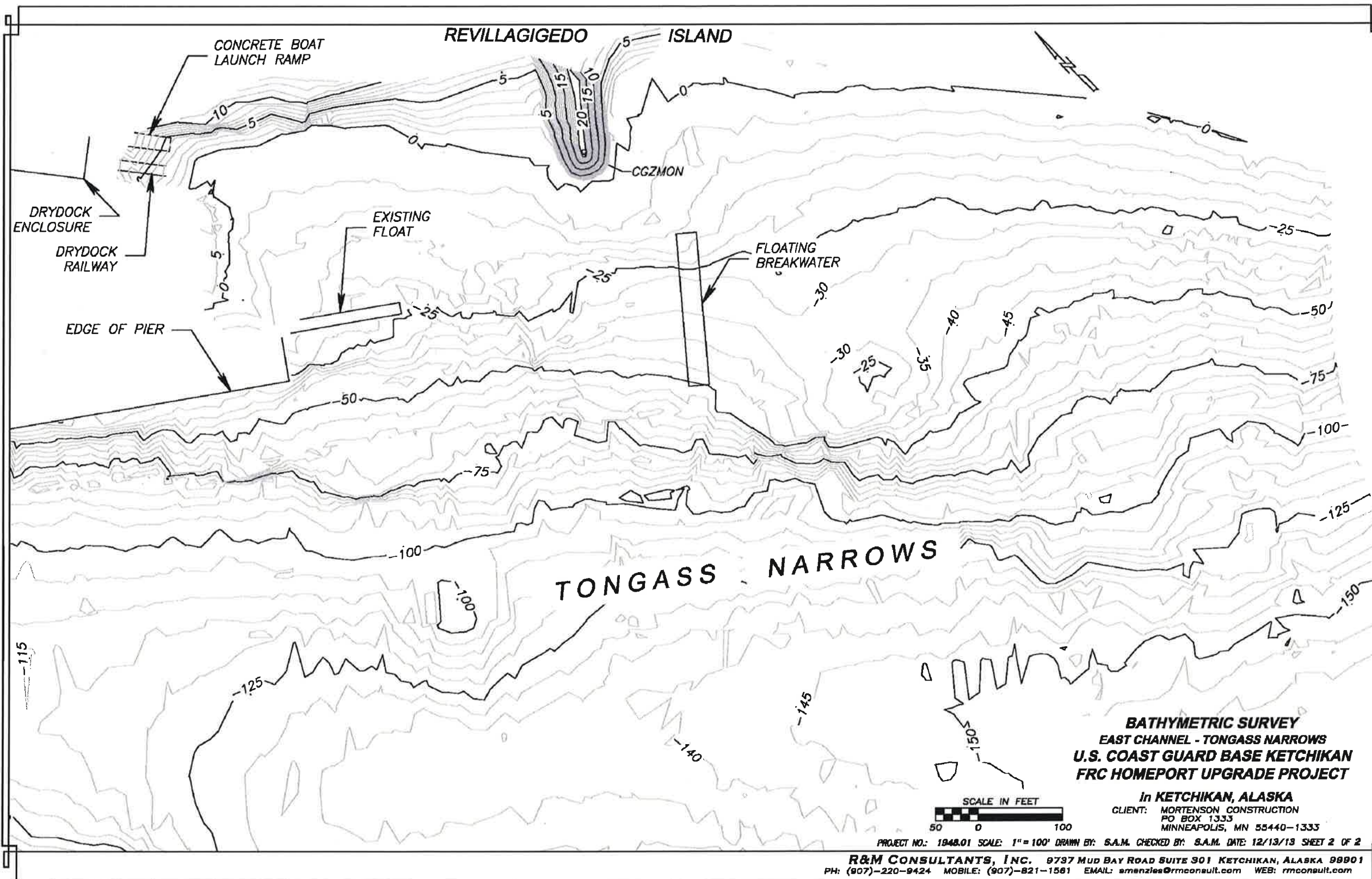
FRC HOMEPORT UPGRADES  
BASE KETCHIKAN  
KETCHIKAN ALASKA  
WATERFRONT  
STRUCTURAL  
BATHYMETRIC SURVEY: 1"=60'

REVIEWED BY: REVIEWED BY: REVIEWED BY:  
PROJECT ENG. BRANCH CHIEF TECH. DIRECTOR

APPROVING OFFICER DATE

PROJECT NUMBER DRAWING NUMBER  
4138942 4138942SW103

DISCIPLINE/SHT NO SHEET 47 OF 15  
SW103



SCALE: 1" = 60' WHEN PLOTTED ON 22x34 SHEET

GRAPHIC SCALE:



RECORD DRAWING  
DATED - 11/11/2015



# Port of Juneau

155 S. Seward Street • Juneau, AK 99801  
(907) 586-0292 Phone • (907) 586-0295 Fax

**From:** Port Director  
**To:** Neil MacKinnon  
**Date:** August 31<sup>th</sup>, 2023  
**Re:** BOAT SHELTER (AG-24 & AG-25) – FOR SALE

---

1. In accordance with 05 CBJAC 40.020, Mr. Neil MacKinnon provided notice of intentions to sell Boat Shelter (AG-24/25) in Aurora Harbor on August 10<sup>th</sup>. Docks & Harbors has the first right of refusal to purchase this structure at fair market value.

2. The applicable “Boat shelter sales” regulation states:

*05 CBJAC 40.020(f) - Boat shelter sales. Reserved moorage status within a boat shelter may transfer between the seller and buyer of a boat shelter. In order to transfer the reserved moorage status within a boat shelter, the owner of a boat shelter shall inform the Port Director of the owner's desire to sell a shelter before offering the shelter for sale to the general public. The Docks and Harbors Board has the first right of refusal to purchase the shelter at fair market value. If the Board does not exercise its first right of refusal within 30 days after notice, the owner may offer the shelter for sale to the general public. If the owner sells the shelter without informing the Port Director and allowing the Docks and Harbors Board its first right of refusal, the reserved moorage within the shelter will not transfer to the buyer. This subsection does not allow an inappropriately sized vessel to be assigned reserved moorage space within a boat shelter.*

3. The Docks & Harbors Board is waiving its right of first refusal to purchase which will allow Mr. Neil MacKinnon to sell Boat Shelter AG-24/25 on the open market to the general public.

#





# Port of Juneau

155 S. Seward Street • Juneau, AK 99801  
(907) 586-0292 Phone • (907) 586-0295 Fax

**From:** Port Director

**To:** City & Borough Assembly

**Via:** (1) Docks & Harbors Board  
(2) City Manager

**Date:** August xx<sup>th</sup>, 2023

**Re:** CBJ DOCK ELECTRIFICATION - UPDATE

1. At the August 8<sup>th</sup>, 2022 Committee of the Whole meeting, a [memo](#) was provided to the Assembly outlining a process to bring shore power to the two CBJ owned docks through the results of the [2022 Juneau Cruise Ship Dock Electrification Report](#). The memo noted numerous positive events which are advancing the opportunities to bring clean hydroelectric shore power to visiting cruise ships. Some of these actions include the strong support from the cruise industry to pursue the AK/BC/WA Maritime Green Corridor; significant consultation with the local electrical utility company (AELP) along with other Juneau partners, stakeholders and community members; continued pursuit for federal grants; and, Assembly prioritization of local passenger fees for funding dock electrification.
2. The August 2022 plan enabled the ordering of a LTC (Load Tap Changer) transformer for the South Franklin Dock (SFD) substation, which is a precursor requirement in providing shore power at additional docks in Juneau. Refreshing this 22-year old equipment with current technology will significantly improve the flexibility of the SFD substation to meet the voltage levels required by the cruise ships and ultimately allow cruise ships which are currently connecting to be on shore power for a longer period of time. The \$2.26M procurement package for the LTC transformer is underway and AELP is reviewing the manufacturer's shop drawings. It is anticipated that the LTC transformer will be installed in the fall of 2024.
3. Docks & Harbors has been meeting with AELP nearly weekly since January to plan and evaluate options to bring shore power to the CBJ owned docks. These joint efforts have included exhaustive interviews with US port executives, manufacturers of electrical equipment, manufacturers of cable management systems and consultants with proprietary systems providing "power conditioning" to cruise ship port clients. With the potential electrification for three or four different dock owners within the Port of Juneau, it is abundantly clear that the preferred solution must be in concert with AELP's expertise and guidance. After speaking with global

consultants and equipment suppliers, it is not an overstatement that Juneau will be the most technologically challenging port worldwide to electrify. This is essentially due to stepping down 69kV transmission voltage to 11kV/6.6kV distribution voltage along a steep mountainside; then to submarine cables/small float with a 25-foot tidal range to a cable management system; and finally connecting to the ship’s onboard system. I know of no other port in the world that has less useable uplands than Juneau for electrical infrastructure laydown.

4. The 2022 Dock Electrification report estimated the cost to electrify both the Alaska Steamship (AS) and Cruiseship Terminal (CT) Docks to be \$25M. However, this estimate is based on cost data, pre-pandemic. Extrapolating from our recent Aurora Harbor electrical bid tabs and from open-source news from other US ports adding shore power, anticipating a \$20M project per dock is not unreasonable. The financing plan which was presented to the August 2022 COW suggested that funding for the AS/CT Docks would be through dedicated revenues bonds with the cruise ship docks as fiscal collateral. It is now understood that new revenue bonds cannot encumber existing facilities with bonds. However, it may be possible to leverage revenue bonds which utilize future passenger fees as the funding source to service the bond debt. Additionally, CBJ Law has opined that “no general obligation indebtedness of the municipality may be incurred” unless authorized by voters. Another funding option available to CBJ could be through a loan offered by the USDA Rural Energy Savings Program (RESP) program and administered thorough JEDC. In summary, this means other means of financing must be considered including passenger fees, loans and federal grants.
5. In 2022, Docks & Harbors unsuccessfully applied for two US DOT federal grants:
- \$25M FY22 RAISE (Rebuilding American Infrastructure with Sustainability & Equity); and,
  - \$25M FY22 PIDP (Port Infrastructure Development Program)

It is our intentions to apply for FY23 EPA DERA (Diesel Emissions Reduction Act) grant, due December 1<sup>st</sup>, which can provide a maximum of \$1.5M per application. As well as applying for an upcoming IRA (Inflation Reduction Act) EPA Clean Ports Program grant. Although the Clean Port Program - Notice of Funding Opportunity (NOFO) is not expected until the first quarter of calendar year 2024, it is anticipated that up to \$3B will be made available for ports.

6. With the FY24 commitment of \$5M from passenger fees, the Dock Electrification CIP has \$5.38M. It is Docks & Harbors intentions to continue to leverage these funds toward grant opportunities and build a balance which is sufficient to contract for electrifying the AS Dock. Working with AELP, we will develop a strategy to procure engineering services, electrical equipment and construction contracts necessary to advance the community goal of reducing cruise ship emissions in Juneau Harbor.

#

Copy: AELP  
JCOS  
JEDC

Harbor Rate Adjustment  
Execution Planning Schedule  
**PROPOSED**

Section G, Item 5.

- ✓ January 13<sup>th</sup>, 2022 – Docks & Harbors awarded contract to HDR-Alaska, Inc for Harbor & Port Rate Study
- ✓ September 1<sup>st</sup>, 2022 – Docks & Harbors received final HDR report “Port of Juneau – Docks & Harbors Rate Setting Project”
- ✓ November 17<sup>th</sup>, 2022 – Docks & Harbors received final briefing from HDR
- ✓ December 7<sup>th</sup> & 8<sup>th</sup>, 2022 – Board Retreat offered consensus to increase fees 9% across both the Docks Enterprise and Harbors Enterprise
- ✓ January 18<sup>th</sup>, 2023 – Operations & Planning Committee discussed next steps to raise rates 9% as an informational item
- ✓ January 26<sup>th</sup>, 2023 – Regular Board meeting discussed next steps to raise rates 9% as an informational item
- ✓ February 15<sup>th</sup>, 2023 – Operations & Planning Committee reviewed White Paper – Propose Docks & Harbors Rate Increase. Committee was notified that the 2022 Urban Alaska CPI was 8.1%
- ✓ February 23<sup>rd</sup>, 2023 – Regular Board asked to affirm by motion: “To accept the findings of the HDR Report and direct Staff to begin a process, with Board engagement to raise fees 9% across the Docks Enterprise and Harbor Enterprise”.
- ✓ March 22<sup>nd</sup>, 2023 – Staff provides proposed ppt and informational material to Ops Committee
- ✓ April 4<sup>th</sup>, 2023 – Hold open house at Mendenhall Library to engage public on proposed rate increase
- ✓ April 18<sup>th</sup>, 2023 – Hold open house at Yacht Club to engage public on proposed rate increase
- ✓ May 17<sup>th</sup>, 2023 - Operations & Planning Committee considers public input and makes recommendation to increase rates on time certain schedule
- ✓ May 25<sup>th</sup>, 2023 – Docks & Harbor Board finalizes execution plan – *Motion to increase rates 9% in January 2024*
  - August 31<sup>th</sup>, 2023 – Commence 21-day public notice process to make regulations fee changes
  - ~~September 28<sup>th</sup>~~ October 4<sup>th</sup>, 2023 – Public hearing on regulations to fee changes
  - October 23<sup>rd</sup>, 2023 – Assembly adopts Board recommendations on regulations to fee changes
  - January 2024 – First (or only) fee changes goes into effect

# REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

## Amendment of Title 05, Chapters 15, 20, 30 and 40

### FEES AND CHARGES – APPLICATION OF CONSUMER PRICE INDEX

PURSUANT TO AUTHORITY GRANTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, THE DOCKS AND HARBORS BOARD PROPOSES TO ADOPT THE FOLLOWING AMENDMENT TO REGULATIONS EFFECTIVE JANUARY 1, 2024:

**Section 1. Authority.** These regulations are adopted pursuant to CBJ Ordinance 01.60, 85.02.060, and 85.02.100.

**Section 2. Amendment of Section.** 05 CBJAC 15.030 Dockage charges, is amended to read:

#### **05 CBJAC 15.030 Dockage charges.**

...

(e) From May 1 to September 30, dockage for all vessels, except those vessels paying dockage fees set out in 05 CBJAC 15.030(f) and (h), will be assessed for each 24-hour period or portion thereof as follows:

(1) ~~\$3.00~~ 3.53 per foot for vessels less than 65 feet in length overall;

(2) ~~\$5.00~~ 5.89 per foot for vessels with a length overall from 65 feet up to 200 feet; and

(3) ~~\$3.00~~ 3.53 per foot for vessels greater than or equal to 200 feet in length overall.

(f) From May 1 to September 30, fishing vessels will be assessed dockage at ~~\$1.50~~ 1.77 per foot of length overall for each 24-hour period or portion thereof, except there will be no charge to vessels staging to offload at Taku Dock, provided the duration of staging is less than four hours.

...

**Section 3. Amendment of Section. 05 CBJAC 15.040** Port maintenance fee, is amended to read:

**05 CBJAC 15.040 Port maintenance fee.**

...

(e) *Port maintenance fees assessment:*

Time Period	Charge
Each 24-hour period or portion thereof	<del>\$0.055</del> <u>0.064</u> for each net registered ton of vessel displacement

...

**Section 4. Amendment of Section. 05 CBJAC 15.060** Vessel lightering fee, is amended to read:

**05 CBJAC 15.060 Vessel lightering fee.**

...

(e) *Vessel lightering fee assessment:*

Unit	Charge
Each 24-hour period or portion thereof.	<del>\$1,700.00</del> <u>2003.09</u>

...

**Section 5. Amendment of Section. 05 CBJAC 15.080** Loading permit fee, is amended to read:

**05 CBJAC 15.080 Loading permit fee.**

...

(c) *Loading permit fees assessment:*

Permit Type	Fee
"A" or "B" Permit	<del>2017: \$300 per company plus \$7 per passenger seat 2018: \$350 per company plus \$8 per passenger seat 2019: Calendar year permit: \$400</del> <u>494.41</u> per company plus \$9 <u>11.12</u> per passenger seat <del>Starting 2025: Adjust this fee every 5 years based on the CPI adjustment</del>

Limited Loading Permit	<del>\$15</del> <u>18.54</u> per vehicle for each permit day; or <del>\$250</del> <u>309.00</u> per year, whichever is less.
------------------------	--

- (d) *CPI adjustment.* For each calendar year after 2022, the fee assessed in this section will be equal to the previous fiscal year's fee, adjusted by the Consumer Price Index - Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the seasonal cruise vessel year (April 1 through November 1). The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 6. Amendment of Section. 05 CBJAC 15.110 Boom truck usage fee,** is amended to read:

**05 CBJAC 15.110 Boom truck usage fee.**

...

- (b) *Basis for charge.* The charge assessed will be at the rate of ~~\$120.00~~ 148.33 per hour for the first hour, and ~~\$60.00~~ 74.16 per 30 minutes thereafter.

...

**Section 7. Amendment of Section. 05 CBJAC 20.020 Special annual moorage fee for skiffs,** is amended to read:

**05 CBJAC 20.020 Special annual moorage fee for skiffs.**

...

- (b) The annual moorage fee shall be ~~\$300.00~~ 370.81 per calendar year (January 1 through December 31).

...

**Section 8. Amendment of Section. 05 CBJAC 20.030 Daily moorage fees,** is amended to read:

**05 CBJAC 20.030 Daily moorage fees.**

...

- (d) *Daily moorage fees.* Except as provided for reserved daily moorage, daily moorage fees will be assessed for each 24-hour period or portion thereof as follows:

- (1) From July 1, ~~2021~~ through June 30, ~~2022~~, ~~\$0.58~~ 0.72 per foot; and
- (2) CPI adjustment. The fees assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index - Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

...

**Section 9. Amendment of Section. 05 CBJAC 20.035** Monthly moorage fees, is amended to read:

**05 CBJAC 20.035 Monthly moorage fees.**

...

- (d) *Monthly moorage fee.* Monthly moorage fees will be assessed for each calendar month or portion thereof as follows:
  - (1) *Downtown harbors.* From July 1, ~~2021~~ to June 30, ~~2022~~: ~~\$4.40~~ 5.42 per foot.
  - (2) *Statter Harbor.* From July 1, ~~2021~~ to June 30, ~~2022~~: ~~\$7.30~~ 9.03 per foot.

...

**Section 10. Amendment of Section. 05 CBJAC 20.045** Fee for tenders, is amended to read:

**05 CBJAC 20.045 Fee for tenders.**

...

- (c) *Moorage fee.* There is no moorage fee for a tender in cases where the primary vessel is shorter than the designated stall length, the owner pays moorage fees based on the designated stall length, and the tender can fit within the stall without causing the tender or primary vessel to protrude beyond the designated stall length. In all other cases, the owner of the tender shall pay fees as follows:
  - (1) Annual fee of ~~\$150.00~~ 176.74 per tender paid in advance;
  - (2) Monthly fee of ~~\$50.00~~ 58.91 per tender paid in advance; or
  - (3) Daily fee in accordance with Section [05 CBJAC 20.030] 30 of this regulation.

...

**Section 11. Amendment of Section. 05 CBJAC 20.050 Residence surcharge,** is amended to read:

**05 CBJAC 20.050 Residence surcharge.**

...

- (d) *Residence surcharge.* The owner shall pay a residence surcharge of ~~\$69.00~~ 85.28 per calendar month, or portion thereof, for each vessel used as a residence. For a vessel with more than four residents, the owner shall pay an additional surcharge of ~~\$23.00~~ 28.43 per calendar month, or portion thereof, for each additional resident.

...

**Section 12. Amendment of Section. 05 CBJAC 20.060 Recreational boat launch fees,** is amended to read:

**05 CBJAC 20.060 Recreational boat launch fees.**

...

- (h) *Recreational launch ramp permit fees.* Recreational launch ramp permit fees, including administrative fees, will be assessed as follows:

~~Calendar year permit—Annual (January 1—December 31): \$90.00~~ 111.25  
(Recreational); \$309.00 (Commercial)

Daily: ~~\$15.00~~ 18.53 (Recreational); \$37.08 (Commercial)

Administrative fee for additional permit(s) or lost decal(s): \$5.00 each

...

**Section 13. Amendment of Section. 05 CBJAC 20.070 Fees for commercial use of boat launches,** is amended to read:

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

...

- (d) *Inspected vessel fees.* The harbormaster shall assess permit fees to the owner of a vessel engaged in passenger-for-hire activities that is regulated under Subchapter T and S of 40 CFR 33 as follows:



- (1) Calendar year ~~2022~~ permit: ~~\$569.80~~ 671.39 per vessel plus ~~\$1.65~~ 1.94 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity.

...

- (e) *Uninspected vessel fees.* The Harbormaster shall assess permit fees to the owner of a vessel engaged in passenger-for-hire activities that is not regulated under Subchapter T and S of 40 CFR 33 (OUPV - operator of uninspected passenger vessels) as follows:

- (1) Calendar year ~~2022~~ permit: ~~\$171.60~~ 202.20 per vessel plus ~~\$1.65~~ 1.94 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity.

...

**Section 14. Amendment of Section.** 05 CBJAC 20.080 Passenger-for-hire fee, is amended to read:

**05 CBJAC 20.080 Passenger-for-hire fee.**

...

- (d) *Inspected vessel fees.* The Harbormaster shall assess permit fees to the owner of a vessel engaged in passenger-for-hire activities that is regulated under Subchapter T and S of 40 CFR 33 as follows:

- (1) Calendar year ~~2022~~ permit: ~~\$569.80~~ 671.39 per vessel plus ~~\$1.65~~ 1.94 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity.

...

- (e) *Uninspected vessel fees.* The Harbormaster shall assess permit fees to the owner of a vessel engaged in passenger-for-hire activities that is not regulated under Subchapter T and S of 40 CFR 33 (OUPV - operator of uninspected passenger vessels) as follows:

- (1) Calendar year ~~2022~~ permit: ~~\$171.60~~ 202.20 per vessel plus ~~\$1.65~~ 1.94 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity.

...

**Section 15. Amendment of Section. 05 CBJAC 20.090 Statter Harbor Bus Lot permit fee, is amended to read:**

**05 CBJAC 20.090 Statter Boat Harbor Bus Lot permit fee.**

...

- (c) *Fees.* The Harbormaster shall assess permit fees to the owner of a vehicle using the Statter Harbor Bus Lot to pick-up and discharge passengers for passenger-for-hire activities as follows:
- (1) Calendar year permit: ~~\$300.00~~ 370.81 per company plus ~~\$15.00~~ 18.54 per passenger seat; or
  - (2) Once per week permit: \$25.00 per vehicle per calendar day for companies that use the lot to drop-off passengers for passenger-for-hire activities no more than once per week; or
  - (3) No charge for non-profit use when approved by the Harbormaster on a case-by-case basis.

...

**Section 16. Amendment of Section. 05 CBJAC 20.100 Grid usage fees, is amended to read:**

**05 CBJAC 20.100 Grid usage fees.**

...

- (d) *Grid usage fees.* Grid usage fees shall be assessed as follows:

\$ per foot per day	<del>\$1.00</del> <u>1.24</u>
---------------------	-------------------------------

...

**Section 17. Amendment of Section. 05 CBJAC 20.110 Crane use fees, is amended to read:**

**05 CBJAC 20.110 Crane use fees.**

...

- (c) *Crane use fees.* Crane use fees will be assessed at the rate of ~~\$5.00~~ 6.17 per each 15 minutes of use.

...

**Section 18. Amendment of Section. 05 CBJAC 20.130 Storage fees,** is amended to read:

**05 CBJAC 20.130 Storage fees.**

- (a) A person may apply to the Harbormaster for use of long-term storage space in designated areas. Except as provided herein, the fee for use of this space is ~~\$0.50~~ 0.61 per square foot per calendar month, or portion thereof. The Harbormaster is authorized to issue permits and develop written procedures to implement this section.
- (b) Vessel storage. When available, Docks and Harbors will allow vessels to be hauled out and temporarily stored at the Auke Bay Loading Facility. The following rates apply:
  - (1) May through September: ~~\$1.00~~ 1.18 per linear foot per day for up to five days.
  - (2) May through September: ~~\$3.00~~ 3.53 per linear foot per day after five days.
  - (3) October through April: ~~\$8.00~~ 9.43 per linear foot per calendar month.
  - (4) No storage fee will be assessed for the day the vessel is hauled out.
- (c) Boat stand rental. When a vessel is brought to available uplands for storage by an individual or contractor, Docks and Harbors shall assess one hour of prevailing labor rate for blocking and ~~\$100.00~~ 117.83 per calendar month for use of boat stands. The Harbormaster or their representative shall approve the blocking of all vessels.

...

**Section 19. Amendment of Section. 05 CBJAC 20.140 Staff labor fees,** is amended to read:

**05 CBJAC 20.140 Staff labor fees.**

When required in the furtherance of duties set out in CBJ Ordinance Title 85, harbor regulations and rules, fees for services of Docks and Harbors Department staff will be assessed as follows:

- (1) ~~\$75.00~~ 92.69 per hour for each staff person with a one-hour minimum charge per staff person;
- (2) ~~\$125.00~~ 142.93 boat charge per hour, one-hour minimum, and increments each 30 minutes prorated; and

...

**Section 20. Amendment of Section. 05 CBJAC 20.150** Reserved moorage waitlist fee, is amended to read:

**05 CBJAC 20.150 Reserved moorage waitlist fee.**

- (a) A person applying for placement on the reserved moorage waitlist shall pay an initial sign-up fee of ~~\$50.00~~ 61.80 and an annual fee of ~~\$10.00~~ 12.36 payable by March 1 of each year that the person wishes to remain on the waitlist.

...

**Section 21. Amendment of Section. 05 CBJAC 20.170** Private boathouse surcharge, is amended to read:

**05 CBJAC 20.170 Private boathouse surcharge.**

...

- (d) *Fair market rent.* The fair market rent used to compute the annual fee is ~~\$0.13~~ 14 per square foot.

**Section 22. Amendment of Section. 05 CBJAC 20.175** Fee for delivery and sale of fuel at the Auke Bay Loading Facility, is amended to read:

**05 CBJAC 20.175 Fee for delivery and sale of fuel at the Auke Bay Loading Facility.**

...

- (b) A fee of ~~\$0.05~~ .055 per gallon of fuel will be assessed to all retailers selling fuel to a vessel at the Auke Bay Loading Facility.

...

**Section 23. Amendment of Section. 05 CBJAC 20.210** Auke Bay Loading Facility – Float Moorage, is amended to read:

**05 CBJAC 20.210 Auke Bay Loading Facility—Float Moorage.**

- (a) The fee to use the Auke Bay Loading Facility Float shall be as follows:
- (1) No cost for the first two hours using the float.

- (2) ~~\$0.75~~ .93 per linear foot per calendar day for using the float for more than two hours and up to three calendar days.
- (3) ~~\$1.50~~ 1.85 per linear foot per calendar day for using the float for more than three calendar days and up to seven calendar days.
- (4) ~~\$3.00~~ 3.70 per linear foot per calendar day for using the float for seven calendar days or more.

...

**Section 24. Amendment of Section. 05 CBJAC 20.220 Auke Bay Loading Facility Float – Mechanical Work Zone,** is amended to read:

**05 CBJAC 20.220 Auke Bay Loading Facility Float—Mechanical Work Zone.**

- (a) The rate for the Docks and Harbors Auke Bay Loading Facility Float Mechanical Work Zone shall be as follows:
  - (1) ~~\$0.75~~ .93 per linear foot per calendar day for the first three days.
  - (2) ~~\$1.50~~ 1.85 per linear foot per calendar day for days four through seven.
  - (3) ~~\$3.00~~ 3.70 per linear foot per calendar day in excess of seven days.

**Section 25. Amendment of Section. 05 CBJAC 30.010 Shorepower access fees,** is amended to read:

**05 CBJAC 30.010 Shorepower access fees.**

...

- (e) *Daily shorepower access fees.* Fees to access shorepower on a daily basis are as follows:

Connection Type	Fee
20 amp (120V, 1 phase)	<del>\$6.00</del> <u>7.41</u>
30 amp (120V, 1 phase)	<del>9.00</del> <u>11.29</u>
50 amp (208V, 1 phase)	<del>25.00</del> <u>30.90</u>
<del>50 amp (208V, 3 phase)</del>	<del>52.00</del>
100 amp (208V, 3 phase)	<del>86.00</del> <u>106.30</u>
100 amp (480V, 3 phase)	<del>198.00</del> <u>244.73</u>

- (f) *Summer monthly shorepower access fees.* Fees to access shorepower on a monthly basis during the months of May, June, July, August, and September are as follows:

Connection Type	Liveaboard Fee	Non-Liveaboard Fee
20 and 30 amp	<del>\$90.00</del> <u>112.25</u>	<del>\$54.00</del> <u>66.75</u>
50 amp	<del>180.00</del> <u>244.73</u>	<del>108.00</del> <u>133.49</u>
100 amp/208 volt	<del>420.00</del> <u>519.13</u>	<del>252.00</del> <u>311.48</u>
100 amp/480 volt	<del>990.00</del> <u>1,223.67</u>	<del>588.00</del> <u>726.78</u>

- (g) *Winter monthly shorepower access fees.* Fees to access shorepower on a monthly basis during the months of October, November, December, January, February, March, and April are as follows:

Connection Type	Liveaboard Fee	Non-Liveaboard Fee
20 amp	<del>\$120.00</del> <u>148.33</u>	<del>\$72.00</del> <u>89.00</u>
30 amp	<del>162.00</del> <u>199.88</u>	<del>96.00</del> <u>118.66</u>
50 amp	<del>300.00</del> <u>370.81</u>	<del>180.00</del> <u>222.48</u>
100 amp/208 volt	<del>720.00</del> <u>889.94</u>	<del>420.00</del> <u>519.13</u>
100 amp/480 volt	<del>1,680.00</del> <u>2,076.53</u>	<del>972.00</del> <u>1,201.42</u>

...

**Section 26. Amendment of Section.** 05 CBJAC 40.010 General moorage management policy, is amended to read:

**05 CBJAC 40.010 General moorage management policy.**

...

- (g) *Vessel salvage and disposal.*

- (1) Prior to obtaining a moorage assignment pursuant to 05 CBJAC 40.035, 050, 055, or 065, the owner of a vessel must

...

- (ii) pay a non-refundable moorage surcharge ~~\$0.25~~ .31 per foot per month.

...

**Section 27. Amendment of Section. 05 CBJAC 40.065 Vessel anchoring requirements,** is amended to read:

**05 CBJAC 40.065 Vessel anchoring requirements.**

(d) *Permits.* The owner, operator, master, or managing agent of a vessel must submit an application for an anchoring permit on a form provided by the Port Director.

...

(2) *Long-term permit.* The Port Director may issue a long-term permit for a vessel anchoring out for 14 to 90 days. No vessel may receive a long-term permit or a combination of permits for anchorage of more than 90 days in any 12-month period.

(A) A ~~\$100.00~~ 109.00 non-refundable application fee is required to apply for a long-term permit. In addition, the daily fee for anchorage is ~~\$0.25~~ 0.27 per foot.

...

**Section 28. Notice of Proposed Adoption of a Regulation.**

The notice requirements of CBJ 01.60.200 were followed by the agency. The notice period began on \_\_\_\_[date public comment notice begins in Juneau Empire]\_\_\_\_, which is not less than 21 days before the date of adoption of these regulations as set forth below.

**Adoption by Agency**

After considering all relevant matter presented to it, the agency hereby amends these regulations as set forth above. The agency will next seek Assembly review and approval.

Date: \_\_\_\_\_

\_\_\_\_\_  
Carl Uchytel  
Port Director

### Legal Review

These regulations have been reviewed and approved in accordance with the following standards set forth in CBJ 01.60.250:

- (1) Its consistency with federal and state law and with the charter, code, and other municipal regulations;
- (2) The existence of code authority and the correctness of the required citation of code authority following each section; and
- (3) Its clarity, simplicity of expression, and absence of possibility of misapplication.

Date: \_\_\_\_\_

\_\_\_\_\_  
Emily L. Wright  
Assistant Municipal Attorney

### Assembly Review

These regulations were presented to the Assembly at its meeting of \_\_\_\_\_. They were adopted by the Assembly.

Date: \_\_\_\_\_

\_\_\_\_\_  
Elizabeth J. McEwen, Municipal Clerk

### Filing with Clerk

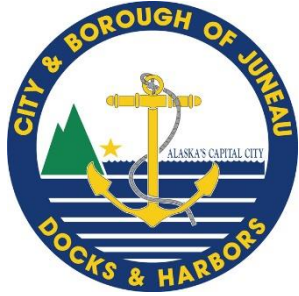
I certify, as the Clerk of the City and Borough of Juneau, that the following statements are true:

- (1) These regulations were accepted for filing by the office of the clerk at \_\_\_\_:\_\_\_\_ a.m./p.m. on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.
- (2) After signing, I will immediately deliver or cause to be delivered copies of this regulation to the attorney and the director of libraries.
- (3) A permanent file of the signed originals of these regulations will be maintained in this office for public inspection.
- (4) Effective date: \_\_\_\_\_.

Date: \_\_\_\_\_

\_\_\_\_\_  
Elizabeth J. McEwen, Municipal Clerk





# Port of Juneau

City & Borough of Juneau • Docks & Harbors  
155 S. Seward Street • Juneau, AK 99801  
(907) 586-0292 Phone • (907) 586-0295 Fax

## NOTICE OF PROPOSED CHANGES TO REGULATION Amendment of Title 05, Chapters 15, 20, 30 & 40 Fees and Charges

DOCKS & HARBORS BOARD IS PROPOSING TO INCREASE ALL DOCKS & HARBOR FEES 9%. BELOW IS A FISCAL NOTE CHART WITH THE PROPOSED CHANGES FOR JANUARY 1ST, 2024.

Fee	Regulation	Current Fee FY24	CPI Date	Jan 1 <sup>st</sup> , 2024 9% increase	Fiscal Note <sup>1</sup>
<b>Dockage Charge</b>	05 CBJAC 15.030	\$1.62/ft Fishing Vessel, \$3.24/ft <65 feet, \$5.40/ft 65 feet – 200 feet; and, \$3.24/ft over 200 feet	April 1st	\$1.77/ft Fishing Vessel \$3.53/ft <65 feet; \$5.89/ft 65 feet -200 feet; and, \$3.53/ft over 200 feet	\$0 \$0 \$1,310 \$90,154
<b>Port maintenance fee</b>	05 CBJAC 15.040	\$0.059 per Net Registered Ton	April 1st	\$0.064 per Net Registered Ton	\$133,124
<b>Vessel Lightering fees</b>	05 CBJAC 15.060	\$1,837.70	April 1st	\$2003.09	\$10,066
<b>Limited Loading Permit Loading permit fees</b>	05 CBJAC 15.080 05 CBJAC 15.080	\$17.01/day and \$283.49/year \$453.59 company plus \$10.20/seat fee	April 1st	\$18.54/day & 309.00/year; \$494.41 company plus \$11.12/seat	\$198 \$20,490
<b>Boom truck services</b>	05 CBJAC 15.110	\$136.08 for 1st hour; then, \$68.04 per each 30 minutes	July 1st	\$148.33 for 1st hour; then, \$74.16 per 30 minutes	\$0
<b>Special annual moorage for skiffs</b>	05 CBJAC 20.020	\$340.19/year	July 1st	\$370.81/year	\$1269
<b>Daily moorage fees</b>	05 CBJAC 20.030	\$0.66/ft	July 1st	\$0.72/ft	\$34,904
<b>Monthly moorage fee</b>	05 CBJAC	Downtown \$4.97/ft;	July 1st	Downtown \$5.42/ft	\$127,567

	20.035	Statter \$8.28/ft		Statter \$9.03/ft	
<b>Fee for tenders</b>	05 CBJAC 20.045	\$162.15/year \$54.05/month \$0.66/day	April 1st	\$176.74/year \$58.91/month \$0.72/day	\$0
<b>Residence surcharge</b>	05 CBJAC 20.050	\$78.24/month up to 4 residents \$26.08/month over 4 residents	July 1st	\$85.28/month up to 4 residents \$28.43/month over 4 residents	\$9628 \$0
<b>Recreational boat launch fees</b>	05 CBJAC 20.060	\$17/day & \$102.06/year (Recreational) \$34.02/day & \$283.49 (Commercial)	July 1st	\$18.53/day & \$111.25/year (Recreational) \$37.08/day & \$309.00/year (Commercial)	\$248 & \$15,005 \$476 & \$9
<b>Fees for commercial use of boat launches</b>	05 CBJAC 20.070	Inspected \$615.95/year & \$1.78 per passenger; Uninspected \$185.50/yr \$1.78 per passenger	April 1st	Ins \$671.39/year & \$1.94/pass Un \$202.20/year & \$1.94/pass	\$872 \$17
<b>Passenger-for-hire fee</b>	05 CBJAC 20.080	Inspected \$615.95/vessel \$1.78 per passenger; Uninspected \$185.50/\$1.78 per passenger	April 1st	Inspected \$671.39/vessel \$1.94 Uninspected \$202.20/vessel \$1.94 per passenger	\$66,963 \$933
<b>Statter lower parking lot permit fee (busses)</b>	05 CBJAC 20.090	\$340.19/company fee \$17.01/seat fee	April 1st	\$370.81/company fee \$18.54/seat fee	\$733 \$5209
<b>Grid usage fees</b>	05 CBJAC 20.100	\$1.14/ft per day	July 1st	\$1.24/ft per day	\$199
<b>Crane use fees</b>	05 CBJAC 20.110	\$5.66/15 minutes	July 1st	\$6.17/15 minutes	\$1488
<b>Storage fees</b> <b>Vessel Storage – ABLF:</b> • May through Sept up to five days • May through Sept after five days • Oct through April per month • Boat Stand Rental	05 CBJAC 20.130	\$0.56/sf per month  \$1.08/sf per day  \$3.24/sf per day \$8.65/sf per month \$108.10/sf per month	July 1st	\$0.61/sf per month  \$1.18/sf per day  \$3.53/sf per day \$9.43/sf per month \$117.83/sf per month	\$5461  \$0  \$0 \$0 \$0
<b>Staff labor fees</b> <b>Boat Charge per hour</b>	05 CBJAC 20.140	\$85.04/hr \$131.13/hr	April 1	\$92.69/hr \$142.93/hr	\$550 (estimate)
<b>Reserved moorage waitlist fee</b>	05 CBJAC 20.150	\$56.70/initial application; and, \$11.34/year	July 1st	\$61.80 initial application; and, \$12.36/year	\$112 \$74

<b>Private Boat Surcharge</b>	05 CBJAC 20.170	\$0.13/sf	July 1st	\$0.14/sf	\$703
<b>ABLF Fee for Delivery/Sale of fuel</b>	05 CBJAC 20.175	\$0.05/gallon	July 1st	\$0.055/gallon	\$67
<b>Auke Bay Loading Facility— Float Moorage</b>	05 CBJAC 20.210	1-3day \$0.85/foot; 4-6 days \$1.70/foot; After 7 days \$3.39/foot	July 1st	1-3 days \$0.93/foot; 4-6 days \$1.85/foot; After 7 days \$3.70/foot	\$3418 \$454 \$88
<b>Auke Bay Loading Facility Float—Mechanical Work Zone</b>	05 CBJAC 20.220	1-3day \$0.85/foot; 4-6 days \$1.70/foot; After 7 days \$3.39/foot	July 1st	1-3 days \$0.93/foot; 4-6 days \$1.85/foot; After 7 days \$3.70/foot	\$24 \$0 \$0
<b>Shorepower access fees</b>	05 CBJAC 30.010	20 amp - \$6.80/day 30 amp - \$10.20/day 50 amp - \$28.35/day 100 amp (208V) - \$97.52/day 100 amp (480V) - \$224.52/day 20 & 30 amp (Summer Liveaboard): \$102.06/month 20 & 30 amp (Summer Non- Liveaboard): \$61.24/month 50 amp (Summer Liveaboard): \$224.52/month 50 amp (Summer Non- Liveaboard): \$122.47/month 100 amp/208V (Summer Liveaboard): \$476.27/month 100 amp/208V(Summer Non- Liveaboard): \$285.76/month 100 amp/480V(Summer Liveaboard): \$1122.63/month	July 1st	20 amp - \$7.41/day 30 amp - \$11.12/day 50 amp - \$30.90/day 100 amp (208V) - \$106.30/day 100 amp (480V) - \$244.73/day 20 & 30 amp (Summer Liveaboard): \$111.25/month 20 & 30 amp (Summer Non- Liveaboard): \$66.75/month 50 amp (Summer Liveaboard): \$244.73/month 50 amp (Summer Non- Liveaboard): \$133.49/month 100 amp/208V (Summer Liveaboard): \$519.13/month 100 amp/208V(Summer Non- Liveab'rd): \$311.48/month 100 amp/480V(Summer Liveaboard): \$1223.67/month	\$880 \$2574 \$1909 \$1168 \$222  \$780  \$18,030  \$340  \$574  \$0  \$0  \$0

		100 amp/480V(Summer Non-Liveaboard) \$666.77/month 20 amp (Winter Liveaboard): \$136.08/month 20 amp (Winter Non-Liveaboard): \$81.65/month 30 amp (Winter Liveaboard): \$183.38/month 30 amp (Winter Non-Liveaboard): \$108.86/month 50 amp (Winter Liveaboard): \$340.19/month 50 amp (Winter Non-Liveaboard): \$204.11/month 100 amp/208V (Winter Liveaboard): \$816.46/month 100 amp/208V(Winter Non-Liveaboard): \$476.27/month 100 amp/480V (Winter Liveaboard): \$1905.07/month 100 amp/480V(Winter Non-Liveaboard): \$1102.22/month		100 amp/480V(Summer Non-Liveab'd): \$726.78/month 20 amp (Winter Liveaboard): \$148.33/month 20 amp (Winter Non-Liveaboard): \$89.00/month 30 amp (Winter Liveaboard): \$199.88/month 30 amp (Winter Non-Liveaboard): \$118.66/month 50 amp (Winter Liveaboard): \$370.81/month 50 amp (Winter Non-Liveaboard): \$222.48/month 100 amp/208V (Winter Liveaboard): \$889.94/month 100 amp/208V(Winter Non-Liveaboard): \$519.13/month 100 amp/480V (Winter Liveaboard): \$2076.53/month 100 amp/480V(Winter Non-Liveaboard): \$1201.42/month	\$0 \$86 \$468 \$329 \$2235 \$398 \$468 \$0 \$0 \$0 \$0
<b>General moorage management policy</b>	05 CBJAC 40.010	\$0.28/foot	July 1st	\$0.31/foot	\$1895
<b>Vessel anchoring requirements</b>	05 CBJAC 40.065	\$100 application; plus \$0.25/foot	July 1st	\$109 application; plus, \$0.27/foot	\$0

The above regulation is proposed for adoption pursuant to CBJ's 01.60 and CBJ 85.02.060, and CBJ 85.02.100. Interested persons may obtain a full copy of the proposed regulation at any harbor offices, at CBJ libraries, at CBJ Clerk's Office, online at [www.juneau.org/harbors/proposed\\_regulations.php](http://www.juneau.org/harbors/proposed_regulations.php) or obtain more information by calling the Harbormaster at 907-586-5255. In accordance with 01.60.220(a), fiscal notes on regulations, there is no anticipated increase in appropriations to carry out these regulation

changes. In accordance with 01.60.220(b), fiscal notes on regulations, the value placed in column represents the anticipated increase in & Harbors revenue for a twelve month period following implementation of the new rates.

The Board is holding a public hearing and intends to take final action on the proposed changes at a Special Board meeting on **October 4<sup>th</sup> at 5 pm in CBJ Room 224 and via zoom meeting**. If this is approved by the Board it will move to the Assembly for their final approval. Written comments may also be submitted to the Port Director's Office by fax at (907) 586-0295, by hard copy at 76 Egan Drive, and online by web form at the above web address until 4:30 p.m. October 3<sup>rd</sup>, 2023.

#

<sup>1</sup>01.60.220. - Fiscal notes on regulations.

(a) If adoption of a regulation would require increased appropriations by the municipality, the agency affected shall prepare and the director of finance shall approve an estimate of the appropriation increase for the fiscal year following adoption, amendment, or repeal of the regulation and for at least two succeeding fiscal years.

(b) If adoption of a regulation would impose costs on persons subject to the regulation, the agency proposing the regulation shall prepare an estimate of such costs for the fiscal year following adoption, amendment, or repeal of the regulation and for at least two succeeding fiscal years. The estimate under this subsection shall include the direct capital and operating costs of compliance, but not the costs or savings, if any, attributable to secondary impacts, lost or gained efficiencies, lost or gained profits, goodwill, customer convenience or inconvenience, or similar indirect effects. The estimate to be prepared under this subsection is intended as a guide to approximate costs and not as an authoritative assessment of the costs of compliance.

Clayton Hamilton  
F/V Dial West

August 18, 2023

Hello fellow fishermen and harbor users,

I'm writing regarding the proposal for an irresponsible, 9% rate increase that is coming down the pipeline here in the Juneau harbors.

I say irresponsible because the cost of operating the harbors has *not* in fact undergone any recent or dramatic changes.

Of course, the cost of everything has gone up and seems to just keep going up, but that's why the harbor rates are already tied to the Consumer Price Index and are adjusted annually.

Claims that the fees haven't changed in 17 years ignore the changes made to the CPI adjustment formula, just last year.

If you review the Harbors' own information about "cost drivers" I believe you will clearly see, as I do, that it is not the local harbors that are driving this issue, it is the cruise ship docks, the liability of operating them, the unfunded security mandates incumbent to them and the fact that cruise ship fees haven't changed since 2005! We, the local harbor users, are subsidizing cruise ship infrastructure and that is plain backwards.

The fact that the board responded to a financial short fall during the pandemic, by hiring an expensive outside consultant to tell them their own business, should make you perk-up and want to pay attention.

Local harbor business continued through the covid years and will continue through thick and thin; unlike the cruise lines and their associated business which will just shut down and pack up shop when things get tough.

The harbors are a public utility. They are not a "for profit" enterprise.

The cruise ship docks on the other hand SHOULD provide a profit for our community.

We hear from the board time and time again how the Docks & Harbors (D&H) are separate, that is it seems, until the bills come due.

If Docks & Harbors are in fact separate, then it is inappropriate to propose an "across the board" rate increase because:

If Docks & Harbors are separate, then liability should be assessed separately.

If Docks & Harbors are separate, then the personnel costs of each should not be conflated.

If Docks & Harbors are separate, then the facilities of each and the costs of operation of each should be assessed separately.

I conclude by again encouraging you to look at the D&H's presentation, the product of that very expensive, outside consultation. You will see that the Harbor's enterprise fund is CURRENTLY OPERATING IN THE BLACK. Simply put we do not need to increase the cost of this public utility. An increase in the cost of the harbors will disproportionately affect local users, the smallest local businesses and the liveaboard community. We already have the most expensive harbor in the region. We should not raise the rates of this vital public utility without extremely good cause.

If you agree that we should not raise harbor rates, tell the harbormaster, the D&H board, and also the Juneau Assembly, "I do not support a rate increase for the harbors."

The 21-day public comment period about this rate increase is scheduled to open August 31<sup>st</sup>. While this is a busy time for many, it is important to speak up if you can.

If you have commented before, please do so again – your comments were not recorded in the board minutes and the D&H board is reporting that there is no opposition to this proposal. A public meeting is scheduled for Sept. 28<sup>th</sup>. Please come and share how you feel!

Thanks for taking the time to read this and to consider these important issues. I firmly believe that we all must participate for the public process to work.

Clayton Hamilton  
F/V Dial West  
fvdialwest@gmail.com

Docks & Harbors Website on 9% Rate Increase: <https://juneau.org/harbors/proposed-rate-increase>

Summary of Rate Setting Report: [https://juneau.org/wp-content/uploads/2023/06/Harbor-Rate-Study-Summary\\_Oct2022.pdf](https://juneau.org/wp-content/uploads/2023/06/Harbor-Rate-Study-Summary_Oct2022.pdf)

Docks & Harbors Fee Increase Brochure: [https://juneau.org/wp-content/uploads/2023/06/Fees-Trifold\\_final.pdf](https://juneau.org/wp-content/uploads/2023/06/Fees-Trifold_final.pdf)

Harbor Board: [HarborBoard@juneau.org](mailto:HarborBoard@juneau.org)

Assembly: [BoroughAssembly@juneau.org](mailto:BoroughAssembly@juneau.org)

Harbor Master: [harbormaster@juneau.org](mailto:harbormaster@juneau.org)

**From:** [Burke Bohnsack](#)  
**To:** [Harbor Board](#)  
**Subject:** Fwd: Harbors 9% rate increase  
**Date:** Wednesday, August 30, 2023 12:39:21 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Burke Bohnsack <bohbur@gmail.com>  
**Date:** August 30, 2023 at 12:15:56 PM AKDT  
**To:** harborboard@juneau.gov  
**Subject:** Harbors 9% rate increase

Hello

My name is Burke Bohnsack and I am a commercial fisherman, harbor user, and year round resident of Juneau. Im writing to voice my concerns about the proposed 9% moorage increase. I feel that this increase puts an unfair burden on local residents and especially year round harbor users. According to the recent study, annual moorage in Juneau is already the highest rate in SE Alaska and these stats don't even include the recent CPI based rate increase on harbor users. Also looking at the docks and harbors unfunded expenses, the vast majority of those costs (USCG security measures/ insurance costs) are directly related with the cruise industry. In conclusion, it seems that docks and harbors wants local residents and year round harbor users to shoulder an unfair financial burden. Cruise ships haven't seen a rate increase since 2005! Cruise ships were the main reason for Covid related budget shortfalls and finally the majority of docks and harbors unfunded expenses are directly tied to the cruise industry. Local residents are a consistent revenue source for the harbor department and are unable to simply pass increased costs on to others as the cruise industry can easily do to their customers. Please reconsider the 9% moorage increase so residents aren't subsidizing the cruise industry.

Burke Bohnsack  
F/v Skadi



## TITLE 85 WATERS AND HARBORS<sup>1</sup>

### *Chapter 85.02 DOCKS AND HARBORS BOARD<sup>2</sup>*

#### **85.02.060 General powers.**

- (a) Subject to state laws and City and Borough ordinances, the City and Borough Docks and Harbors Board shall generally exercise all powers necessary and incidental to operation of all port and harbor facilities in the public interest and in a sound business manner. In particular, and without limitation on the foregoing, the board shall:
- (1) Be responsible for the operation, development and marketing of municipally owned and operated ~~port and~~ harbors, including such facilities as boat harbors, ~~docks, ferry terminals,~~ boat launching ramps, and related facilities except as designated by the assembly by resolution. The Board shall additionally be responsible for the day to day operation and maintenance of the municipal cruise ship docks, but not for rate setting, scheduling or policy issues affecting the cruise ship industry or for issues related to the interface between industry and citizens of Juneau, including the impacts of tours.
  - (2) Adopt pursuant to CBJ 01.60 and enforce regulations necessary for the administration of the facilities under its management.
  - (3) Prescribe the terms under which persons and vessels may use the facilities and shall establish and enforce standards of operation.
  - (4) (A) Within the docks and harbors appropriation and in conformity with the rates of pay established for municipal positions of similar responsibility, establish, and may amend, the pay plan for harbor employees.  
(B) The Docks and Harbors Department shall conform to the City and Borough Personnel Management Code, the City and Borough Personnel Rules, Personnel Classification Plan, and the manager's policies relating to personnel. The Docks and Harbors Department shall utilize the services of the Human Resources and Risk Management Department when hiring or terminating any employee, when responding to grievances, in labor agreement negotiation, and in substantial disciplinary matters. The City and Borough Human Resources and Risk Management

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<sup>1</sup>**Administrative Code of Regulations cross reference**—Docks and harbors, Part IV, Title 5.

Cross reference(s)—Boat harbor, CBJ Code § 03.30.052; building regulations, CBJ Code tit. 19; litter in lakes and fountains, CBJ Code § 36.30.060; land use, CBJ Code tit. 49; waterfront districts, CBJ Code § 49.25.250; wetlands management, CBJ Code § 49.70.1000 et seq.; recreation, parks and community centers, CBJ Code tit. 67; marine passenger fee, CBJ Code ch. 69.20.

<sup>2</sup>Charter reference(s)—Docks and harbors board, § 3.21.

State law reference(s)—Port facilities grants, § 30.15.010 et seq.; boat harbor, dike, jetty, and breakwater facilities, AS 35.10.090 et seq.

Director shall annually certify that the Harbor Department Classification Plan conforms to that utilized for employees of the manager.

- (5) Administer and dispose of City and Borough tideland, submerged land, and other land as provided by the assembly, subject to the following limitations:
  - (A) No sale, purchase, or trade of land shall be made without prior review by the assembly lands, housing, and economic development committee and approval by the assembly.
  - (B) Unless otherwise designated in advance by the assembly, any lease of land shall be limited to marine-related uses, and those uses accessory to tenancy on the boat harbor or use of the port.
  - (C) All land transactions by the board in accordance with this section shall be consistent with the land management plan.
    - (i) Land shall be leased as provided in title 53, provided that the provisions of section 53.20.020 relating to a declaration of availability and identification in the land management plan shall not apply.
    - (ii) For purposes of applying title 53 pursuant to this subsection (C), any action required by title 53 of the manager may be performed by the port director.
- (6) Shall administer the design and construction of all capital improvements on lands managed by the docks and harbors board unless otherwise specified by the assembly by resolution. The board may propose capital improvement projects to and apply for funding from state and federal agencies; provided, that such requests shall be subject to prioritization by the assembly with other municipal capital improvement funding requests prior to application for funds. The board shall, no later than November 30 each year advise the assembly of its recommendations for capital improvements to be included in the six-year capital improvement plan prepared by the manager.
- (7) (A) Shall enter into memoranda of understanding and similar agreements with public agencies for port or harbor purposes. Notwithstanding chapter 53.50, the City and Borough Docks and Harbors Board may negotiate and enter into contracts for goods and services; provided, that all legal services shall be provided by, or under the supervision of, the City and Borough Attorney, and further provided that all purchases shall be consistent with the requirements set forth in CBJ 53.50. All services provided by a City and Borough agency other than the City and Borough Attorney shall be pursuant to a memorandum of understanding or other instrument providing for payment or such other settlement as the manager and the board may approve.
- (B) Contracts for public improvements and, whenever practicable, other purchase of supplies, materials, equipment, and services, except professional services and services of officers and employees of the municipality, shall be subject to the competitive bidding and property standards and procedures established in chapter 53.50, provided that the board may, for all contracts, a class of contracts, or a particular contract, specify prior to issuance of a public solicitation that for purposes of applying chapter 53.50, all actions required thereby of the manager or the purchasing officer shall be performed by the port director, and provided further that any appeal of any protest of a contract so administered shall be from the bidding review board to the docks and harbors board and thereafter to the superior court.
- (C) All contracts and purchases exceeding \$100,000.00 shall require prior assembly approval.
- (b) *Private dock reservations.* The docks and harbors board is authorized to execute a reservation agreement for private docks with the following essential terms:
  - (1) *Scope.* The docks and harbors department may manage reservations, including moorage services, for any privately owned docks within the City and Borough of Juneau.

- (2) *Priority.* Docks and harbors shall prioritize reservations at municipally owned facilities.
- (3) *Compensation.* Docks and harbors shall receive fair market value for its services, which shall be determined by the docks and harbors port director.
- (4) *Liability.* The City and Borough of Juneau is not assuming control, maintenance, or responsibility of any of private property, including, but not limited to, vessels using a private dock or private docks and associated facilities. The City and Borough of Juneau is not responsible for the inability to make a reservation, reservation disruptions, reservation changes, market fluctuations, or vessel relocations.
- (5) *Public records.* All records received by the docks and harbors department related to public-private agreements are public records and subject to the Alaska Public Records Act and CBJC 01.70.

(Serial No. 2004-03b, § 2, 3-9-2004; Serial No. 2006-06, § 4, 4-3-2006; Serial No. 2013-29, § 5, 1-6-2014, eff. 2-5-2014 ; Serial No. 2019-19, § 5, 7-22-2019, eff. 8-22-2019 ; Serial No. 2022-02, § 2, 2-7-2022, eff. 3-10-2022; Serial No. 2022-48(b) , § 3, 1-30-2023, eff. 3-2-2023)

#### **~~85.02.065 Limitation on authority.~~**

~~The Board of Directors of the City and Borough Docks and Harbors Board may commit the City and Borough to long-range port development or capital improvement plans or projects only as authorized in advance by the assembly by ordinance or resolution.~~

~~(Serial No. 2004-03b, § 2, 3-9-2004)~~

#### **85.02.080 Port director designated; appointment.**

The chief executive officer of the municipal port and harbors shall be the port director appointed by the City and Borough Docks and Harbors Board only upon the affirmative vote of a majority of the entire board. The port director serves at the pleasure of the board. For purposes of Chapter 44.05, the port director shall have the status of a department director. The board shall establish the compensation and benefits to be provided to the port director. Personnel actions regarding the port director, including hiring, evaluation, discipline, and termination, shall be after consultation with the city manager.

(Serial No. 2004-03b, § 2, 3-9-2004; Serial No. 2005-32(b), § 5, 10-10-2005)

#### **85.02.090 Duties and responsibilities of port director.**

- (a) The port director is responsible for the overall supervision and direction of the operation of the municipal port and harbors. The authority and duties of the port director shall include the following:
  - (1) To be responsible for carrying out all applicable laws, ordinances, rules and regulations.
  - (2) To be responsible for carrying out policies established by the board of directors.
  - (3) In consultation with the City and Borough Personnel Director and consistent with that utilized by other City and Borough departments, to prepare and submit a plan of organization and a job classification plan for the personnel employed in the docks and harbors department to the docks and harbors board for approval.
  - (4) To prepare an annual budget as required by City and Borough ordinance.

- (5) To select, employ, control and discharge all port and harbor employees and such other employees as the assembly by ordinance hereafter places under the supervision of the port director subject to the provisions of the City and Borough personnel ordinance.
- (6) To prepare such reports as may be required on any phase of harbor activity.
- (7) To attend all meetings of the board of directors and of standing committees except where otherwise authorized by the board.
- (8) To perform any other duty that may be necessary in the interest of the port and harbor area.
- (9) Consistent with the limitations of authority on cruise ship tourism in 85.02.060 A (1), the Port Director shall take direction from the City Manager.

(Serial No. 2004-03b, § 2, 3-9-2004)

### **85.02.100 Schedule of fees and charges.**

- (a) The board shall, by regulations adopted pursuant to CBJ 01.60, impose a schedule of fees and charges for use of ports and harbors, and facilities designated by the assembly by resolution.

(Serial No. 2004-03b, § 2, 3-9-2004)

## ***Chapter 85.05 DEFINITIONS***

### **85.05.010 Definitions.**

Whenever the following words and terms are used in this title they shall have the meaning ascribed to them in this chapter, unless the context clearly indicates otherwise:

*Aircraft* means aircraft of every kind or description which is able to alight upon or take off from water.

*Assembly* means the assembly of the City and Borough.

*Aurora Harbor* means that area of tide and submerged lands south of Norway Point which was dredged and constructed as a boat basin by the United States Corps of Engineers in 1963 and 1964 together with its breakwater, jetty, dolphins, docks, wharves, floats, ramps, gridirons, utilities, approaches, and appurtenances.

*Board and board of directors* mean the docks and harbors board.

*Boat harbor* means all facilities and appurtenances of Harris Harbor, Aurora Harbor, the Douglas Harbor, and the Don D. Statter Harbor Facilities at Auke Bay, all additions and improvements thereto, and the waters of Harris Harbor, Aurora Harbor, the Douglas Harbor, the Don D. Statter Harbor Facilities at Auke Bay float and dock, the entrances and exits of Harris Harbor, Aurora Harbor, and the Douglas Harbor and municipal wharves.

*Boats* means all vessels, ships, boats, skiffs and watercraft of every kind and description, and aircraft using or present in the boat harbor. The essential element of a boat is that its purpose and use is navigation as a means of transportation.

*City and Borough* means the City and Borough of Juneau, Alaska.

*Derelict* means any boat moored or otherwise located in the boundaries of the Juneau boat harbor facilities which is forsaken, abandoned, deserted or cast away, or which by appearance gives evidence of being forsaken, abandoned, deserted or cast away, or which in the opinion of any recognized marine surveyor is unsound,

unseaworthy and unfit for its trade or occupation and which by any substantial evidence of neglect may be considered abandoned.

*Douglas Harbor* means that area of tide and submerged lands located north of the Bureau of Mines jetty which was dredged and constructed as a boat basin by the United States Corps of Engineers in 1962 together with its breakwater, jetty, dolphins, docks, wharves, floats, ramps, gridirons, utilities, approaches, and appurtenances.

*Finger floats* means numbered or lettered floats attached and connected to the master floats. All floats, now or hereafter installed, whether or not so connected with master floats, shall be suitably identified.

*Float* means a nonfixed pier.

*Harris Harbor* means that area of tide and submerged lands located between the Juneau-Douglas bridge and the University of Alaska Southeast Marine Technology Center which was dredged and constructed as a boat harbor by the United States Corps of Engineers in 1940, together with its breakwaters, dolphins, docks, wharves, floats, ramps, gridirons, utilities, approaches and appurtenances.

*Houseboat* means a dwelling built upon a barge, log raft or similar floating structure, constructed for habitation, and for which no other reasonable use appears or can be demonstrated.

*Imminent danger of sinking* means any condition where the lack of, or the failure of a pump or of power to the pump would materially contribute to the sinking of the vessel within 24 hours of such failure.

*Master floats* means the main or master floats reached by ramps from the dock or wharf approaches. All master floats shall be suitably identified.

*Municipal wharves* means Douglas Wharf, Juneau Fishermen's Terminal, Ferry Dock Wharf, Juneau Cold Storage Wharf, and the Alaska Steamship Wharf.

*Port* means those facilities located on the downtown waterfront, including the ferry terminal and lightering docks, which are not included under the term "boat harbor" and which are used for commercial purposes related to marine shipping, transportation, and tourism.

*Port director* means the duly appointed port director of the City and Borough.

*The Don D. Statter Harbor Facilities at Auke Bay float and dock* means those certain float and all facilities and appurtenances thereto, leased from the state, which are located in Auke Bay.

*Transient vessel* means any boat or vessel with a home port outside the City and Borough which has not occupied rented mooring space for more than 150 days.

(CBJ Code 1970, § 85.05.010; Serial No. 71-44, § 4, 1971; Serial No. 95-05am, § 5, 1995)

Cross reference(s)—Definitions generally, CBJ Code § 01.15.010.