



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Harbor & Ports Advisory Board

Wednesday, November 26, 2025

6:30 PM

Assembly Chambers

You are invited to a Zoom webinar!

When: Nov 26, 2025 06:30 PM Alaska

Topic: 11.26.2025 Ports & Harbor Advisory Board

Join from PC, Mac, iPad, or Android:

<https://petersburgak-gov.zoom.us/j/81704349250?pwd=tqw0CUi74ZUnjpXB1ULPvpl4JAtdeu.1>

Passcode:772080

(720) 707 2699 or (253) 215-8782

Webinar ID: 817 0434 9250

Passcode: 772080

1. **Call to Order / Roll Call**
2. **Approval of Minutes**
 - A. **Meeting Minutes, April 3, 2025**
3. **Amendment and Approval of Meeting Agenda**
4. **Persons to be Heard Related to the Agenda**
5. **Persons to be Heard Unrelated to the Agenda**
6. **Harbormaster Report**
 - A. **Harbormaster Report, November 2025**
7. **Unfinished Business**
8. **New Business**
 - A. Appointment of Chair and Vice Chair**

The Board will nominate and vote to appoint a Chair and Vice Chair to serve for the upcoming term.

B. American Cruise Lines Lease Application

Review and make recommendations to the Assembly regarding an application from American Cruise Lines to lease approximately 22,000 sf of Borough tidelands for the purpose of constructing a mooring float at the end of Dock Street. Discussions between the Borough staff and ACL partnership on facility construction and ownership have been ongoing but no agreement has been made. ACL would like to pursue the lease application to construct a facility on their own if a partnership agreement cannot be reached.

C. Proposed 2026 Rate Increase

Review and make recommendations to the Assembly regarding the proposed 2026 rate increase. Due to rising costs, staff have recommended a 10 % rate increase roughly across the board to keep up with inflation. The last rate increase was April of 2022.

D. South Harbor Parking Lot/Drive Down Dock Paving Project

Review and make recommendations to the Assembly regarding the quote for the South Harbor Parking lot/Drive Down Paving project. In an effort to weigh repair vs replacement of the failing South Harbor Parking lots staff requested a quote from SECON for costs related to replacement of failed driving surfaces. SECON also was asked to combine it with new asphalt paving of a 30 ft. wide swath from South Nordic to the head of the Drive Down ramp due to consistent requests from customers and operators.

9. Communication

10. Discussion Items

11. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Harbors and Ports Advisory Board

Thursday, April 03, 2025

6:30 PM

Assembly Chambers

1. Call to Order / Roll Call

PRESENT

Board Chair Bob Martin
Board Member Daniel Cardenas
Board Member Casey Knight
Board Member John Murgas
Board Member Joel Randrup
Board Member Scott Roberge
Board Member Don Spigelmyre

Assembly Liaison Scott Newman was present.

American Cruise Lines Representative, Mark Freeman present online.

2. Approval of Minutes

October 16, 2024 Regular Meeting Minutes

The minutes of October 16, 2024, regular meeting were unanimously approved as written.

Motion made by Board Member Randrup, Seconded by Board Member Knight.

Voting Yea: Board Chair Martin, Board Member Cardenas, Board Member Knight, Board Member Murgas, Board Member Randrup, Board Member Roberge, Board Member Spigelmyre

3. Amendment and Approval of Meeting Agenda

The agenda was unanimously approved as written.

Motion made by Board Member Knight, Seconded by Board Member Randrup.

Voting Yea: Board Chair Martin, Board Member Cardenas, Board Member Knight, Board Member Murgas, Board Member Randrup, Board Member Roberge, Board Member Spigelmyre

4. Persons to be Heard Related to the Agenda

No views were shared.

5. Persons to be Heard Unrelated to the Agenda

No views were shared.

6. Harbormaster Report

A. 2025 Spring Harbormaster Report

Harbormaster Wollen read the report into the record.

B. Port Calls List

Harbormaster Wollen presented the Port Calls List from 2003 to March 2025.

7. Unfinished Business

A. FY2026 Budget

A motion was made to recommend the assembly adopt the proposed FY2026 Harbor Enterprise Budget. The board unanimously approved 7 - 0.

Motion made by Board Member Spigelmyre, Seconded by Board Member Randrup.
Voting Yea: Board Chair Martin, Board Member Cardenas, Board Member Knight,
Board Member Murgas, Board Member Randrup, Board Member Roberge, Board
Member Spigelmyre

B. American Cruise Lines Multi-Purpose Small Cruise Ship Dock

The Harbor Board recommends the Assembly move forward with Concept 7 for development of the proposed multi-purpose small cruise ship dock partnership with American Cruise Lines and recommends following the Visitor Industry Management Plan's outlined Quality of Life goals. Motion carried 7-0

Motion made by Board Member Spigelmyre, Seconded by Board Member Knight.
Voting Yea: Board Chair Martin, Board Member Cardenas, Board Member Knight,
Board Member Murgas, Board Member Randrup, Board Member Roberge, Board
Member Spigelmyre

8. New Business

There was no new business.

9. Communication

There were no communications.

10. Discussion Items

Update on PEDC Scow Bay Boat Yard Project funding and timeline.

Harbormaster Wollen gave a brief outline on the state of the recent Federal spending freeze on the funding package for the Scow Bay Project. She also updated the Board on the desire of PEDC to encourage future growth by expanding the design to include a wider ramp to allow for an amphibious 150 ton travel lift.

Chairman Martin invited members to participate in the upcoming Assembly meeting to address the need for Marine Industrial Overlay (MIO) of Borough owned and formally owned Port and Scow Bay properties.

11. Adjourn

The board unanimously adjourned at 8:13 pm.

2025 November Harbormaster Report

Staff: We have full crew for the summer/fall.

Maintenance:

North Harbor – Seasonal cleaning and upkeep. Reid finished the roof project in early November. We are looking forward to enjoying snow/rain free equipment storage and work space.

Middle Harbor – Seasonal cleaning and upkeep. Parking area is getting used up by more and more storage needs.

South Harbor – Seasonal cleaning and upkeep. We are working with Rock n Road marine division to maintenance the piling collars and repair work on C-Float that has been in the works for over a year. We worked with Alec Schramek & Petr Machelek to replace the fire line elbow and repair the main line – 20 years of in water wear and tear.

I submitted a grant for 50% cost share (\$650,000) for replacement of the first (4) 50 ft. finger floats on C flt with ADOT using the Municipal Harbor Match Grant Program for an estimated \$1.2 mil combined cost. PND is finalizing design and permitting so will be prepared with bid documents soon.

Crane Dock – Fresh water outlet was installed for summer use to help keep the area tidy from the increased use by processors.

Drive Down – Busy! The 30-day car parking was closed in June as Scow Bay project progresses causing maintenance supplies to get relocated to the Approach and old pole yard on 13th street.

Scow Bay – Continue to monitor area daily and maintenance as needed. We have authorized a few demo projects by private people and for the Harbor with the help of local contractors and Public Works.

Scow Bay Turnaround Haul Out Project: \$8.9 grant award to the project through the Federal RAISE program announced in January was assigned to a project manager in July! Staff and PND have been attending team meetings that include the Federal managers to properly process the funds through permitting processes. PEDC is working with PND on the 65% design. A steering committee has been formed, and met, to aid engineers in the review process. The next committee meeting included a community open house in Oct. where there was valuable feedback. PND is poised ready to prepare the 95% plans after the Federal Government reopened and gives authorization to spend the funds and permit the project.

Misc:

-The waiting list continues to grow. The new language that made changes to the permanent moorage contracts concerning inactive vessels has helped reduce inactive vessels and will no doubt result in movement on the waiting list. Staff continue to monitor approx. 30 inactive vessels (down from 50) and send out contact letters to individual boat owners that fall into this category.

-Secon came through and surveyed various properties including the SH parking lots and the Drive Down Approach for possible upcoming resurfacing of black top. I received recently the attached quote confirming that the contractor understands the pothole situation.

-Tour ship numbers Last year's numbers resulted in 105 stops for the season. The 2025 schedule has 97 total stops, which includes the doubling of ACL stops from previous seasons. The increase of ACL (vessels 267 ft.) resulted in 16 overnights at C float which changed the availability of moorage for our tender fleet and larger yachts but staff was able to juggle the use and it resulted in a positive use of space.

-ACL has been actively negotiating 2 separate scenarios for building/operating a new tour ship facility for their growing business. The looked at partnering with the Borough and constructing a jointly owned and operated float or leasing tidelands and constructing and operating a privately owned and maintained facility. The Assembly forwarded the lease application to P&Z in July and it passed and will go back to the Assembly for negotiation after they hear from this Board.



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:

Rec'd. by:

Fee: \$

Date Rec'd:

Date: 1/31/2025

This is a request for land disposal via:

☒ **Lease**

☐ **Exchange**

☐ **Purchase**

☐ **Other** _____

(Describe)

Parcel ID #(s) of Subject Property:

Southwest of 01-008-220

Per City Planner no Parcel Number

Proposed term of lease: 60 years

(total years)

Legal Description(s) of Property:

Water - Wrangell Narrows -

Current Zoning of Property:

Commercial

Is the Applicant applying to purchase under Petersburg Municipal Code Section 16.12.030 as one of the following? If yes, check approximate box below:

☐ State of Federal Agency

☐ Federally Recognized Tribe

☐ Nonprofit Entity

☐ Applying to Purchase for a Public Benefit Purpose per PMC 16.12.030

Applicant Name: Charles B. Robertson

Applicant Mailing Address: 741 Boston Post Road Guilford, CT 06437

Applicant Contact Info: 203-453-6800

(telephone and email)

cbrobertson@americancruiselines.com

1. Size of Area requested (identify the minimum area necessary in square feet): 22,000 sq ft
2. Attach a map showing the location of the parcel(s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan;
- b) a financial plan; and
- c) a development timeline

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

See attached

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

Petro 49 INC 119 Dock Street LOTS 01-008-220, 221, 222,230
US Coast Guard 117 Dock Street LOTS 01-008-200
US Forest Service 115 Dock Street LOTS 01-008-260

Rocky's Marine INC. 113 Dock Street LOTS 001-008-250
US Coast Guard 107 Dock Street LOTS 01-008-240,241

5. Are there any existing permits or leases covering any part of the land applied for?

☐ Yes ☒ No

If yes, please check one: ☐ Lease ☐ Permit

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: _____

6. What local, state or federal permits are required for the proposed use? (list all)

See attached

7. If applicant is a corporation, provide the following information:

A. Name, address and place of incorporation: _____
 741 Boston Post Road Guilford, CT 06437
 Place of Incorporation - Delaware

B. Is the corporation qualified to do business in Alaska?: ☒ Yes ☐ No

Name and address of registered agent: _____
 Tonya Fisher
 C/O Reliable Transfer 321 Hospital Dr Juneau, AK 99801

8. Why should the Planning Commission recommend Assembly approval of this request?
 See attached

9. How is this request consistent with the Borough's comprehensive plan?
 See attached

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: _____

 Signature of Department Commenter

Department Comments: _____

 Signature of Department Commenter

Department Comments: _____

 Signature of Department Commenter

Department Comments: _____

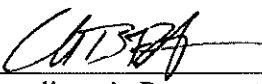
 Signature of Department Commenter

NOTICE TO APPLICANT(s):

Application must be submitted to the Borough with a non-refundable filing fee of \$500. If the application moves forward, the applicant will be required to deposit with the Borough payment for other costs. See, PMC 16.12.030C(2)(a), 16.12.090, and 16.16.070A, as applicable.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.


Please sign application in the presence of a Notary Public.


 Applicant/Applicant's Representative Signature

Charles B. Robertson
 Printed Name

Subscribed and sworn to by CHARLES B. ROBERTSON, who personally appeared
 before me this 31 day of JANUARY, 2025.



 JULIA RICZU
 Notary Public in and for the State of ~~Alaska~~ CONNECTICUT
 My Commission Expires: 9/30/2028

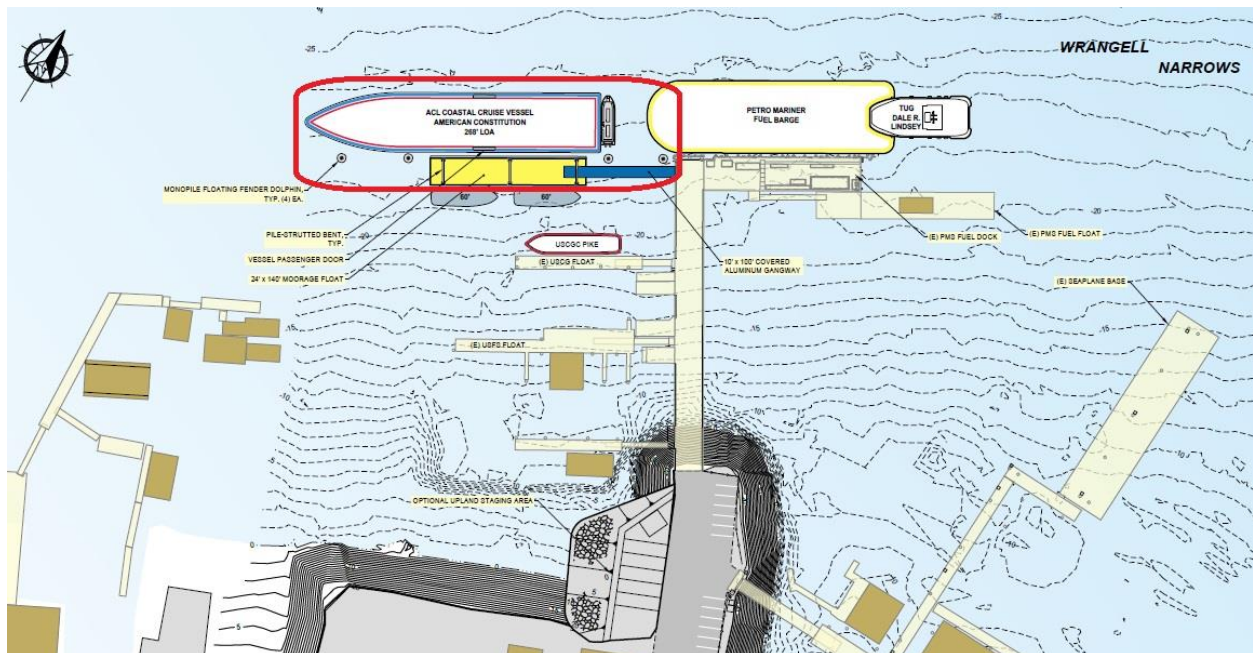
Petersburg Borough, Alaska Land Disposal Application Additional Information

Applicant: American Cruise Lines



2. Attach a map showing the location of the parcel (s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

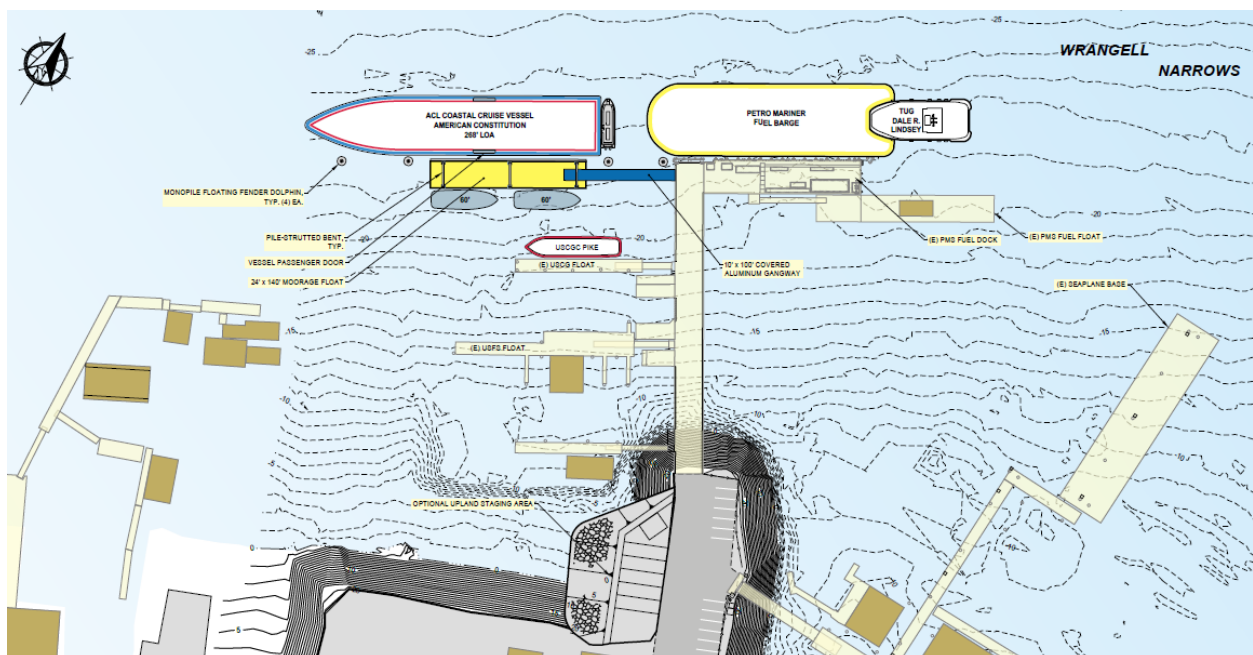
Requested parcel is outlined below in **RED**.



3. Narrative on Use of Property:

The proposed use of this property would be utilized to construct a new dock for use by American Cruise Lines and its 170 passenger overnight cruise vessels. The project would consist of a gangway and moorage float extending to the SW of parcel 01-008-220 * 119 DOCK STREET * PETRO 49 INC, LESSEE and PETERSBURG BOROUGH LESSOR. This project would include an approximately 10' x 100' aluminum gangway extending to a 24' x 140' moorage float. Included in the scope of this project are two (2) monopiles equipped with floating fenders which will be used by vessels for mooring lines. It is estimated that this project will cost approximately \$3 million dollars.

Construction of this project will allow small overnight cruise vessels to operate with a consistent schedule which in turn will contribute to the local economy as guests aboard are able to explore the Borough of Petersburg.



6. What local, state or federal permits are required for the proposal use?

- USACE DA Individual Permit including Practicable Alternatives Analysis and Biological Assessment
- Incidental Harassment Authorization with formal NMFS consultation and Marine Mammal Monitoring and Mitigation Plan (4MP).
- Compensatory Mitigation for unavoidable impacts due to intertidal fill discharges associated with the proposed parking area, if it is to be constructed.
- ADEC 401 Water Quality Certification.
- ADEC Plan Review and Approval to Operate for water and sewer systems
- ADEC Stormwater Plan Review and Letter of Concurrence for runoff in the proposed parking lot, if constructed.
- Sunflower Sea Star Harassment Authorization with formal NMFS consultation.
- Local Building Permits possibly.

8. Why should the Planning Commission recommend Assembly approval of this request?

The overarching goal of the Borough's February 2016 Comprehensive Plan Update identified in Chapter 5 is to improve the diverse transportation system that links Petersburg to the outside world. As a part of this goal, promoting a growing economy in the commercial fish processing and tourism are identified as key components. Planning Commission approval of this request would allow for consistent tourism and economic benefit during scheduled dockings of American Cruise Lines vessels each summer.

9. How is this request consistent with the Borough's comprehensive plan?

The Borough's February 2016 Comprehensive Plan Update identifies objectives for the waterfront lands in Petersburg. One of those objectives is to utilize good planning to support a diverse use of the waterfront. The concept plan proposed by American Cruise Lines allows for dock development in a location which would not impede other area users including federal agencies, marine business and a commercial fueling operation serving the vital fishing community.

Petersburg Borough, Alaska
Harbor/Port Facilities Fund - 450
FY 2026 Adopted Budget

| 450 Account Number | Description | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 dopted-Revise Budget | FY 25/26 Adopted Budget |
|--------------------------------------|---|--------------------|--------------------|-------------------------------------|-------------------------------|
| Revenues & Other Sources | | | | | |
| Harbor Charges: | | | | | |
| 000 408100 | Moorage Fees | 964,558 | 955,228 | 1,043,973 | 1,017,378 |
| 000 408110 | Transient Fees | 197,637 | 180,478 | 195,000 | 204,750 |
| 000 408120 | Grid Fees | 5,400 | 5,110 | 5,500 | 5,775 |
| 000 408130 | Live Aboard | 14,780 | 18,820 | 15,000 | 15,750 |
| 000 408150 | Launch Fees | 22,747 | 22,834 | 22,500 | 24,750 |
| 000 408160 | Tour Ship Moorage | 80,483 | 98,395 | 70,534 | 64,742 |
| 000 408165 | Commercial Drive Down Facility Fees | 48,548 | 47,562 | 50,000 | 50,000 |
| 000 407170 | Misc Harbor Charges | 70,036 | 68,091 | 65,000 | 68,000 |
| | Subtotal Harbor Charges | 1,404,189 | 1,396,518 | 1,467,507 | 1,451,145 |
| Port Charges: | | | | | |
| 000 408180 | Port Leases | 90,209 | 78,833 | 157,130 | 157,044 |
| 000 408190 | Port Storage Fees | 60,535 | 44,959 | 60,000 | 45,000 |
| | Subtotal Port Charges | 150,744 | 123,792 | 217,130 | 202,044 |
| Misc. Revenue | | | | | |
| 000 410260 | Other Revenues | 7,187 | 6,641 | 7,500 | 7,500 |
| 000 410300 | Cashier's over/short | - | - | - | - |
| | Subtotal Misc. Revenue | 7,187 | 6,641 | 7,500 | 7,500 |
| | Total Operating Revenues | 1,562,120 | 1,526,951 | 1,692,137 | 1,660,689 |
| Nonoperating Revenues: | | | | | |
| 000 410100 | Investment Income | 34,549 | 120,039 | 30,000 | 78,962 |
| 000 402275 | State PERS Relief | 12,704 | 14,508 | 25,000 | 16,000 |
| | Subtotal Nonoperating Revenues | 47,253 | 134,547 | 55,000 | 94,962 |
| Interfund Transfers: | | | | | |
| 000 402140 | Fish Tax | 594,990 | 602,271 | 350,000 | 400,000 |
| 000 402240 | Transfer In from Prop.Dev. Fund - Wikan Sale | - | - | 108,064 | - |
| 000 402240 | Transfer In from Prop. Dev. Fund - Island Refrigeration | - | - | 360,000 | - |
| | Subtotal Interfund Transfers | 594,990 | 602,271 | 818,064 | 400,000 |
| | Total Revenues & Other Sources | 2,204,363 | 2,263,770 | 2,565,201 | 2,155,651 |
| Expenditures & Other Uses | | | | | |
| Operating Expenses | | | | | |
| Payroll Expense: | | | | | |
| 000 500110 | Regular Pay | 507,430 | 566,040 | 554,646 | 571,691 |
| 000 500120 | Overtime Pay | 12,160 | 19,666 | 20,047 | 20,746 |
| 000 500200 | Benefits | 252,828 | 271,058 | 323,039 | 327,124 |
| | Subtotal | 772,418 | 856,764 | 897,732 | 919,561 |
| Supplies: | | | | | |
| 000 501320 | Operating Supplies | 14,801 | 26,533 | 30,000 | 30,000 |
| 000 501325 | Grounds Supplies | 5 | - | 500 | 500 |
| 000 501330 | Maintenance Supplies | 10,733 | 14,879 | 9,000 | 11,000 |
| 000 501334 | Safety Gear | 1,540 | 4,647 | 1,700 | 1,700 |
| 000 501335 | Waste Oil Repair & Maint | 24 | 660 | 1,100 | 1,000 |
| 000 501340 | Small Tools | 2,588 | 6,310 | 7,500 | 7,000 |
| | Subtotal | 29,691 | 53,030 | 49,800 | 51,200 |
| Services & Charges: | | | | | |
| 000 501410 | Professional Services | 13,900 | 13,415 | 30,000 | 20,000 |
| 000 501415 | DC Lobbyist | 18,000 | 12,000 | 18,000 | 18,000 |
| 000 501420 | Communications | 9,019 | 10,377 | 8,500 | 9,500 |
| 000 501430 | Travel & Training | 180 | 443 | 3,450 | 2,500 |
| 000 501440 | Advertising & Printing | 2,718 | 2,595 | 2,000 | 2,000 |
| 000 501448 | Security Boat O&M | 2,350 | 11,152 | 5,500 | 5,750 |
| 000 501449 | Motor Pool O & M | 20,025 | 12,752 | 21,020 | 21,800 |
| 000 501450 | Rentals/Leases | - | - | 750 | 750 |
| 000 501451 | Vehicle Replacement | 17,843 | 13,110 | 13,110 | 13,287 |
| 000 501462 | Liability Insurance | 30,890 | 33,609 | 36,970 | 47,731 |
| 000 501463 | Property Insurance | 2,671 | 4,431 | 4,874 | 5,174 |
| 000 501464 | Vehicle Insurance | 2,998 | 3,043 | 545 | 575 |

Petersburg Borough, Alaska
Harbor/Port Facilities Fund - 450
FY 2026 Adopted Budget

| 450 Account Number | Description | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 dopted-Revise Budget | FY 25/26 Adopted Budget |
|--------------------------|--|--------------------|--------------------|-------------------------------------|-------------------------------|
| 000 501470 | Utilities | 86,629 | 96,030 | 90,000 | 96,000 |
| 000 501472 | Utilities - Garbage | 102,879 | 110,917 | 105,000 | 110,000 |
| 000 501480 | Repair & Maint | 34,948 | 47,027 | 35,000 | 40,000 |
| 000 501481 | Scowbay, Port, Drive Down Facil. Maint | 281 | 1,239 | 5,000 | 2,500 |
| 000 501491 | Overhead Charges | 93,619 | 99,396 | 108,686 | 119,347 |
| 000 501498 | Credit Card Fee | 27,386 | 28,042 | 30,000 | 31,050 |
| 000 501499 | Bad Debt Expense | 13,113 | 19,473 | 10,000 | 10,000 |
| 000 501500 | Contingency | 15,614 | 5,960 | 20,000 | 20,000 |
| 000 501501 | Security Camera Repair & Maintenance | 10,455 | 4,059 | 10,000 | 10,000 |
| 000 501502 | Large Crane Maintenance | - | - | - | - |
| 000 501503 | Derelect Boat Disposal | 1,650 | 8,060 | 250,000 | 10,000 |
| 000 504505 | Electric Plug Resale | - | 5,780 | 3,500 | 2,500 |
| 000 501506 | Vehicle Impound Towing | - | 650 | 2,000 | 1,000 |
| | Subtotal | 507,168 | 543,560 | 813,904 | 599,464 |
| Depreciation | | | | | |
| 000 502000 | Depreciation | 1,392,181 | 1,438,947 | 1,405,000 | 1,440,000 |
| | Total Operating Expense | 2,701,459 | 2,892,301 | 3,166,436 | 3,010,225 |
| Other Uses | | | | | |
| 000 500210 | State PERS Relief | 12,704 | 14,508 | 25,000 | 16,000 |
| | Subtotal | 12,704 | 14,508 | 25,000 | 16,000 |
| Capital Outlays | | | | | |
| 000 506500 | Computer Equipment | 1,596 | - | 3,000 | 3,000 |
| 000 506519 | Machinery & Equip | 10,685 | 15,916 | 7,500 | 7,500 |
| 000 506521 | Security Cameras | 125 | 9,640 | 7,000 | 7,000 |
| 000 506528 | Outboard - 50hp | - | - | 10,000 | 11,000 |
| 000 506535 | Building Remodel Plan | - | - | - | - |
| 000 506538 | Dock Ladders & Ramps | - | - | 2,500 | 2,500 |
| 000 506539 | South Harbor Float Maintenance | 13,200 | 39,427 | 28,000 | 28,000 |
| 000 506540 | Rebuild Dock Project adj. to Harbor Office | - | - | - | - |
| 000 506541 | S. Harbor Corp of Engin. Dredge Study | 2,100,000 | 1,820 | - | - |
| 000 506542 | Middle Harbor Anode Installation | 93,292 | - | - | - |
| 000 506544 | Office Repairs | - | 219 | 5,000 | 5,000 |
| 000 506546 | Petro Trade | 1,804 | 3,387 | - | - |
| 000 506547 | South Harbor Fire Shed | - | - | - | - |
| 000 506548 | Upgrade Elec Pedestals End of C flt | - | - | - | - |
| 000 506549 | 10 yd Dumpster | - | 14,060 | 15,000 | 15,000 |
| 000 506550 | Bobcat V519, Telehandler | 95,126 | - | - | - |
| 000 506551 | Galvanized Steel Piling 75' | 103,120 | - | - | - |
| 000 506552 | Flatbed 1T x/Snow Plow | 54,852 | - | - | - |
| 000 506553 | Middle Harbor Maint. Dredge | 179,000 | - | - | - |
| 000 506554 | Drive Down Approach Paving | - | - | 400,000 | - |
| 000 506555 | Shed Roof adj. to Harbor Office | - | 843 | 300,000 | - |
| 000 506556 | C Float Stall Replacement | - | - | 500,000 | 500,000 |
| 000 506557 | ATV with Plow | - | 12,987 | - | - |
| 000 506558 | Feasability Study Scow Bay | - | - | 400,000 | 400,000 |
| 000 506559 | Signage | - | 9,090 | 5,000 | 5,000 |
| 000 506560 | South Harbor Lighting Upgrade | - | - | 15,000 | 15,000 |
| 000 506561 | South Harbor Floatation Maintenance | - | - | 20,000 | 20,000 |
| 000 506562 | Maintenance Facility | - | 41,096 | 60,000 | 60,000 |
| 000 506563 | Harbor Skiff Replacement | - | - | 35,000 | - |
| 000 506564 | American Cruise Line Dock | - | - | - | 1,000,000 |
| | Subtotal | 2,652,800 | 148,485 | 1,813,000 | 2,079,000 |
| | Total Other Uses | 2,665,504 | 162,993 | 1,838,000 | 2,095,000 |
| | Total Expenditures & Other Uses | 5,366,963 | 3,055,294 | 5,004,436 | 5,105,225 |
| | Net Change in Position | (3,162,600) | (791,524) | (2,439,235) | (2,949,574) |

RATE INCREASE FY 2026/2027

Revised Item 8C.

| 2024 PER FOOT PER YEAR | 2026 PROPOSED INCREASE PER FT/YR | LENGTH | 2022 CURRENT BASE | 2026 PROPOSED INCREASE | 2026 ANNUAL RATE |
|--|--|----------------------------------|----------------------|------------------------------|------------------------|
| \$39.00 | \$43.00 | 18 | \$58.50 | \$64.50 | \$774.00 |
| \$39.00 | \$43.00 | 20 | \$65.00 | \$71.67 | \$860.00 |
| \$39.00 | \$44.00 | 26 | \$84.50 | \$95.33 | \$1,144.00 |
| \$39.00 | \$44.00 | 32 | \$104.00 | \$117.33 | \$1,408.00 |
| \$43.50 | \$48.00 | 40 | \$145.00 | \$160.00 | \$1,920.00 |
| \$43.50 | \$48.00 | 42 | \$152.25 | \$168.00 | \$2,016.00 |
| \$50.00 | \$55.00 | 48 | \$200.00 | \$220.00 | \$2,640.00 |
| \$50.00 | \$55.00 | 50 | \$208.33 | \$229.17 | \$2,750.00 |
| \$50.50 | \$56.00 | 50 WIDE (55) | \$231.46 | \$256.67 | \$3,080.00 |
| \$57.25 | \$60.00 | 60 | \$286.25 | \$300.00 | \$3,600.00 |
| \$57.25 | \$60.00 | 62 | \$295.79 | \$310.00 | \$3,720.00 |
| \$57.25 | \$63.00 | 75 | \$357.50 | \$393.75 | \$4,725.00 |
| \$57.25 | \$63.00 | 100 | \$477.08 | \$525.00 | \$6,300.00 |
| | | | | | |
| | | | | | |
| YR IN ADV 20' | | 20 | \$32.50 | \$35.84 | \$430.08 |
| | | | | \$6.04 - | |
| SEMI ANNUAL | | FT | \$5.88 | \$6.88 | |
| | | | | | |
| TRANSIENT | | DAILY PER FT | \$0.75 | \$0.85 | |
| | | MONTHLY PER FT | \$7.50 | \$8.50 | |
| | | FOREIGN < 75 FT | \$0.72 | \$0.85 | |
| | | FOREIGN > 75 FT | \$1.45 | \$1.70 | |
| TRANSIENT NON-COMMERCIAL FISHING >90FT | | DAILY PER FT | \$1.45 | \$1.70 | |
| TRANSIENT NON-COMMERCIAL FISHING >90FT | | MONTHLY PER FT | \$15.00 | \$17.00 | |
| | | | | | |
| TOUR SHIP DOCKING | | INNER HBR | \$500.00 | \$600.00 | |
| | | PORT DOCK | \$600.00 | \$700.00 | |
| | | DRIVE DOWN DOCK <8 HR MIN | \$700.00 | \$800.00 | |
| | | DRIVE DOWN DOCK >8 HR MIN/PER HR | \$100.00 | \$100.00 | |
| | | LITER | \$400.00 | \$500.00 | |
| HOMELAND SECURITY OFFICER | | PER STOP | \$400.00 | \$440.00 | |
| CRANE USE | | HR | \$40.00 | \$45.00 | |
| POWER WASHER | | HR | \$40.00 | \$45.00 | |
| TOWING | | FT | \$1.50 | \$1.65 | |
| SKIFF FEE | | FT | \$2.20 | \$2.50 | |
| WASTE OIL | | 5 GAL | \$5.50 | \$10.00 | |
| | | BARREL | \$44.00 | \$50.00 | |
| WATER | | GALLON | \$0.03 | NONE | |
| | | MIN FEE | \$15.00 | NONE | |
| UPLAND STORAGE | | SQ FT | \$0.30 | \$0.35 | |
| LAUNCH PERMIT | | YEAR | \$50.00 | | \$60.00 |
| | | ONE TIME IN/OUT | \$15.00 | \$20.00 | |
| | | COMMERCIAL YR | \$300.00 | | \$350.00 |
| | | COMMERCIAL 1 TIME | \$30.00 | \$35.00 | |
| DRIVE DOWN FEE | | 1 TIME USE | \$1.00 | \$1.50 | |
| | | ANNUAL | \$3.00 | | \$4.00 |
| GRID | | WOOD | \$0.70 | \$0.80 | |
| | | STEEL | \$1.20 | \$1.35 | |
| LIVEABOARD | | 1ST PERSON | \$65.00 | \$72.00 | |
| | | ADDL | \$30.00 | \$36.00 | |

RATE INCREASE FY 2026/2027

Revis Item 8C.

| | | | | | |
|---|--|-------------------|----------|---------|----------|
| TRANSIENT ELECTRIC | | 30A | \$6.00 | NONE | |
| | | 50A | \$10.00 | NONE | |
| | | 60A | \$34.00 | NONE | |
| | | 100A | \$57.00 | NONE | |
| DEPOSIT ELEC PIGTAIL | | 30A | \$30.00 | NONE | |
| | | 60A | \$600.00 | NONE | |
| ELECTRIC ADAPTER PLUG RENTAL FEE | | 30A | \$5.00 | \$5.50 | |
| | | 60A | \$10.00 | \$11.00 | |
| | | 100A | \$10.00 | \$11.00 | |
| DOCK FACE MOORING | | FT @ PORT | \$1.10 | \$1.21 | |
| LOAD/UNLOAD MATERIALS | | PER VESSEL @ PORT | \$27.50 | \$30.25 | |
| | | ANNUAL @ PORT | \$275.00 | | \$302.50 |
| SHOWER | | USE | \$2.00 | NONE | |
| HARBOR SKIFF USE FEE | | HR | \$40.00 | \$44.00 | |
| CONDUCTING BUSINESS FROM VESSEL | | DAY | \$20.00 | \$25.00 | |
| WHARFAGE | | TON | \$5.00 | NONE | |
| IMPOUND FEE FOR GEAR | | MIN | \$75.00 | \$82.50 | |
| | | DAILY | \$3.00 | \$3.30 | |
| VEHICLE BOOT FEE | | USE | \$35.00 | \$35.00 | |
| COMMERCIAL USE PERMIT | | ANNUAL | 200.00 | | \$220.00 |
| INVOICING FEE | | TRANSIENT BILLING | | \$10.00 | |
| BOAT PUMPING FEE | | HR | 60.00 | 65.00 | |
| SNOW REMOVAL FEE | | HR | 40.00 | 45.00 | |
| GARBAGE DISPOSAL | | CU YD | 25.00 | NONE | |
| REPLACING OR SECURING MOORING LINES PLUS COST OF MATERIALS | | USE | 20.00 | 25.00 | |
| PUMPING OF VESSELS (1 HR MIN) | | HR | 60.00 | 65.00 | |

MONTHLY TRANSIENT MOORAGE

REV: 11/20/2025

February 1, 2025

NO TAX

8.50 PER FOOT

OVER 10 DAYS = MONTHLY RATE

\$1.70 per linear ft. x 6% sales tax >90' non commercial fishing

| LENGTH | MOORAGE | LENGTH | MOORAGE |
|--------|---------|--------|---------|
| 16 | 136.00 | 71 | 603.50 |
| 17 | 144.50 | 72 | 612.00 |
| 18 | 153.00 | 73 | 620.50 |
| 19 | 161.50 | 74 | 629.00 |
| 20 | 170.00 | 75 | 637.50 |
| 21 | 178.50 | 76 | 646.00 |
| 22 | 187.00 | 77 | 654.50 |
| 23 | 195.50 | 78 | 663.00 |
| 24 | 204.00 | 79 | 671.50 |
| 25 | 212.50 | 80 | 680.00 |
| 26 | 221.00 | 81 | 688.50 |
| 27 | 229.50 | 82 | 697.00 |
| 28 | 238.00 | 83 | 705.50 |
| 29 | 246.50 | 84 | 714.00 |
| 30 | 255.00 | 85 | 722.50 |
| 31 | 263.50 | 86 | 731.00 |
| 32 | 272.00 | 87 | 739.50 |
| 33 | 280.50 | 88 | 748.00 |
| 34 | 289.00 | 89 | 756.50 |
| 35 | 297.50 | 90 | 765.00 |
| 36 | 306.00 | 91 | 773.50 |
| 37 | 314.50 | 92 | 782.00 |
| 38 | 323.00 | 93 | 790.50 |
| 39 | 331.50 | 94 | 799.00 |
| 40 | 340.00 | 95 | 807.50 |
| 41 | 348.50 | 96 | 816.00 |
| 42 | 357.00 | 97 | 824.50 |
| 43 | 365.50 | 98 | 833.00 |
| 44 | 374.00 | 99 | 841.50 |
| 45 | 382.50 | 100 | 850.00 |
| 46 | 391.00 | 101 | 858.50 |
| 47 | 399.50 | 102 | 867.00 |
| 48 | 408.00 | 103 | 875.50 |
| 49 | 416.50 | 104 | 884.00 |
| 50 | 425.00 | 105 | 892.50 |
| 51 | 433.50 | 106 | 901.00 |
| 52 | 442.00 | 107 | 909.50 |
| 53 | 450.50 | 108 | 918.00 |
| 54 | 459.00 | 109 | 926.50 |
| 55 | 467.50 | 110 | 935.00 |
| 56 | 476.00 | 111 | 943.50 |
| 57 | 484.50 | 112 | 952.00 |
| 58 | 493.00 | 113 | 960.50 |
| 59 | 501.50 | 114 | 969.00 |
| 60 | 510.00 | 115 | 977.50 |
| 61 | 518.50 | 116 | 986.00 |
| 62 | 527.00 | 117 | 994.50 |
| 63 | 535.50 | 118 | 1003.00 |
| 64 | 544.00 | 119 | 1011.50 |
| 65 | 552.50 | 120 | 1020.00 |
| 66 | 561.00 | 121 | 1028.50 |
| 67 | 569.50 | 122 | 1037.00 |
| 68 | 578.00 | 123 | 1045.50 |
| 69 | 586.50 | 124 | 1054.00 |
| 70 | 595.00 | 125 | 1062.50 |



A COLAS COMPANY

P.O.BOX 32159
 JUNEAU, ALASKA 99803
 PHONE: 907-780-5145
 FAX: 907-780-5896

CONTRACTOR'S LICENSE NO.: 27498
 BUSINESS LICENSE NO.: 280673

QUOTATION FOR: Asphalt paving for South Harbor (Boat Launch) Parking Lot, North-South Harbor Parking lot, and Bait Shed
 Storage area, approx. 30' wide

OWNER: City and Borough of Petersburg, Alaska

DATE: 11/20/2025

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | AMOUNT |
|------|--|----------|------|--------------|-----------------------|
| 01 | Mobilization | 1.0 | LS | \$315,000.00 | \$315,000.00 |
| 02 | Remove and replace existing asphalt - 2400 Tons | 1.0 | LS | \$852,000.00 | \$852,000.00 |
| 03 | Striping | 1.0 | LS | \$18,500.00 | \$18,500.00 |
| 04 | 4" Basecourse Remove and Replace - Drive Down Ramp | 1.0 | LS | \$26,750.00 | \$26,750.00 |
| | | | | | |
| | TOTAL AMOUNT OF QUOTATION | | | | \$1,212,250.00 |

City sales tax to be added where applicable

NOTES:

Unless stated as LUMP SUM (LS), THIS IS A PRICE PER TON PRICE. BILLING WILL BE BASED ON ACTUAL TONNAGE PLACED. Unit Prices shall prevail.

Work to be performed...

1. Mobilization of an asphalt plant and asphalt rock that meets City of Ketchikan design specifications
2. All labor, equipment and materials needed to remove existing asphalt, import material and grade to establish drainage, and pave a 3" lift of Type IIB hot mix asphalt using PG64-28 oil. See mix design attached to email.
3. All labor, equipment and materials needed to restripe parking stalls.

INCLUSIONS:

Asphalt Testing

EXCLUSIONS:

Bond (add 1% if required), Permits, Testing, Utility Adjustments, Sweeping, Survey, Warranty, Fees, SWPPP, Engineering, Individual mining plan for the blend sand used in asphalt production, Builder's Risk Insurance Insurance in excess of two million per occurrence.

- **TERMS:** Full payment due within 30 days of invoice, unless defined otherwise via subcontract
- **A FINANCE CHARGE OF .88%** per month (which is an annual percentage rate of 10.5%) will be imposed on any portion of your account not paid within 30 days after billing date.
- **A service charge of 3% will be imposed on all credit card payments**

If this proposal meets your approval, please complete and return. Your signature on one copy returned to us will make this a legal contract for the performance of the above work and your acceptance of the terms listed.

Company: _____

Phone No. _____

Billing Address: _____

Authorized Signer: _____

(printed name)

 Jared Mackey

SIGNATURE: _____