



City and Borough of Wrangell
Port Commission
AGENDA

Thursday, March 04, 2021
6:00 PM

Location: Borough Assembly Chambers
Zoom Teleconference

If you wish to call into the meeting to speak under Persons to be Heard, please contact the Keeleigh Solverson or email: harbor@wrangell.com no later than Thursday, March 4th, 2021 at 4:00 p.m.

To Join by Computer in **REGULAR SESSION ONLY:**

<https://zoom.us/j/9078742381?pwd=MTNqSEdncjRyakh2UctMVUNxMndYUT09>

And Enter the Meeting ID: 907 874 2381

Then Enter Password: 99929

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES (*MOTION* - Move to approve the Minutes, as presented)

a. Port Commission Regular Minutes - February 4, 2021

4. AMENDMENTS TO THE AGENDA

5. CORRESPONDENCE

6. PERSONS TO BE HEARD

7. HARBORMASTER'S REPORT

a. Harbormaster Report March 2021

8. COMMISSIONER REPORTS

9. PUBLIC HEARING

a. **PUBLIC HEARING: ORDINANCE NO. 984** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 14.01.030(DD) TITLED "LIVE ABOARD" AND ADDING SECTION 14.01.030(MM) TITLED "RESIDENTIAL USER" AND ADDING 14.05.008 "RESIDENTIAL USER FEE AND DUTY TO REPORT" IN THE WRANGELL MUNICIPAL CODE

b. **PUBLIC HEARING:** Approval of Fee Schedule

10. UNFINISHED BUSINESS

a. Harbormaster Goals 2021

11. NEW BUSINESS

12. NEXT AGENDA ITEMS

13. ADJOURN

Minutes of the Regular Wrangell Port Commission Meeting

Held February 4th, 2021

Chairman John Martin called the Regular Port Commission meeting to order at 6:00 p.m. February 7th, 2020, via Zoom

PRESENT: Martin, Yeager, Roppel, Merritt

ABSENT: Morrison

Harbormaster Steve Miller was also in attendance.

APPROVAL OF MINUTES

- a. Approval minutes from meeting January 7th, 2021

M/S: Merritt/Yeager to approve the minutes, as presented. Motion approved unanimously.

AMENDMENTS TO THE AGENDA - None.

CORRESPONDENCE- None.

PERSONS TO BE HEARD- None.

HARBORMASTER'S REPORT

Miller reported on the following items:

- Harbormaster has been working on FAA regulations for the sea plane base sponsorship. Myers Chuck has been removed from the National Plan of Integrated Airport Systems (NPIAS). Miller will reach out to Congressman Young about possibly reinstating Myers Chuck.
- Harbormaster Miller is attending National Association of Counties High Performance Leadership Course. This is a 12-week course that focuses on positive leader. Miller has just completed his first 4 weeks.
- Harbor Maintenance Team is working on the new summer float with cutting and prepping lumber. The maintenance team also completed monthly fire extinguisher checks.
- Port security plan is done and waiting to be approved by the US Coast Guard.
- Harbormaster is continuously talking with the cruise ship industry about the upcoming season. Still no information if the 2021 season will happen.

COMMISSIONER REPORTS

Merritt stated that he was very impressed with getting his boat hauled out with the Marine Service Center. Merritt gave "kudos" to the entire team. Martin expressed concern for snow removal in the yard and where the snow goes. Miller explained that the snow is placed at the edge of the Marine Service Center.

UNFINISHED BUSINESS- N/A

NEW BUSINESS

10a FY 2022 Budget Calendar

Budget prep documents were supposed to be released on Feb. 1st. Miller is still waiting for the Finance Dept to send out the proposed 2022 spreadsheets. Miller has until March 1st to get the FY 2022 rough draft budget done.

10b Derelict Vessels Monthly Rates

The Storage Yard is losing around \$1,564.36 a month in derelict vessels taking up space and the Harbor is losing \$573.08 a month. Miller only has \$5,000 for the yard and \$5,000 for the Harbor in the budget for vessel disposal. Miller needs more money in the budget to remove all the impounded vessels taking up space. Miller wants to invest in an open top container to put disposed vessels in. The Harbor Office will start the impound process on vessels at 90 days so account balances don't grow out of control.

NEXT AGENDA ITEMS – None.

The next Regular meeting March, 4th 2021

Regular meeting adjourned at 6:40 p.m.

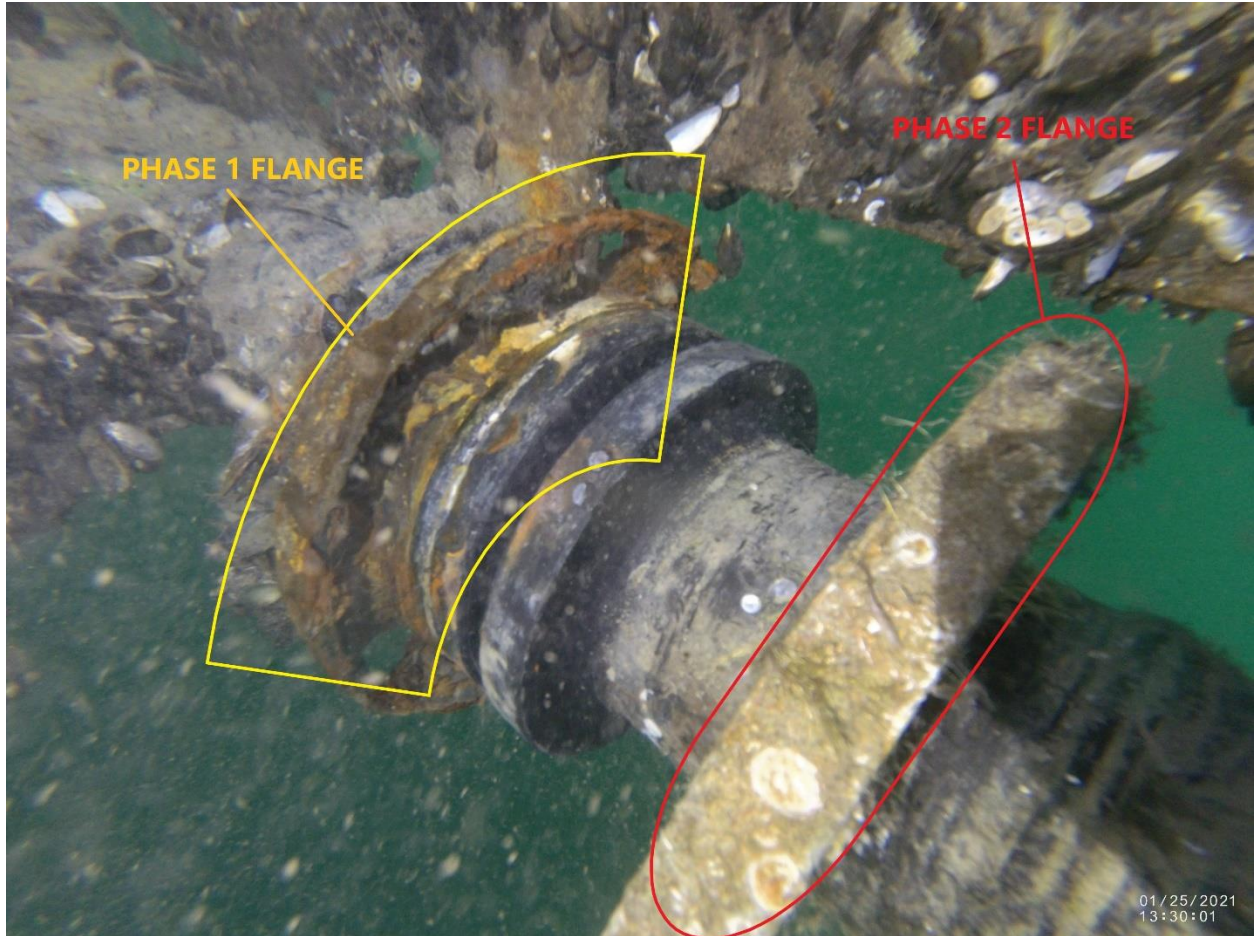
HARBORMASTER'S REPORT MARCH 2021

Administration- We have been working on the live-aboard language and gathering information from other Harbors to present to the Port commission and Assembly. We have been also working on budget since the middle of February and will have something for the Port Commission to look at by the April meeting.

Harbor- On February 7th there was a waterline leak reported at Heritage harbor upon inspection we found a flange had completely corroded away and the line parted. The Harbor had spare parts and a diver was called in to make repairs. The diver did a little recon and found another flange that was also severely corroded. I had to do some research and found that all of phase one waterline at Heritage Harbor had been put together with flanges that had a manufacturing flaw. There is a total of 5 connections 10 flanges that need immediate repairs this is our potable water and first response fire line. The total cost for repairs is estimated at \$8000 which I had to request from the assembly because our maintenance budget could not absorb that amount of money.

Port- We will be doing an inspection of the barge ramp in March. There was a comprehensive study done about 10 years ago and it is in need of some major repairs. I am working with a couple of local contractors with special equipment to do some audio gage testing and check coatings and zincs on the air bladder. There will be a more comprehensive report for the April meeting.

MARINE SERVICE CENTER- There has been an uptick of vessels being hauled out in the marine service center. The spring haul out request's have been flooding in so I am very optimistic about the spring rush of boats coming to Wrangell for maintenance.



CITY & BOROUGH OF WRANGELL, ALASKA PORT COMMISSION AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	MARCH 4, 2021
	<u>Agenda Section</u>	9

PUBLIC HEARING: ORDINANCE NO. 984 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 14.01.030(DD) TITLED "LIVE ABOARD" AND ADDING SECTION 14.01.030(MM) TITLED "RESIDENTIAL USER" AND ADDING 14.05.008 "RESIDENTIAL USER FEE AND DUTY TO REPORT" IN THE WRANGELL MUNICIPAL CODE

<u>SUBMITTED BY:</u>
Steve Miller, Port & Harbor Director

<u>Reviews/Approvals/Recommendations</u>	
<input checked="" type="checkbox"/>	
Name(s)	PORT COMMISSION
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

<u>FISCAL NOTE:</u>		
Expenditure Required: \$XXX Total		
FY 20: \$	FY 21: \$	FY22: \$
Amount Budgeted:		
	FY20 \$XXX	
Account Number(s):		
	XXXXX XXX XXXX	
Account Name(s):		
	Enter Text Here	
Unencumbered Balance(s) (prior to expenditure):		
	\$XXX	

ATTACHMENTS: 1. ORDINANCE NO 984.

Public Hearing:

CHAIRPERSON: We will open the Public Hearing on Ordinance 984 and Proposed Fee Schedule. Are there any persons who wish to speak on Ordinance No. 984?

Call upon each member of the public to speak on this item only.

After all public members have spoken on the Ordinance....

CHAIRPERSON: I will now close the Public Hearing on Ord 984 and entertain a motion.

(During the Public Hearing, it is not appropriate for the Port Commissioners to speak on either item. This is the time for the public to speak on the items.)

After the motion has been made, the Port Commissioners can debate the item and vote on it.

RECOMMENDATION MOTION (*after Public Hearing is closed*):

Move to Approve ORDINANCE No. 984

SUMMARY STATEMENT:

This ordinance change was needed in order to define who qualifies as a live aboard and to set clear rules as to who may be assessed a residential user fee. The harbor for years has billed a live aboard fee and the language was not sufficient in current ordinance to charge such a fee.

This Ordinance change was sent back to the port commission with new wording because there were too many questions about who this would and would not affect. Definition DD "Live Aboard" was not changed from the original proposed ordinance change. MM The "Residential user" is now defined as: When a vessel is used by any person as a residence, dwelling, or abode for 60 or more calendar days in a calendar year: This wording helped eliminate any vessel with persons living aboard for a short period of time. These users pay up to 95% more than an annual stall holder. (IE Daily moorage for a 40' vessel is \$23.60 @ the daily rate. An annual 40' vessel pays \$3.19 a day @ the annual rate.)

In order to help facilitate this ordinance we also included 14.05.008 "Residential User Fee and Duty to report" The residential user fee will be assessed on a calendar month basis. The owner of the vessel is responsible for paying the residential user fee. The owner of the vessel is responsible for immediately notifying the Harbor Department Office when their vessel is being occupied and used, rented, or leased as a place of residence. Once a vessel is used as a residence, the Harbor Department will continue to assess the residence user fee until the owner of the vessel gives written notice to the Harbor Department that the vessel is no longer used for a residence. Residential Fees shall be adopted in the Harbor and Port Facilities Fee Schedule by Resolution of the Assembly.

The port and Harbor office will have a vessel registration form that will be filled out by all live aboard vessel owners. It will be the owner's responsibility to notify the Harbor Office when they no longer live aboard the vessel.

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 984

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 14.01.030(DD) TITLED "LIVE ABOARD" AND ADDING SECTION 14.01.030(MM) TITLED "RESIDENTIAL USER" AND ADDING 14.05.008 "RESIDENTIAL USER FEE AND DUTY TO REPORT" IN THE WRANGELL MUNICIPAL CODE

WHEREAS, pursuant to WMC 14.11.005 the Assembly has authority to establish the fee schedule for Wrangell Port and Harbors; and

WHEREAS, it has become necessary to update the Wrangell Municipal Code (WMC) Title 14 to better define "Live Aboard" and define "Residential User Fee" of the Wrangell Ports and Harbors; and

WHEREAS, the current definition does not adequately support collection of the current Live Aboard Fee; and

WHEREAS, it is necessary to charge for prolonged over-night use of moored vessels as living quarters because the use creates increased impacts on the Wrangell Ports and Harbors facilities, dockside utilities, the pumping stations and the harbor eco system; and

WHEREAS it is necessary to adequately and fairly collect fees for these additional burdens from those enjoying the use; and

WHEREAS it has become increasingly difficult to assess the fee under the current definition of Live Aboard codified in WMC 14.01.030(DD); and

WHEREAS, it is necessary to make these changes for efficient and equitable administration of the Wrangell Ports and Harbors; and

WHEREAS, these changes are of a permanent nature amending the code, an ordinance is appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, that:

[The changes to the existing code are shown as follows: the words that are underlined are to be added and the words that are **[bolded and in brackets are to be deleted]**.]

SEC. 1. Action. The purpose of this ordinance is to amend Section 14.01.030(DD) of the Wrangell Municipal Code titled Live Aboard and add Section 14.01.030(MM) titled Residential User.

SEC. 2. Amendment of Section. Section 14.01.030 (DD) of the Wrangell Municipal Code is amended to read:

DD. "Live aboard" means any vessel utilizing the harbor as a primary residence for one or more persons. Any vessel using the harbor this way [thus used] must still comply with [all vessel] other vessel requirements of the harbor system. All Live Aboards shall be charged the Residential User Fee.

SEC 3. Addition of Section. Section 14.01.030 "Definitions" shall further be amended to include a new Subsection (MM) that shall read:

MM. "Residential User" When a vessel is used by any person as a residence, dwelling, or abode for 60 or more calendar days in a calendar year and pays annual moorage.

SEC. 4. Amendment of Chapter: Chapter 14.05 Moorage of the Wrangell Municipal Code is amended to add Section 14.05.008 titled "Residential User Fee Period and Duty to Report".

Sections:

- 14.05.005 Registration required.
- 14.05.008 Residential User Fee Period and Duty to Report.
- 14.05.010 Transient moorage.
- 14.05.015 Reserved moorage.
- 14.05.020 Customer service moorage.
- 14.05.025 General moorage conditions and restrictions.
- 14.05.030 Refusal of moorage.
- 14.05.035 Required equipment.
- 14.05.040 Utilities.
- 14.05.045 Electric service to vessels.
- 14.05.050 Authority of harbormaster to board and move vessel.
- 14.05.055 Forfeiture of space.
- 14.05.060 Authority of harbormaster to utilize restricted areas.

14.05.008 Residential User Fee Period and Duty to Report.

The residential user fee will be assessed on a calendar month basis. The owner of the vessel is responsible for paying the residential user fee. The owner of the vessel is responsible for immediately notifying the Harbor Department Office when their vessel is being occupied and used, rented, or leased as a place of residence. Once a vessel is used as a residence, the Harbor

Department will continue to assess the residence user fee until the owner of the vessel gives written notice to the Harbor Department that the vessel is no longer used for a residence.

Residential Fees shall be adopted in the Harbor and Port Facilities Fee Schedule by Resolution of the Assembly.

SEC. 5. Effective Date. This ordinance shall become effective immediately upon adoption.

PASSED IN FIRST READING: January 12, 2021.

POSTPONED IN SECOND READING January 26, 2021.

PRESENTED IN ITS THIRD READING _____, 2021.

ADOPTED IN ITS FOURTH READING _____, 2021

CITY & BOROUGH OF WRANGELL

Stephen Prysunka, Mayor

ATTEST:

Kim Lane, Borough Clerk

City and Borough of Wrangell

Harbor and Port Facilities

Fee Schedule

Approved by Resolution No. 12-20-1554

DESCRIPTION	USE	FEE		
A. Transient Moorage - WMC 14.05.010				
Daily - Prepaid	0 - 30 feet	\$0.49	per ft.	
	31 - 55 feet	\$0.59	per ft.	
	56 - 100 feet	\$0.69	per ft.	
	101 feet and up	\$1.08	per ft.	
Daily - Invoiced	Two times the daily prepaid			
	Monthly	0 - 30 feet	\$4.32	per ft.
		31 - 55 feet	\$4.87	per ft.
		56 - 100 feet	\$5.41	per ft.
		101 feet and up	\$6.49	per ft.
Designated bow tie skiff zone	\$35.00 flat fee per month			
	Annual	Same as reserved moorage		
B. Reserved Moorage - WMC 14.05.015				
Wait List Deposit	\$50.00 each			
	Annual	0 - 30 feet	\$30.30	per ft.
		31 - 55 feet	\$35.72	per ft.
		56 feet and up	\$41.14	per ft.
Residential User Fee		\$85.00 flat fee per month		
C. Customer Service Moorage - WMC 14.05.020				
Wait List Deposit	\$50.00 each			
	Annual	1.5 times the annual rate		
D. Electric Utility Service - WMC 14.07.045				
Daily	20 amp 120 v	\$5.00	per day	
	30 amp 120 v	\$8.00	per day	
	50 amp single phase	\$10.00	per day	
	50 amp 3 phase	\$30.00	per day	
	100 amp 3 phase	\$50.00	per day	
E. Outside Dock Face Moorage – WMC 14.07.005(C)				
	00 – 99 feet	\$1.07	per ft.	
	100 – 199 feet	\$1.39	per ft.	
	200 – 299 feet	\$1.55	per ft.	
	300 – 499 feet	\$1.77	per ft.	
	500 – 599 feet	\$2.09	per ft.	
	600 feet and up	\$2.38	per ft.	
F. Inside Dock Face Moorage – WMC 14.07.005(C)				

City and Borough of Wrangell

Harbor and Port Facilities

Fee Schedule

Approved by Resolution No. 12-20-1554

DESCRIPTION	USE	FEE	
	00 – 99 feet	\$1.07	per ft.
	100 – 199 feet	\$1.39	per ft.
	200 – 299 feet	\$1.55	per ft.
	300 – 499 feet	\$1.77	per ft.
	500 – 599 feet	\$2.09	per ft.
	600 feet and up	\$2.38	per ft.
G. Barge Ramp Facility Moorage/Mill Dock/Borough Dock – WMC 14.07.005(C)			
	Daily (\$500.00 minimum)	\$2.00 / lineal foot	
	Beach landing (\$25.00 minimum)	\$0.10 / lineal foot	
	Call outs and overtime will be charged at actual employee costs		
H. Net Gear Work on Dock - WMC 14.07.005(D)			
	First two rental periods	\$25.00	
	Each additional rental period	\$20.00	
I. Wharfage - WMC 14.07.010(C)			
General cargo	\$2.50 / ton		
Vehicles	\$2.50 / ton		
Explosives	\$6.25 / ton		
Lumber	\$1.00 / thousand milled board feet		
Empty containers	\$3.75 each		
Sand and Gravel	500 tons	\$1.00 / ton	
Sand and Gravel	501 – 1,500 tons	\$500.00 + \$0.20 / ton for each ton over 500	
Sand and Gravel	1,500 + tons	\$800.00 + \$0.05 / ton for each ton over 1,500	
J. Storage - WMC 14.07.020(B)			
Outside storage (\$6.25 minimum)	\$0.33 / square foot monthly		
Inside storage	\$0.55 / square foot monthly		
Floating log storage	\$0.10 / thousand milled board feet monthly		
Vending storage	50% of covered vendor storage rate		
K. Gridiron - WMC 14.07.025(B)			
Daily (after first two rental periods)	\$1.00 / foot		

City and Borough of Wrangell Harbor and Port Facilities Fee Schedule

Approved by Resolution No. 12-20-1554

DESCRIPTION	USE	FEE
L. Launch Ramp - WMC 14.07.030		
Daily Fee	\$10.00 per launch	
Annual Permit	\$25.00 per calendar year if the person has a stall for a boat other than the one being launched.	
	\$50.00 per calendar year if the person does not have a stall.	
	If the boat being launched has a stall, there is no fee assessed.	
M. Parking - WMC 14.07.035		
	No charge	\$0.00
N. Services of the Harbormaster - WMC 14.07.040		
Replace mooring lines	\$10.00 + cost of line	
Skiff rental with personnel	\$150.00 per hour (1 hour minimum)	
Pumping	\$25.00 + labor	
Labor	Labor costs will be the actual costs of the employee. They will include wages and employee costs. Overtime and callout rates may also apply.	
Raising of boats	\$150.00 + cost of materials and professional services	
O. For rates, see WMC 15.04.640, Monthly Water Rates, Class B - Commercial and Industrial - Flat Rates		
P. Hoists - WMC 14.07.055		
Hourly (billed in 6-minute increments)	\$10.00 / hour	
6-minute minimum	\$1.00	
Resident access card (original issue)	\$10.00	
Transient access card (original issue)	\$20.00	
Replacement access card (lost or damaged)	\$20.00	
Access card refund	1/2 original fee	
Q. Work Float - WMC 14.07.060		
Trespass fee	\$50.00 / rental period	
R. Gear Float - WMC 14.07.065		
Trespass fee	\$100.00 / rental period	
S. Vendor Shelter - WMC 14.07.070		
Annual reserved	12 times the reserved season rate	
Reserved for entire season	\$77.81 / month	
Month to month	\$90.31 / month	
Day to day	\$18.06 / month	

City and Borough of Wrangell Harbor and Port Facilities Fee Schedule

Approved by Resolution No. 12-20-1554

DESCRIPTION	USE	FEE
T. Seaplane Float - WMC 14.07.085		
Daily	\$5.00	
Monthly	\$100.00	
Annual reserved	\$420.00	
U. Impoundment Storage - WMC 14.13.025		
	Minimum of \$50.00 per month	\$0.01 / sq. ft per day
V. Impoundment Fee - WMC 14.13.025		
This fee is in addition to other related costs		\$100.00
W. Transient Moorage at Summer Floats		
	0 - 80 feet	\$0.65 / foot / day
	81 fee and up	\$0.95 / foot / day
X. Moorage for Mill Dock and Back Side of Borough Dock Monthly Dock Rates		
	0 - 80 feet	\$4.00 / foot / month
	81 fee and up	\$5.00 / foot / month
Y. Travel and Adventure Services		
Transportation vehicles	\$50.00 / monthly	
10 by 10 space	\$20.00 / monthly	
Passenger vessels - motorized		
Daily	\$10.00 / departure	
Monthly	\$2.00 / foot per month	
Annual	\$400	
Passenger vessels - nonmotorized		
Water vessel	\$1.00 / launch	
Land vehicle	\$0.50 / rental	
Z. Port Development Fees		
	120 - 499	\$1.50 per ft.
	500 and up	\$2.38 per ft.
AA. Lightering Fee		
	40% of applicable dockage fees and port development fees, combined	

City and Borough of Wrangell Harbor and Port Facilities Fee Schedule

Approved by Resolution No. 12-20-1554

DESCRIPTION	USE	FEE		
BB. Marine Service Center Fees				
Round trip lift fees	0 - 40 feet	\$13.10	per ft.	
	41 - 58 feet	\$14.28	per ft.	
	59 - 75 feet	\$15.48	per ft.	
	76 - 90 feet	\$17.86	per ft.	
	91 - 120 feet	\$20.24	per ft.	
	121 - 140 feet	\$22.63	per ft.	
	141 feet and up	\$25.00	per ft.	
	Boat lift minimum	150 - ton	\$357.20	per hr.
		300 - ton	\$595.33	per hr.
	Work area storage	\$0.59	per sq. ft.	per mo.
	Long-term Storage	\$0.37	per sq. ft.	per mo.
	After 12 consecutive months, long-term storage rate doubles			
	Cancellation	\$330.00		
Inspection hoist				
Up to 2 hours of hoist time	60% of round trip			
After first 2 hours of hoist time	150 - ton	\$82.50 / 15 minutes		
	300 - ton	\$137.50 / 15 minutes		
Pressure Washer	\$200 / foot			
Electrical	Refer to subsection (D) of this section			
Environmental fee	\$15.00 per haulout or per month			
Hydraulic trailer fee				
Rount trip	\$10.46 per foot			
One-way	Half of round trip			
Minimum fee	\$247.50			
	Round trip or one-way fee plus travel time at \$350.00 per hour with a one-hour minimum.			
Off-site transport fee	minimum.			
Long-term storage reservation fee	\$100.00			
CC. Port Security Personnel				
Cruise Ship Security Fee	\$25.00 per hour for a security person at the dock while a cruise ship is moored to the CBW dock.			
DD. Meyer's Chuck Moorage				
Transient Moorage - WMC 14.05.010				
	Daily - Prepaid	\$0.20 / foot		
	Daily - Invoiced	Two times the daily prepaid rate		
	Monthly	\$1.75 / foot		
Reserved Moorage - WMC 14.05.015				
	Annual	\$12.00 / foot		

% INCREASE

102%

% INCREASE

102%

% INCREASE

102%

% INCREASE

102%

% INCREASE

102%



Wrangell Port & Harbor

671 Shakes Street • Wrangell, AK 99929
(907) 874-3736 Phone

LIVE ABOARD REGISTRATION

Boat Name or Number _____ Stall _____

Boat Owner's Name(s) _____ Acct. # _____

Effective Date _____ End Date _____

****Please provide a copy of a current State Registered Photo I.D. for all live aboard patrons****

****Please provide ages of any children living aboard****

Live Aboard Name(s):

1: _____ Age: _____ 2: _____ Age: _____

3: _____ Age: _____ 4: _____ Age: _____

5: _____ Age: _____ 6: _____ Age: _____

Please complete address section below if not the owner of the vessel:

Address _____

City _____ State _____ Zip _____

Phone Number _____ Email: _____

CBW Harbor rules require that the owner of the vessel is responsible for live aboard fees and if unpaid will become a lien against the vessel. The owner(s) and person(s) living aboard agree to abide by all Port & Harbor Rules and Regulations, and hereby acknowledge that any live aboard billing will continue until notice is given to the Port & Harbor Director or Port & Harbor Staff that the live aboard has ceased.

Live Aboard Signature _____ Date _____

Owner Signature _____ Date _____

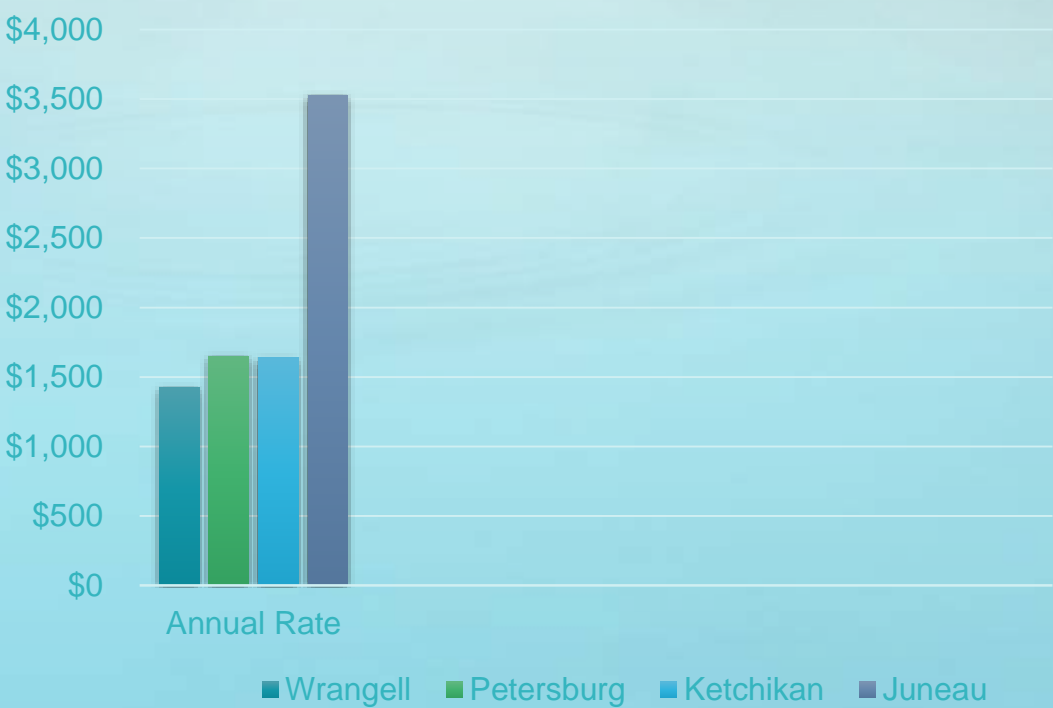
22 Harbor Approval Signature _____ Date _____

Wrangell Live Aboard

Annual Moorage Comparisons

Wrangell - \$1428.80 Annually
Petersburg - \$1650.00 Annually
Ketchikan - \$1639.50 Annually
Juneau - \$3528.00 Annually

Prices based off of a 40ft Vessel

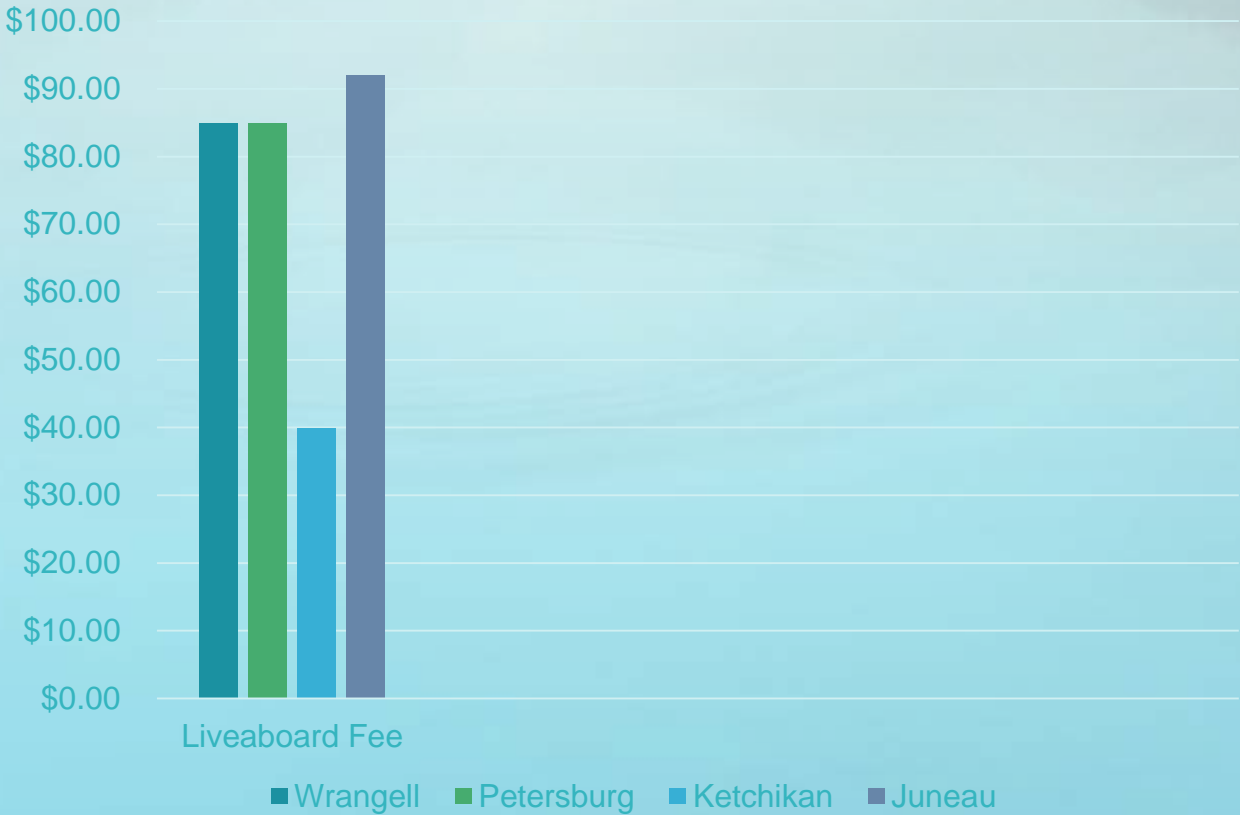


Live Aboard Comparison

Wrangell - \$85 Monthly
Petersburg - \$85 Monthly
Ketchikan - \$39.86 Monthly
Juneau - \$92 Monthly

- Wrangell's minimum Residential User Fee per household is \$116.49 per month

Water - \$47.15
Sewer - \$40.74
Garbage - \$28.60



Wrangell Harbor Fees

- Based off of a 40ft boat
- Seasonal commercial fishermen pay the higher daily or monthly rate
- Transient seasonal tourists also pay the higher daily or monthly rate.

40ft Vessel	Fee
Daily	\$23.60
Monthly	\$194.80 (\$6.49 per day)
Annual	\$1428.80 (\$3.97 per day)

CITY & BOROUGH OF WRANGELL, ALASKA PORT COMMISSION AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	MARCH 4, 2021
	<u>Agenda Section</u>	8

PUBLIC HEARING: Approval of Fee Schedule

SUBMITTED BY:

Steve Miller, Port & Harbor Director

FISCAL NOTE:

Expenditure Required: \$XXX Total

FY 20: \$	FY 21: \$	FY22: \$
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Amount Budgeted:

	FY20 \$XXX
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Account Number(s):

	XXXXX XXX XXXX
--	----------------

Account Name(s):

	Enter Text Here
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Unencumbered Balance(s) (prior to expenditure):

	\$XXX
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Reviews/Approvals/Recommendations



Name(s)	PORT COMMISSION
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Name(s)	
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	Attorney
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	Insurance
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ATTACHMENTS: 1. ORDINANCE NO 984.

Public Hearing:

CHAIRPERSON: Public Hearing is still open. Are there any persons who wish to speak on the proposed Fee Schedule?

Call upon each member of the public to speak on this item only.

After all public members have spoken on the Ordinance and the Fee Schedule....

CHAIRPERSON: I will now close the Public Hearing on Ord 984 and entertain a motion.

(During the Public Hearing, it is not appropriate for the Port Commissioners to speak on either item. This is the time for the public to speak on the items.)

After the motion has been made, the Port Commissioners can debate the item and vote on it.

RECOMMENDATION MOTION (*after Public Hearing is closed*):

Move to approve the proposed Fee Schedule to be forwarded to the Borough Assembly for consideration and approval.

SUMMARY STATEMENT:

City and Borough of Wrangell Harbor and Port Facilities Fee Schedule

Approved by Resolution No. 12-20-1554

DESCRIPTION	USE	FEE		
A. Transient Moorage - WMC 14.05.010				
Daily - Prepaid	0 - 30 feet	\$0.49	per ft.	
	31 - 55 feet	\$0.59	per ft.	
	56 - 100 feet	\$0.69	per ft.	
	101 feet and up	\$1.08	per ft.	
Daily - Invoiced	Two times the daily prepaid			
	Monthly	0 - 30 feet	\$4.32	per ft.
		31 - 55 feet	\$4.87	per ft.
		56 - 100 feet	\$5.41	per ft.
		101 feet and up	\$6.49	per ft.
Designated bow tie skiff zone	\$35.00 flat fee per month			
	Annual	Same as reserved moorage		
B. Reserved Moorage - WMC 14.05.015				
Wait List Deposit	\$50.00 each			
	Annual	0 - 30 feet	\$30.30	per ft.
		31 - 55 feet	\$35.72	per ft.
		56 feet and up	\$41.14	per ft.
Residential User Fee	\$85.00 flat fee per month			
C. Customer Service Moorage - WMC 14.05.020				
Wait List Deposit	\$50.00 each			
	Annual	1.5 times the annual rate		
D. Electric Utility Service - WMC 14.07.045				
Daily	20 amp 120 v	\$5.00	per day	
	30 amp 120 v	\$8.00	per day	
	50 amp single phase	\$10.00	per day	
	50 amp 3 phase	\$30.00	per day	
	100 amp 3 phase	\$50.00	per day	
E. Outside Dock Face Moorage – WMC 14.07.005(C)				
	00 – 99 feet	\$1.07	per ft.	
	100 – 199 feet	\$1.39	per ft.	
	200 – 299 feet	\$1.55	per ft.	
	300 – 499 feet	\$1.77	per ft.	
	500 – 599 feet	\$2.09	per ft.	
	600 feet and up	\$2.38	per ft.	
F. Inside Dock Face Moorage – WMC 14.07.005(C)				

City and Borough of Wrangell Harbor and Port Facilities Fee Schedule

Approved by Resolution No. 12-20-1554

DESCRIPTION	USE	FEE	
	00 – 99 feet	\$1.07	per ft.
	100 – 199 feet	\$1.39	per ft.
	200 – 299 feet	\$1.55	per ft.
	300 – 499 feet	\$1.77	per ft.
	500 – 599 feet	\$2.09	per ft.
	600 feet and up	\$2.38	per ft.
G. Barge Ramp Facility Moorage/Mill Dock/Borough Dock – WMC 14.07.005(C)			
	Daily (\$500.00 minimum)	\$2.00 / lineal foot	
	Beach landing (\$25.00 minimum)	\$0.10 / lineal foot	
	Call outs and overtime will be charged at actual employee costs		
H. Net Gear Work on Dock - WMC 14.07.005(D)			
	First two rental periods	\$25.00	
	Each additional rental period	\$20.00	
I. Wharfage - WMC 14.07.010(C)			
General cargo	\$2.50 / ton		
Vehicles	\$2.50 / ton		
Explosives	\$6.25 / ton		
Lumber	\$1.00 / thousand milled board feet		
Empty containers	\$3.75 each		
Sand and Gravel	500 tons	\$1.00 / ton	
Sand and Gravel	501 – 1,500 tons	\$500.00 + \$0.20 / ton for each ton over 500	
Sand and Gravel	1,500 + tons	\$800.00 + \$0.05 / ton for each ton over 1,500	
J. Storage - WMC 14.07.020(B)			
Outside storage (\$6.25 minimum)	\$0.33 / square foot monthly		
Inside storage	\$0.55 / square foot monthly		
Floating log storage	\$0.10 / thousand milled board feet monthly		
Vending storage	50% of covered vendor storage rate		
K. Gridiron - WMC 14.07.025(B)			
	Daily (after first two rental periods)	\$1.00 / foot	

City and Borough of Wrangell Harbor and Port Facilities Fee Schedule

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DESCRIPTION	USE	FEE
L. Launch Ramp - WMC 14.07.030		
Daily Fee	\$10.00 per launch	
Annual Permit	\$25.00 per calendar year if the person has a stall for a boat other than the one being launched.	
	\$50.00 per calendar year if the person does not have a stall.	
	If the boat being launched has a stall, there is no fee assessed.	
M. Parking - WMC 14.07.035		
	No charge	\$0.00
N. Services of the Harbormaster - WMC 14.07.040		
Replace mooring lines	\$10.00 + cost of line	
Skiff rental with personnel	\$150.00 per hour (1 hour minimum)	
Pumping	\$25.00 + labor	
Labor	Labor costs will be the actual costs of the employee. They will include wages and employee costs. Overtime and callout rates may also apply.	
Raising of boats	\$150.00 + cost of materials and professional services	
O. For rates, see WMC 15.04.640, Monthly Water Rates, Class B - Commercial and Industrial - Flat Rates		
P. Hoists - WMC 14.07.055		
Hourly (billed in 6-minute increments)	\$10.00 / hour	
6-minute minimum	\$1.00	
Resident access card (original issue)	\$10.00	
Transient access card (original issue)	\$20.00	
Replacement access card (lost or damaged)	\$20.00	
Access card refund	1/2 original fee	
Q. Work Float - WMC 14.07.060		
Trespass fee	\$50.00 / rental period	
R. Gear Float - WMC 14.07.065		
Trespass fee	\$100.00 / rental period	
S. Vendor Shelter - WMC 14.07.070		
Annual reserved	12 times the reserved season rate	
Reserved for entire season	\$77.81 / month	
Month to month	\$90.31 / month	
Day to day	\$18.06 / month	

City and Borough of Wrangell Harbor and Port Facilities Fee Schedule

Approved by Resolution No. 12-20-1554

DESCRIPTION	USE	FEE
T. Seaplane Float - WMC 14.07.085		
Daily	\$5.00	
Monthly	\$100.00	
Annual reserved	\$420.00	
U. Impoundment Storage - WMC 14.13.025		
	Minimum of \$50.00 per month	\$0.01 / sq. ft per day
V. Impoundment Fee - WMC 14.13.025		
This fee is in addition to other related costs		\$100.00
W. Transient Moorage at Summer Floats		
	0 - 80 feet	\$0.65 / foot / day
	81 fee and up	\$0.95 / foot / day
X. Moorage for Mill Dock and Back Side of Borough Dock Monthly Dock Rates		
	0 - 80 feet	\$4.00 / foot / month
	81 fee and up	\$5.00 / foot / month
Y. Travel and Adventure Services		
Transportation vehicles	\$50.00 / monthly	
10 by 10 space	\$20.00 / monthly	
Passenger vessels - motorized		
Daily	\$10.00 / departure	
Monthly	\$2.00 / foot per month	
Annual	\$400	
Passenger vessels - nonmotorized		
Water vessel	\$1.00 / launch	
Land vehicle	\$0.50 / rental	
Z. Port Development Fees		
	120 - 499	\$1.50 per ft.
	500 and up	\$2.38 per ft.
AA. Lightering Fee		
	40% of applicable dockage fees and port development fees, combined	

City and Borough of Wrangell Harbor and Port Facilities Fee Schedule

Approved by Resolution No. 12-20-1554

DESCRIPTION	USE	FEE		
BB. Marine Service Center Fees				
Round trip lift fees	0 - 40 feet	\$13.10	per ft.	
	41 - 58 feet	\$14.28	per ft.	
	59 - 75 feet	\$15.48	per ft.	
	76 - 90 feet	\$17.86	per ft.	
	91 - 120 feet	\$20.24	per ft.	
	121 - 140 feet	\$22.63	per ft.	
	141 feet and up	\$25.00	per ft.	
	Boat lift minimum	150 - ton	\$357.20	per hr.
		300 - ton	\$595.33	per hr.
	Work area storage	\$0.59	per sq. ft.	per mo.
	Long-term Storage	\$0.37	per sq. ft.	per mo.
		After 12 consecutive months, long-term storage rate doubles		
	Cancellation	\$330.00		
Inspection hoist				
Up to 2 hours of hoist time	60% of round trip			
After first 2 hours of hoist time	150 - ton	\$82.50 / 15 minutes		
	300 - ton	\$137.50 / 15 minutes		
Pressure Washer	\$200 / foot			
Electrical	Refer to subsection (D) of this section			
Environmental fee	\$15.00 per haulout or per month			
Hydraulic trailer fee				
Rount trip	\$10.46 per foot			
One-way	Half of round trip			
Minimum fee	\$247.50			
	Round trip or one-way fee plus travel time at \$350.00 per hour with a one-hour minimum.			
Off-site transport fee	minimum.			
Long-term storage reservation fee	\$100.00			
CC. Port Security Personnel				
Cruise Ship Security Fee	\$25.00 per hour for a security person at the dock while a cruise ship is moored to the CBW dock.			
DD. Meyer's Chuck Moorage				
Transient Moorage - WMC 14.05.010				
	Daily - Prepaid	\$0.20 / foot		
	Daily - Invoiced	Two times the daily prepaid rate		
	Monthly	\$1.75 / foot		
Reserved Moorage - WMC 14.05.015				
	Annual	\$12.00 / foot		

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102%

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% INCREASE

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Harbor goals for 2021

Administration

- Do we increase rates for 21/22?
- New Credit Card Processing to implement auto-pay
- Start the collections process for delinquent accounts
- Temp Hire Spring training
- Security Cameras
- Maintenance on Harbor vehicles
- Emergency equipment training
- Budget

Port

- Cruise Ship Security plan approval
- Barge Ramp? Lease to AML, Sampson? Repair?
- Sampson Lot Pot holes filled/graded
- Cruise Ship Dock Cleaning
- Summer float installation
- Camel log installation
- City Dock Piling Repairs

Harbor

- Inner Harbor Lightening/Wiring
- Inner Harbor Finger Replacement/ Maintenance/Dredging
- Pressure washing all floats
- Stray Current – All harbors except Shoemaker
- Fill all Harbors to capacity
- Hoist Cards? – Credit Card readers?
- Parking Lot Signage
- Fill Pot Holes
- Sea Plane Base
- Net Float Replacement SMB

Marine Service Center

- Buy a used container
- Dispose of impounded vessels to open space in yard
- Finalize Chugach Ranger move to the Nolan Center
- Restructure leased space fees
- Business Plan
- Mill Dock Repairs \$250k??