

DOCKS AND HARBORS BOARD MEETING AGENDA

April 24, 2025 at 5:00 PM

Port Director's Conference Room/Zoom Webinar

<https://juneau.zoom.us/j/82488379728> or (253)215-8782 Meeting ID: 824 8837 9728 Passcode 544173

A. CALL TO ORDER

B. ROLL CALL: James Becker, Tyler Emerson, Clayton Hamilton, Debbie Hart, Matt Leither, Nick Orr, Annette Smith, Shem Sooter and Don Etheridge

C. HARBORMASTER REQUESTS FOR AGENDA CHANGES

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

E. APPROVAL OF MINUTES

1. March 27, 2025

F. CONSENT AGENDA

A. Public Requests for Consent Agenda Changes

B. Board Member Requests for Consent Agenda Changes

C. Items for Action

2. DIPAC Request to Relinquish Leased Tideland Property
Presentation by Harbormaster

RECOMMENDATION: TO ACCEPT DIPAC REQUEST TO RELINQUISH LEASED TIDELAND PROPERTY AT 1356 TRACK B.

MOTION: TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

G. PUBLIC HEARING

3. Notice of Proposed Changes to Regulations - Amendment of Title 05, Chapter 15 (Fees & Charges)
Presentation by Harbormaster

Board Questions

Public Comment

Board Discussion & Action

MOTION: TO ACCEPT PROPOSED CHANGES TO REGULATIONS AMENDING 05 CBJAC 15.030 (DOCKAGE CHARGES), 05 CBJAC 15.040 (REPEALING PORT MAINTENANCE FEE) AND 05 CBJAC 15.060 (VESSEL LIGHTERING FEE).

H. NEW BUSINESS

4. Appropriating \$400,000 for the Statter Harbor Roof Repairs Capital Improvement Project
Presentation by the Port Engineer

MOTION: TO APPROVE THE APPROPRIATION OF \$400,000 TO THE STATTER HARBOR ROOF REPAIRS CAPITAL IMPROVEMENT PROJECT

I. ITEMS FOR INFORMATION/DISCUSSION

- [5.](#) Aurora Harbor Phase IV - Schedule
Presentation by Port Engineer

Board Discussion/Public Comment
- [6.](#) Upcoming Board Vacancies & Recruitment Plans
Presentation by Harbormaster

Board Discussion/Public Comment

J. STAFF, COMMITTEE AND MEMBER REPORTS

- 1. West Juneau-South Douglas Area Plan - Liaison
- 2. Lands, Housing, Economic Development Committee - Liaison

K. PORT ENGINEER'S REPORT

L. HARBORMASTER'S REPORT

M. ASSEMBLY LIAISON REPORT

N. BOARD ADMINISTRATIVE MATTERS

- 1. Special Docks and Harbors Board Meeting- May 8, 2025
- 2. Next Operations-Planning Committee Meeting - May 21, 2025
- 3. Next Board Meeting - May 29, 2025

O. 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.gov.

DOCKS AND HARBORS BOARD MEETING MINUTES

March 27, 2025, at 5:00 PM

Port Director's Conference Room/Zoom Webinar



A. CALL TO ORDER by Mr. Etheridge at 5:00pm

B. ROLL CALL: Tyler Emerson (5:03pm), Clayton Hamilton, Debbie Hart, Matthew Leither, Nick Orr, Shem Sooter and Don Etheridge.

Absent: James Becker and Annette Smith.

Also in attendance: Emily Wright- City Attorney, Matthew Creswell- Harbormaster, Matthew Sill- Port Engineer, Greg Smith- Assembly Liaison, Charles Horan- Appraisal Term Contractor, Elias Hastings- Goldbelt Operations Manager, Steven Sahlender- Executive Vice President.

C. PORT DIRECTOR REQUESTS FOR AGENDA CHANGES

Mr. Uchtyl request that item number two from the consent agenda be removed. Mr. Uchtyl said that the Alaska Marine Highway system was unable to change their operations schedule to bring the M/V COLUMBIA to Juneau. Mr. Uchtyl requested that item G- Unfinished Business be moved to after item I- Items for Information.

D. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Robert Mosher, Harris Harbor Patron

Mr. Mosher said that he is a fisherman and primarily operates out of Harris Harbor. Mr. Mosher said that he is concerned about the public health risk of the quantity of dog poop that is present in the Harbors. Mr. Mosher said that last week he was at Statter Harbor for a halibut charter and that the problem of dog poop is not contained to the Downtown Harbors. Mr. Mosher said that he provides fish and consumable products for the community and is worried about the contamination that could be present with the quantity of dog poop on the floats. Mr. Moser said that this issue also includes the use of harbor carts to transport dog and human waste which presents a public health concern. Mr. Mosher suggested that a solution to the contamination issue may be to separate the commercial and fishing patrons from the recreational and live aboard patrons. Mr. Moser said that he would like to see additional efforts made to clean up the dog poop on the floats to mitigate the current health hazard.

William Nicholl, Douglas Harbor Patron

Mr. Nicholl said that he would like an update on the status of filing the potholes on the east end of the Douglas Harbor parking lot. Mr. Nicholl said that there has been pothole filling on the main parking lot and would like to know when he can anticipate the east side of the parking lot potholes be addressed.

Mr. Creswell said that when Secon was mobilized in Juneau they were able to fill the main and west side of the parking lot potholes. Mr. Creswell said that the plan is for them to complete the east side of the parking lot when they mobilize this spring.

E. APPROVAL OF MINUTES

1. February 27, 2025

Minutes approved unanimously.

F. CONSENT AGENDA

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

2. ~~Moorage Waiver Request M/V COLUMBIA~~

~~Presentation by Harbormaster~~

~~RECOMMENDATION: TO WAIVE DOCKAGE FEES FOR AN UPCOMING VISIT BY M/V COLUMBIA IN ACCORDANCE WITH 05 CBJAC 15.030.~~

- 3. Proposed Dock Fee Regulation Changes
Presentation by Harbormaster

RECOMMENDATION: TO APPROVE DOCK FEE REGULATION CHANGES AS PRESENTED.

MOTION BY MR. SOOTER TO APPROVE THE CONSENT AGENDA AS PRESENTED.

H. NEW BUSINESS

- 5. Aurora Harbor Phase IV - Bid Award

Presentation by Port Engineer: Mr. Sill said that bids were opened on Tuesday the 25th of March for Aurora Harbor Phase IV. Mr. Sill referenced page 68 of the agenda packet that contains Posting Notice of Bids Memorandum. Mr. Sill said there were two bids received for the project from Western Marine Construction and Trucano Construction. The apparent low bidder was Western Marine Construction with a base bid of \$7,485,100 with an additive \$104,600 for zinc anodes to be installed with the project for a bid total of \$7,589,700. Mr. Sill said that the bid total from Trucano Construction was \$8,781,380. Mr. Sill said that his engineer estimate was higher than the two bids at \$9,482,250. Mr. Sill said that this variance is primarily due to estimated cost of floats for the project. Mr. Sill said that the float cost for Aurora Harbor Phase III was \$300/SF. When preparing the estimate Mr. Sill said that he lowered the estimated cost of floats for the project based on the current float manufacturing environment. The Phase IV bids came in at around \$220/SF. Mr. Sill said that the next step for this project after receiving the Board's approval is to bring to the Assembly for award.

Board Questions

Mr. Emerson asked who was contracted for the Aurora Harbor Phase III project.

Mr. Sill said Trucano Construction.

Mr. Hamilton asked if two bidders was a normal amount for a project and if Docks and Harbors solicited bids for the project.

Mr. Sill said that Aurora Harbor Phase III received two bids and that two bids was average for a project of this scope. Mr. Sill said that he had anticipated the potential of more than two bids, but that for some of the construction companies may not have bid due to the cost of mobilization and the scope of the project.

Mr. Hamilton asked how the project was advertised for bidding.

Mr. Sill said that the project was advertised through the CBJ Purchasing Department and that the bid was open for a period of 2 months. Mr. Sill also noted that mobilization is a large cost associated with this type of construction, so our low bids will generally be provided by the Contractors who are located close to the project site. In addition to advertising through Public Purchase, Mr. Sill noted that he personally reached out to marine contractors throughout southeast and southcentral Alaska to ensure they were aware of the project.

Public Comment- None.

Board Discussion/Action

Ms. Hart requested to abstain from voting due to family connection to Western Marine Construction.

MOTION MR. SOOTER TO APPROVE THE AURORA HARBOR PHASE IV BID AWARD TO WESTERN MARINE CONSTRUCTION INC. FOR \$7,589,700.00

Motion approved unanimously.

I. ITEMS FOR INFORMATION/DISCUSSION

6. Aurora Harbor Boat Shelter (G22/23) - Patron Offer to Construct

Presentation by Harbormaster: Mr. Creswell said that the Board gave the directive this fall to advertise to the community to replace the boat shelter that was destroyed in the January 2024 storm in kind. Mr. Creswell said that Docks and Harbors received one bid from Dr. Dan Holt of Juneau. Mr. Creswell said that Dr. Holt has questions about location to build and installation of the boat shelter. Mr. Creswell said that when Mr. Uchytel returns from Washington DC, a meeting will be held to discuss the planning and logistics of building and installing a new boat shelter. Mr. Creswell said that Dr. Holt has been in contact with Docks and Harbors, and Mr. Creswell wished Dr. Holt luck in construction of the new boat shelter.

Board Discussion/Public Comment- None.

G. UNFINISHED BUSINESS

4. Goldbelt Request to Secure Seadrome Property from the City & Borough of Juneau

Presentation by Port Director: Mr. Uchytel said that at the request of the Operations and Planning Committee, Goldbelt's request to purchase the Seadrome Property parcels was brought to the full Board. Mr. Uchytel said that the Board asked for clarification on the fair market value appraisal for the parcels which were appraised by the Docks and Harbors term contractor Horan & Company at \$630,903. Mr. Uchytel referenced the appraisal for the Seadrome property beginning on page 30 of the agenda packet and said that Mr. Charles Horan is available to answer any questions that the Board has related to the appraisal process and fair market value. Mr. Uchytel said that Horan & Co. has been the Docks and Harbors term contractor of tideland appraisals and that Mr. Horan has conducted appraisal for municipalities around Southeast Alaska, for private companies, and commercial real estate.

Mr. Horan asked the Board what questions they had about related to the appraisal process and said that he is willing to explain his process and the data used to assess fair market value.

Mr. Etheridge said to give an overview of the appraisal process.

Mr. Horan said that the Seadrome Property has been appraised three times in the past two years. The first being in February of 2023 for Docks and Harbors for the possibility of a land exchange with Goldbelt. The appraisal valued per square foot for the uplands was \$65 for uplands and \$26 for tidelands. The property was appraised again in June 2023 for Docks and Harbors with the purpose of market value land lease rental adjustment which is written into the lease agreement to occur every five years. The value per square foot was appraised at \$65 for uplands and \$26 for tidelands. Most recently the property was appraised for the purpose of market value land sale for Docks and Harbors which appraised value was \$65 for uplands and \$26 for tidelands which is how the value for the land sale was determined to be \$630,903. Mr. Horan said that the data and comparables used reflect consistency in the value of the property. Mr. Horan referenced page 41 of the agenda packet which contains graphics showing the cruise ship passenger count from 2016-2024 and the percentage change in gross marina revenue from 2018-2024. Mr. Horan said that the data shows consistency in the post pandemic numbers which is an indicator of market consistency. Mr. Horan said that the purpose of a market value appraisal is to provide an estimate of the identified CBJ held property with the implied condition that the current long-term lease of the land held by Goldbelt from CBJ has no effect on the value. Mr. Horan said that market value is defined as the most probable price that the specified property interest should sell for in a competitive market, with the best use of the property. Mr. Horan said that the highest and best use of

the uplands is to support the marina, small ship terminal use, parking and loading areas. Mr. Horan referenced page 49 of the agenda packet, table 4.1 which contains a table of the summary of sales used to estimate the value of the subject uplands. Mr. Horan said the sale of 1000 Harbor Way, 76 Egan Drive, and 109 S Franklin Street were used to inform the quantitative assessment of the Seadrome property. Mr. Horan said that the property is zoned for Waterfront Commercial (WC) which is intended to provide both land and water space uses which are directly related to or dependent upon a marine environment. Mr. Horan said this zoning differs from the Sub Port site that is currently held by Huna Totem which is zoned MU2. Mr. Horan discussed the conditions that lead to the high value sale of the Sub Port property.

Board Questions

Mr. Orr asked if CBJ can negotiate sale price above fair market value?

Ms. Wright: CBJ is legally allowed to negotiate sale prices above fair market value, however, a review of past land sales shows that CBJ has never done so. All property sales have been made at Fair Market Value. Ms. Wright said that this is a topic that is currently being discussed by the Assembly with regards to the Huna Totem.

Mr. Hamilton asked if there were any prohibitions against selling the property for above fair market value?

Ms. Wright said that the property could be sold for above fair market value.

The Board held discussions related to comparable properties in the downtown and waterfront districts.

Mr. Orr asked if the appraisal considered that the Seadrome property would be in the main tourism corridor when the Huna Totem Dock is constructed.

Mr. Horan said that the appraisal only considered current conditions and did not factor in the plans for a new cruise ship dock at the Sub Port.

Public Comment

Heather Marlow, Juneau AK

Ms. Marlow said that she would like the Board to consider the land sale as an opportunity to require Goldbelt to install wider sidewalks adjacent to Egan Drive. She noted that requiring sidewalks to be wider than standard DOT sidewalk widths could reduce congestion and encourage adjacent landowners to also widen their sidewalks.

William Nicholl, Juneau AK

Mr. Nicholl said that his friend is the owner and operator of Chum Fun Charters, and the small parcel of land leased for the operation is valued at \$3,000,000. Mr. Nicholl said that it does not make sense to his why the Seadrome Property is worth so little in comparison.

Steven Sahlender, Goldbelt, Juneau AK

Mr. Sahlender asked the Board to consider the best use of the land parcels as the parcels exists today neither Docks and Harbors or Goldbelt could develop the individual parcels. The planned development would recapitalize the land and increase both sales and property tax revenue.

Committee Discussion/Action

MOTION BY MR. HAMILTON TO TABLE THE PURCHASE AND SALE AGREEMENT WITH GOLDBELT FOR THE SEADROME PROPERTY FOR ONE YEAR.

Mr. Sooter objected.

Those in favor: Mr. Hamilton.

Those opposed: Mr. Emerson, Ms. Hart, Mr. Leither, Mr. Orr, Mr. Sooter, Mr. Etheridge.

Vote Fails

MOTION BY MR. ORR TO REQUEST THAT GOLDBELT SUBMITS AN OFFER ABOVE FAIR MARKET VALUE FOR THE CONSIDERATION OF THE BOARD FOR THE PURCHASE AND SALE OF THE SEADROME PROPERTY.

Motion passes unanimously.

J. STAFF, COMMITTEE AND MEMBER REPORTS- None.

K. PORT ENGINEER'S REPORT-

Mr. Sill reported:

- Aurora Harbor Phase IV: The bids were opened on March 25th as noted earlier in meeting. Award approval is working through the CBJ system, with Assembly approval expected on April 7th, and Notice to Proceed expected about a week after that. The Contractor has expressed an interest in expediting the project as much as possible with the goal of finishing the project in 2025.
- Statter Harbor Phase IIID: The bid documents for the project were submitted to Docks and Harbors on March 25th and have been passed along to Contracts to prepare for an anticipated bid advertising date of April 15th.
- Taku Harbor: The bid documents for the project were submitted to Docks and Harbors on March 10th and have been submitted to Contracts to be advertised after Statter Harbor Phase IIID is advertised.

L. HARBORMASTER'S REPORT:

Mr. Creswell reported:

- Hiring: Mr. Creswell said that the Docks and Harbors seasonal hiring is progressing well. Currently there is one open Harbor Officer position at Aurora Harbor, two seasonal administrative positions, and one full time Administrative Assistant position at Aurora Harbor. Mr. Creswell said that Ms. Angela Thrower was selected to be the new Harbor Operations Supervisor based out of Aurora Harbor. Mr. Creswell said that the transition from Ms. Throwers current Administrative Supervisor position to the Harbor Operations Supervisor will occur over the next month as recruitment for the Administrative Supervisor position is completed. Mr. Creswell said that currently Ms. Thrower is training with Mr. Cryts, the interim Harbor Operations Supervisor, on Fridays to facilitate a smooth transition.
- Pre-season Cleaning: Mr. Creswell said that staff has been focused on seasonal clean-up of the Harbor facilities and parking lots; with a consistent focus on cleaning the dog poop off the Harbor floats.
- Port Seasonals: Mr. Creswell reported that the benefitted seasonal staff at the Port returned on March 17th and have been busy preparing for the upcoming cruise ship season. Mr. Creswell said that the rest on the Part Time Limit Staff will be starting at the Port in May.

M. PORT DIRECTOR'S REPORT:

Mr. Uchytel reported:

- That he has been in Washington, DC for the week primarily for the American Society of Civil Engineers rollout of the national report card but has also been meeting with Maritime Administration, USCG, US Army Corps of Engineers, US Navy League and the US Navy Memorial. MARAD reported no funding issue with the execution of the PIDP grant for the drive down float project.
- The Taku Harbor cooperative agreement with ADFG has been signed by the Port Director and has been returned to the State for signature.
- The Statter Phase IIID project will be ready to advertise as soon as the CBJ Contracting division prepares the boiler plate language for the bid package.
- The Port Director will attend the Assembly Finance Committee meeting on April 5 to present the FY25/26 Docks & Harbors Budget.

- The Assembly meeting on April 7th will have several Docks & Harbors items, including bid award for Aurora Phase IV. The Assembly will also act on the Huna-Totem cruise ship dock lease.
- On April 9th, Docks & Harbors staff will hold its annual pre-season meetings for companies involved in commercial tourism.

N. ASSEMBLY LIAISON REPORT:

Mr. Smith reported:

- Huna Totem: Mr. Smith said that the Assembly will be taking action at the April 7th Assembly meeting regarding the Huna Totem Dock Lease.
- Docks and Harbors Action Items: Mr. Smith said that the Assembly will be taking action on the transfer of funds from the Wayside Park Dredging project CIP to the Taku Harbor CIP and the approving the bid award at the April 7th Assembly Meeting.

O. BOARD ADMINISTRATIVE MATTERS

Next Operations-Planning Committee meeting April 16, 2025

Next Board meeting April 24, 2025

P. ADJOURNMENT

MOTION BY MR. ORR TO ADJOUR THE MEETING.

Motion approved unanimously.

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.gov.



Douglas Island Pink and Chum, Inc.

2697 Channel Drive • Juneau, Alaska 99801

(907) 463-5114 • www.dipac.net

Attn: Carl Uchytel

April 7, 2025

City & Borough of Juneau (CBJ)
Docks & Harbors

RE: DIPAC Request to Relinquish ATS 1356 TRS - Tract B to CBJ Docks and Harbors.

Port Director Carl Uchytel,

Douglas Island Pink and Chum, Inc. (DIPAC) is a private non-profit salmon hatchery organization located in Juneau, Alaska. DIPAC owns and manages the Macaulay Salmon Hatchery which has a current tidelands lease with CBJ Docks & Harbors. As with all Juneau Businesses, DIPAC's costs have been rising, but unlike other Juneau businesses, DIPAC does not have control over the price of its commodities. The price per pound of salmon is set by global seafood market conditions and the price per pound of salmon is no longer covering DIPAC's annual costs of operations. DIPAC is currently seeking to cut costs where possible without changing production goals.

DIPAC is requesting to relinquish Tract B from its current Tidelands lease as this section of property has not been used by the corporation since 2010. See photo on next page.

Tract B historically was used for an "Urban Fishing Dock" owned and managed by DIPAC. This dock was installed in 1991 and remained in service until 2001 when the CBJ Wayside Park float dock was installed.

From 1994 until 2010 there was a fishing shack located near Tract B at the edge of the DIPAC parking area which may have had activity which crossed the boundary from Tract A to Tract B.

Since 2010, there has been no DIPAC sponsored activity on Tract B and we see no use for it in the future.

Please let us know if you need any more detailed information to process this request.

Thank you for your time and attention to this matter.

Sincerely,

Katie Harms
Executive Director – DIPAC



Tract B shown highlighted in red.

















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, Chapter 15 Fees and Charges

DOCKS & HARBORS BOARD IS PROPOSING TO AMEND THE DOCKAGE CHARGES FOR VESSELS GREATER THAN OR EQUAL TO 200 FEET IN OVERALL LENGTH, REMOVE THE VESSEL LIGHTERING FEE AND UPDATE THE CPI ADJUSTMENT LANGUAGE. BELOW IS A FISCAL NOTE CHART WITH THE PROPOSED CHANGES.

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:

Section 1. Authority. These regulations are adopted pursuant to CBJC 01.60, 85.02.060, and 85.02.100.

Section 2. Amendment of Section. The City and Borough of Juneau Administrative Code is amended at 05 CBJAC 15, Fees and Charges, to read:

Adopt an amended section 05.15.030, to read:

05 CBJAC 15.030 Dockage charges.

- (a) Definition. The charge assessed to vessels for berthing at the Alaska Steamship Wharf, the Cruise Ship Terminal, the Intermediate Vessel Float (IVF), the Port Field Office Float (PFO), and the Inside of the Cruise Ship Terminal (ICT).
- (b) Basis for computing charges. Dockage charges are assessed upon length-over-all (LOA) of the vessel or per lower berth.

Length-over-all is defined as the linear distance, in feet, from the forward most part at the stem to the aftermost part of the stern of the vessel, measured parallel to the base line of the vessel.

Length-over-all of the vessel, as published in "Lloyd's Register of Shipping", will be used and, when not published, the Port reserves the right to measure the vessel or obtain the length-over-all from the vessel's register.

Lower berth is defined as the standard double occupancy per cabin.

- (e) From ~~April~~ May 1 to October 31 ~~September 30~~, dockage for all vessels, except those vessels paying dockage fees set out in 05 CBJAC 15.030(f), (g), and (h), will be assessed for each 24-hour period or portion thereof as follows:

- (1) ~~\$3.66~~ \$3.53 per foot for vessels less than 65 feet in length overall;

- (2) ~~\$6.11~~ ~~\$5.89~~ per foot for vessels with a length overall from 65 feet up to 200 feet; and
 - (3) ~~\$7.32~~ ~~\$3.53~~ per foot or \$7.00 per lower berth, whichever results in the greater total charge for vessels greater than or equal to 200 feet in length overall, using the Intermediate Vessel Float (IVF), the Port Field Office Float (PFO), and the Inside of the Cruise Ship Terminal (ICT) docks, or the Statter Harbor Breakwater; and
 - (4) \$7.00 per lower berth for vessels greater than or equal to 200 feet in length overall at the Alaska Steamship Wharf and the Cruise Ship Terminal docks. Vessels lightering will be assessed according to 05 CBJAC 15.060.
 - (f) From May 1 to September 30, fishing vessels will be assessed dockage at ~~\$1.84~~ ~~\$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.
 - (g) From ~~November~~ ~~October~~ 1 to March 31 ~~April 30~~, dockage will be assessed as set out in 05 CBJAC 20.030 ~~and 05 CBJAC 20.040~~.
- ***
- (j) CPI adjustment. For each calendar year after ~~2025~~ ~~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 October 31 ~~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.

Repeal and reserve section 05 CBJAC 15.040 Port maintenance fee.

Adopt and amended section 05 CBJAC 15.060, to read:

05 CBJAC 15.060 Vessel lightering fee.

- (e) *Vessel lightering fee assessment:*

Unit	Charge
Each 24-hour period or portion thereof.	\$2,003.09 <u>\$7.00 per lower berth</u>

- (1) ~~For each calendar year after 2022, the fee assessment will be equal to the previous year's fee, adjusted by the Consumer Price Index - Urban Alaska (CPI) as reported by the Alaska Department of Labor for the calendar year preceding the start of the seasonal cruise vessel year, unless the Docks and Harbors Board takes action to keep the fee the same as the previous year.~~

- (f) *CPI adjustment.* For each calendar year after ~~2025~~ ~~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 October 31 ~~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 3. Effective Date of Regulation. It is the intent of the Assembly that these regulations shall become effective on January 1, 2026.

Section 4. Notice of Proposed Adoption of a Regulation. The notice requirements of CBJC 01.60.200 were followed by the agency. The notice period began on April 3, 2025, which is not less than 21 days before the date of adoption of these regulations as set forth below.

Fee	Regulation	Current	Increase	Total Revenue
Dockage for Vessels greater than or equal to 200 feet in overall length.	05 CBJAC 15.030	\$3.53 per foot	\$7.32 per foot or \$7.00 per lower berth; whichever results in a greater total charge	\$3,850,000.00 Based on lower berth capacity from CY2024
Vessel Lightering Fee	05 CBJAC 15.060	\$2,003.09/ 24 Hours	\$7.00 per lower berth	\$456,971.27

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 of the Harbor Offices, at the CBJ libraries, at the CBJ Clerk's Office, online at www.juneau.org/harbors/proposed_regulations.php or obtain more information by calling the Harbormaster at 907-586-5255.

The Board is holding a public hearing and intends to take final action on the proposed changes at the Board meeting on **April 24th, 2025, at 5:00 pm at the Port Directors Office 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 via email at harbormaster@juneau.gov until 4:30 p.m. on April 24th, 2025.

CBJ D&H STATTER HAVOR OFFICE		
ROOF REPLACEMENT		
ROM BID COST ESTIMATE		
Prepare By: PND Engineers, Inc.		
4/18/2025		
Roof Replacemenet		
Project Component	Unit Price	Total
General Conditions/Mobilization	20%	\$53,000
Selective Demolition	Lump Sum	\$20,000
Roof Replacement	Lump Sum	\$220,000
Fall Protection Devices	Lump Sum	\$15,000
Snow Guards	Lump Sum	\$10,000
Sub-Total Construction Costs		\$318,000
Escalation		\$32,000
Contingency		\$50,000
ROM Costs		\$400,000

Ordinance 2024-01(b)(AR)
Manager's Report

An Ordinance Appropriating \$400,000 to the Manager for the Statter Harbor Roof Repairs Capital Improvement Project; Funding Provided by Harbor Funds.

This ordinance would appropriate \$400,000 to the Statter Harbor Roof Repairs CIP. The Statter Harbor office building's roof is 20 years old and water leaks into the office space. This funding would provide for roof replacement and repairs, fall protection devices, and snowguards.

The Docks and Harbors Board of Directors reviewed and recommended approval of this ordinance at the April 24, 2025 regular Board meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

Presented by: The Manager
Introduced: May 19, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(AR)

An Ordinance Appropriating \$400,000 to the Manager for the Statter Harbor Roof Repairs Capital Improvement Project; Funding Provided by Harbor Funds.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$400,000 as funding for the Statter Harbor Roof Repairs Capital Improvement Project (H51-133).

Section 3. Source of Funds

Harbor Funds	\$ 400,000
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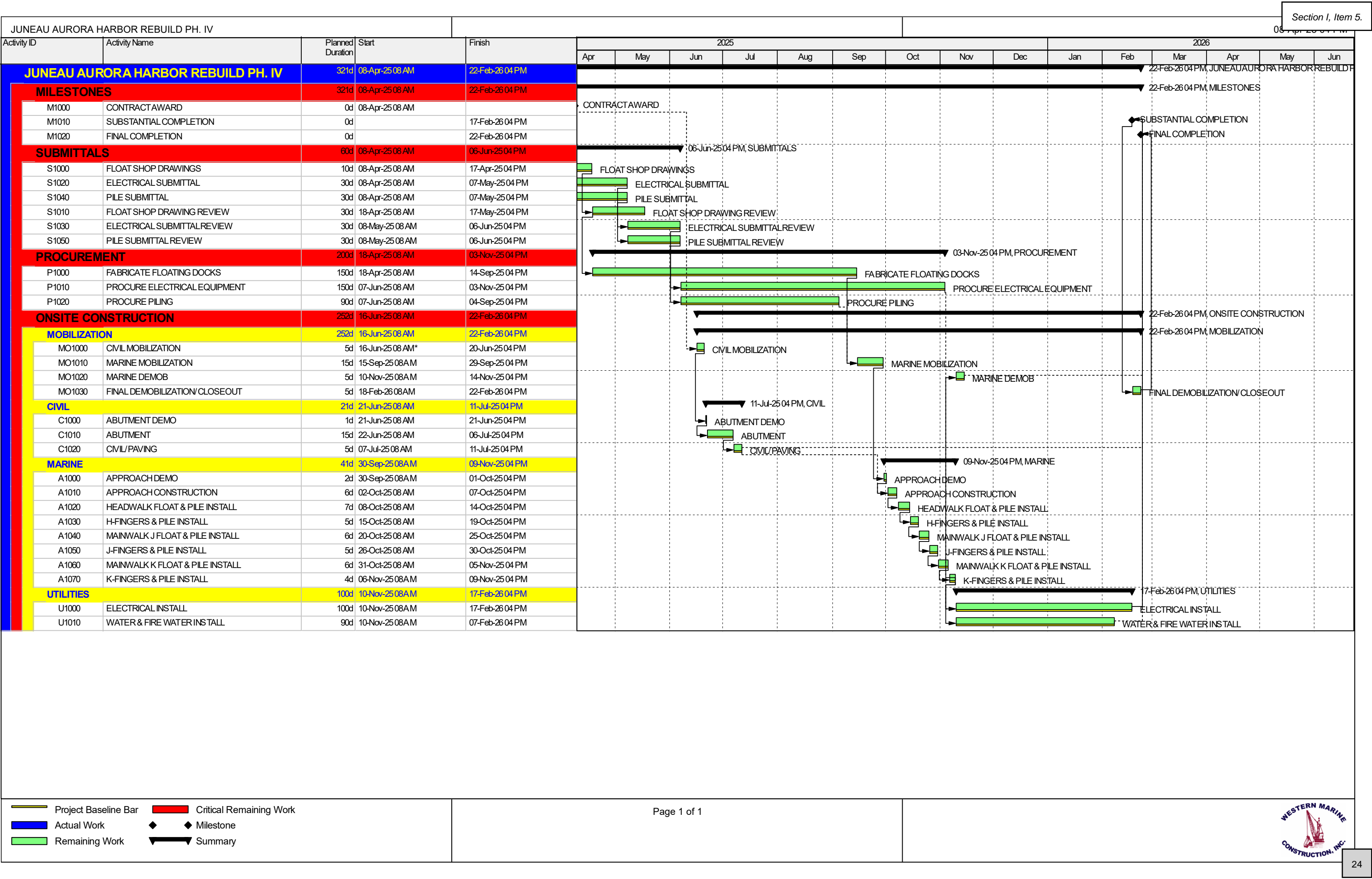
Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk



Docks & Harbors Board

Docks & Harbors Board Terms are coming due June 30th. Currently accepting **applications** for individuals interested in serving on the D&H Board. **Applications accepted through May 30, 2025** with 10-minute interviews with the Assembly scheduled for Mid-June (date TBD).

Subcommittees of the Docks & Harbors Board: D&H Board Finance Committee, D&H Operations/CIP Committee. The Docks & Harbors Board will periodically meet for a Special meeting or a Worksession.

Governing Legislation: [85.02 Docks & Harbors Board](#)

Information	Members	
<p>Docks & Harbors Webpage</p> <p>Contact Info: Email the Docks & Harbors Board at harborboard@juneau.gov</p> <p>Port Director Carl Uchytel 907-586-0294 or carl.uchytel@juneau.gov</p> <p>Meeting Frequency: 4th Thursday of the month</p> <p>Term Lengths: 36 months</p> <p>Number of Positions: 9</p>	Current	Past
	Don Etheridge Position: Voting Member Term End: 06/30/2025	James Becker Position: Voting Member Term End: 06/30/2027
	Annette Smith Position: Voting Member Term End: 06/30/2025	Matthew Leither Position: Voting Member Term End: 06/30/2027
	Deborah Hart Position: Voting Member Term End: 06/30/2025	Shem Sooter Position: Voting Member Term End: 06/30/2026
	Nicholas Orr Position: Voting Member Term End: 06/30/2027	Clayton Hamilton Position: Voting Member Term End: 06/30/2026
	Thomas 'Tyler' Emerson Position: Voting Member Term End: 06/30/2026	Greg Smith Position: Assembly Liaison Term End: 10/07/2025

