



City and Borough of Wrangell
Port Commission
AGENDA

Thursday, April 02, 2026
6:00 PM

Location: Borough Assembly Chambers
City Hall

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES (*MOTION* - Move to approve the Minutes, as presented)**
 - a. 3/5/26 Port Commission Minutes
- 4. AMENDMENTS TO THE AGENDA**
- 5. CORRESPONDENCE**
- 6. PERSONS TO BE HEARD**
- 7. HARBORMASTER'S REPORT**
 - a. April Harbormaster Report
- 8. COMMISSIONER REPORTS**
- 9. UNFINISHED BUSINESS**
- 10. NEW BUSINESS**
 - a. Approval of Amended Fee and Rate Schedule for FY2027
- 11. NEXT AGENDA ITEMS**
- 12. ADJOURN**

**Minutes of the Regular Wrangell Port Commission Meeting
Held March 5, 2026**

Item a.

Chairman John Yeager called the Regular Port Commission meeting to order at 6:00 p.m. on March 5, 2026.

PRESENT: Commissioners Yeager, Yancey, Silva, Bunes, Davies
Harbormaster Steve Miller was also in attendance.

APPROVAL OF MINUTES

a. Approval of minutes from the regular meeting held on January 15, 2026.

M/S: Silva/Bunes to approve the minutes as presented. Motion approved unanimously.

AMENDMENTS TO THE AGENDA – none.

CORRESPONDENCE/PERSONS TO BE HEARD

Richard Kaer was present to answer any questions Commissioners had about his Request to Purchase Tidelands.

HARBORMASTER’S REPORT

- Harbormaster Miller went through his provided report.
- The AAHPA Winter Admin Conference was hosted in Wrangell and just wrapped up today. Had a great turnout of 23 participants from around Alaska and one from Fisherman’s Terminal.

COMMISSIONER REPORTS

- Bunes – Nice job to the harbor crew, keep up the good work.
- Davies – Great job keeping up with harbor maintenance.
- Yeager – none.
- Yancey – none.
- Silva – none.

UNFINISHED BUSINESS – none.

NEW BUSINESS –

10a. Tideline Construction LLC Request to Lease Tidelands and Real Property Uplands Lease Parcel ID 03-011-200

M/S: Bunes/Davies to approve the motion as presented. Motion approved by polled vote.

Commissioners discussed leasing this property versus selling the property, Miller clarified that due to State regulations this property cannot be sold, only leased.

10b. Richard Kaer Request to Purchase Tidelands Lot 2, Block 84B Parcel Number 02-013-101

M/S: Davies/Silva to approve the motion as presented. Motion approved by polled vote.

Mr. Kaer asked Commissioners if it is possible to adjust the size of the tideland lot in his purchase once the lot is appraised. Yeager said this is currently the very beginning of this process, and the Port Commission has made some tideland modifications in the past.

NEXT AGENDA ITEMS: -

Item a.

- TBD

The next Regular meeting will be held on April 2, 2026.

The Regular Port Commission meeting was adjourned at 6:46 p.m.



To: Wrangell Port Commission

Cc:

From: Steve Miller

Subject: Harbormaster Report

Date: April 2, 2026

Overview

March was a productive transition month as the department moved from winter operations into preparation for the 2026 cruise and summer seasons. Staff focused on winter maintenance recovery and some snow removal, facility readiness, administrative coordination, and hosting a successful statewide conference.

Operations & Maintenance:

Harbor staff continued routine maintenance across all facilities while addressing winter-related impacts:

- Ongoing repairs to decking, bullrail, and structural components on multiple floats
- Electrical system maintenance, including pedestal repairs, breakers, and lighting
- General cleanup of floats and uplands as weather allowed
- Continued work on piling hoops, ladders, and fish cleaning stations
- Winterization systems monitored and adjusted as temperatures fluctuated
- Snow and ice management remained a priority this month

At the Marine Service Center (MSC):

- Replaced wire ropes (cables) on the 150-ton Marine Travelift, completing a critical maintenance item identified during prior inspection
- Continued lubrication and repair of boat stands
- Fabrication of new keel blocking materials
- Yard cleanup and organization in preparation for increased seasonal activity
- Ongoing work toward SWPPP compliance, including drain maintenance and filter media installation
- Marine Service Center Activity has increased this month with reservations on the rise for the busy season
- 2 vessels crushed and containerized for shipment

The MSC remains active with approximately 37 vendors providing a wide range of marine repair services including welding, mechanical, fiberglass, and paint work.



Administration & Projects:

Staff and administration worked closely with the Borough and consultants on several major efforts:

- Continued support including coordination of materials and information for the deep-water port redevelopment (6-mile site) and waterfront improvements
- Coordination with Amber Hal-Haddad on materials waterfront Development and the Inner Harbor float replacement projects. Waiting for MORAD approval to start spending money on design for NEAPA completion
- Ongoing planning and coordination for upcoming capital projects and seasonal operations

Office staff:

- Calleigh Finalized and updated moorage agreements following Assembly approval as customers come in they are being filled out and added to their accounts. Large mailing to follow.
- Continued billing, customer service, and seasonal preparations

Preparation for the 2026 cruise season is underway:

- Coordination with cruise lines regarding security requirements under SOLAS
- Development of staffing plans for extended-hour vessel calls
- Implementation of sign-up and scheduling systems for port security coverage
- Review of facility security protocols and communication procedures with vessel security officers

Looking Ahead

As we move into April, focus will shift to:

Final preparation of facilities for the 2026 cruise season
Seasonal float installation and system readiness
Increased activity at the Marine Service Center
Continued advancement of grant-funded and capital improvement projects
Ongoing coordination with partners on the deep-water port development

Summary

March was a strong and productive month for Ports & Harbors. Staff balanced winter maintenance demands with forward-looking planning and successfully completed a major maintenance item on the Travelift while hosting a statewide conference. The department is well positioned as we transition into a busy spring and summer season.

**CITY & BOROUGH OF WRANGELL, ALASKA
PORT COMMISSION AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	04/02/2026
	<u>Agenda Section</u>	10

Approval of Amended Fee and Rate Schedule for FY2027

SUBMITTED BY:

Steve Miller

FISCAL NOTE:

Expenditure Required: \$XXX Total

<u>Fiscal Year (FY):</u>	Amount: \$

Amount Budgeted:

FY:	\$

Account Number(s):

XXXXX XXX XXXX

Account Name(s):

Enter Text Here

Unencumbered Balance(s) (prior to expenditure):

\$XXX

Reviews/Approvals/Recommendations

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	Port Commission 12/11/2025
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Fee and Rate Schedule 2. Petersburg rates for comparison

RECOMMENDATION MOTION:
Move to recommend approval of the proposed Amended Fee and Rate Schedule for FY2027, as presented.

SUMMARY STATEMENT: The proposed adjustments to the 2026 Rate and Fee Schedule reflect the department’s continued approach of implementing small, incremental annual increases rather than deferring changes over multiple years. This strategy helps avoid significant rate spikes, provides greater predictability for users, and ensures that revenues keep pace with rising operational, maintenance, and capital costs. By making modest adjustments each year, the City maintains financial stability within the Ports and Harbors enterprise fund while supporting ongoing service levels, infrastructure upkeep, and long-term system sustainability.

City & Borough of Wrangell Schedule of Fees and Rates

Latest update was RES 11-25-1997- Effective 11-12-2025

Item a.

HARBOR AND PORT FACILITIES

Category	Description of Rate/Fee Type	Basis	Rate	FY27 Proposed Rate
	Daily Moorage (per foot)	All Vessel Sizes	\$1.40	
	Daily Moorage - One (1) night preceding a scheduled haul out	All Vessel Sizes	20 percent less than Daily Moorage - Invoiced rate, limited to one (1) night (per foot)	
	Designated Bow Tie Skiff Zone	flat fee per month	\$42.00	\$43.05
	Monthly Moorage (per foot)	Live Aboards (monthly)	\$110.00	\$112.75
		Monthly (All Vessel Sizes)	\$6.83	\$7.00
		3-month Prepaid (All Vessel Sizes)	\$6.30	\$6.46
	Winter Monthly Moorage (per foot, local use, hot berth only between October 1 - February 28)	0-34 feet	40 percent less than monthly moorage rate	
Reserved Moorage	Annual Moorage (per foot)	0-30 feet	\$36.06	\$36.96
		31-55 feet	\$42.50	\$43.57
		56 feet and up	\$48.95	\$50.17
		Wait List Deposit	\$50 for each reserved slot	
		Each	\$50.00	
Customer Service Moorage	Annual	N/A	1.5x the annual moorage rate	
Electric Utility Service	Daily Utility Service (by amp size)	20 amp 120 v	\$6.25	\$6.40
		30 amp 120 v	\$9.52	\$9.76
		50 amp single phase	\$11.90	\$12.19
		50 amp 3 phase	\$32.77	\$33.59
		100 amp 3 phase	\$59.49	\$60.98
Outside Dock Face Moorage	Daily Outside Moorage (per foot)	00 – 99 feet	\$1.44	\$1.47
		100 – 199 feet	\$1.86	\$1.90
		200 – 299 feet	\$2.08	\$2.13
		300 – 499 feet	\$2.38	\$2.44
		500 – 599 feet	\$2.80	\$2.87
		600 feet and up	\$3.19	\$3.27
Inside Dock Face Moorage	Daily Inside Moorage (per foot)	00 – 99 feet	\$1.44	\$1.47
		100 – 199 feet	\$1.86	\$1.90
		200 – 299 feet	\$2.08	\$2.13
		300 – 499 feet	\$2.38	\$2.44
		500 – 599 feet	\$2.80	\$2.87
		600 feet and up	\$3.19	\$3.27

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Category	Description of Rate/Fee Type	Basis	Rate	FY27 Proposed Rate
Barge Ramp Facility	Daily (per lineal foot)	Per foot (\$500.00 minimum)	\$2.33	
	Beach Landing (per lineal foot)	Per foot (\$25.00 minimum)	\$0.12	
Wharfage	General cargo	Per ton	\$2.92	
	Vehicles	Per ton	\$2.92	
	Explosives	Per ton	\$7.29	
	Lumber	Per thousand milled board feet	\$1.17	
	Empty containers	Each	\$4.38	
	Less than 500 tons of Sand and Gravel	Per ton	\$1.17	
	500 to 1500 tons of Sand and Gravel	Per ton	\$ 525 + (0.21/ton for each ton over 500)	
	Greater than 1500 tons of Sand and Gravel	Per ton	\$ 840 + (0.05/ton for each ton over 500)	
Storage	Outside Storage	Per foot	\$0.57	\$0.58
Gridiron	Daily Use	Per foot	\$1.13	\$1.16
Launch Ramp	Daily Fee	Per Launch	\$12.00	
	Annual Permit w/ stall	Flat fee	\$35.00	
	Annual Permit w/out stall	Flat fee	\$70.00	
Multiple Trailer Owners	After purchasing your first Annual Launch Permit, you may visit the CBW Harbor Office to purchase up to 2 additional decals for \$5.00 each plus tax. Please note that you MUST provide a valid driver's license and current registrations for all trailers or trailered vessel (or vehicles in the case of non-trailered vessels) with the same owner's name and address on all documents. After paying full price for the 4th decal, the 5th and 6th would also be available at \$5.00 each plus tax.			
Parking	No charge Parking limitations to be enforced by Wrangell PD			
Harbormaster Services	Replace Mooring Lines	\$10 plus the cost of the line		
	Skiff Rental w/Personnel	Per hour (minimum of 1 hour)	\$ 208.25	\$213.46
	Pumping	\$25/per pump + 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	\$183.75 plus cost of materials and professional services.		\$188.34
Water Rates	Commercial and Industrial Water	See WMC 15.04.640		
Hoists	Use of Hoists	Per hour (Billed in 10 min intervals)	\$ 30.00	
Sea Plane Floats	Day Pass	Per day	\$ 6.12	\$6.27
	Monthly Pass	Per month	\$ 122.49	\$125.56
	Annual Permit (reserved)	Per year	\$ 514.45	\$527.31
Impoundment Fee	Impounded vessel, vehicle, float, etc.	Per impound	\$ 400.00	\$500.00
Passenger Vessels Motorized	Daily	Per departure	\$ 11.90	\$12.19
	Monthly	Per foot /month	\$ 2.38	\$2.44
	Annual	Flat Rate	\$ 475.95	\$487.85
Port Development Fees	Daily	120 499	\$ 2.38	\$2.44
		500 and up	\$ 2.82	\$2.90
Lightering Fee	60 percent of applicable dockage and port fees			
			Seasonal (April 1/July 31)	Off-Season (Aug 1/Mar 31)
		0 40 feet (was \$15.92)	\$ 20.46	\$ 17.05

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Latest update was RES 11-25-1997- Effective 11-12-2025

Item a.

HARBOR AND PORT FACILITIES

Category	Description of Rate/Fee Type	Basis	Rate	FY27 Proposed Rate		
Marine Service Center Rates and Fees	Travel Lift Haul Out Rate (per foot)	41 58 feet (was \$17.51)	\$ 22.51	\$ 18.76		
		59 75 feet (was \$18.98)	\$ 24.39	\$ 20.33		
		76 90 feet (was \$21.90)	\$ 28.15	\$ 23.46		
		91 120 feet (was \$24.81)	\$ 31.89	\$ 26.58		
		121 140 feet (was \$27.75)	\$ 35.67	\$ 29.73		
		141 feet and up (was \$30.24)	\$ 38.86	\$ 32.38		
		Travel Lift Minimum (Hourly Rate)		150 ton per hour use		\$ 441.21
			300 ton per hour use		\$ 735.35	
	Environmental Fee		Per foot		\$ 1.22	
	Short Term Monthly Storage		Per square foot/per month	\$ 1.30	\$ 1.00	
	Long Term Monthly Storage		Per square foot/per month		\$ 0.75	
	Long Term Monthly Storage After 12 Consecutive Months		Double Long term rate		\$ 1.32	\$1.50
	Inspection Hoist Fee		First 2 hours: 60 percent of haul out rate			
	Hydraulic Trailer Fee		Round trip		\$ 12.82	
			One way (per foot)		\$ 6.42	
Minimum Fee				\$ 306.40		
Off site Transportation			One-way fee plus travel time \$350.00 per hour			
Long term Storage Reservation Fee				\$ 122.56		
Business Lease Rates		***The marine service center business lease rates are not included in this fee and rate schedule as each lease agreement and its terms operate independent of any rates/fees presented in this schedule.				
Port Security Personnel	Cruise Ship Security Personnel	Per Stop		\$ 600.00		
Meyers Chuck	Transient Moorage (per foot)	Daily Invoiced		\$ 0.53	\$0.54	
		Monthly		\$ 2.10	\$2.15	
	Reserved Moorage (Per-foot)	Annual		\$ 14.70		
Commercial Passenger Vessel Wharfage	Passenger Wharfage Fees	Upon tie up	*\$7.00 per person		\$9.00	
		For lightering	*\$5.00 per person		\$7.00	
Commercial Passenger Vessel Potable Water Fees	Water Fees by Vessel Length (Each Servicing) <small>*All servicing is subject to availability. The Harbor Master and Public Works Director have full discretion on whether the Borough has sufficient supply to meet commercial passenger vessel fresh water demand.</small>	199 feet or less		\$ 66.66	\$69.99	
		200 to 299 feet		\$ 133.32	\$139.99	
		300 to 399 feet		\$ 199.98	\$209.98	
		400 to 499 feet		\$ 266.64	\$279.97	
		500 to 599 feet		\$ 399.96	\$419.96	
		600 to 699 feet		\$ 533.28	\$559.94	
		700 to 799 feet		\$ 666.60	\$699.93	
		800 to 899 feet		\$ 799.92	\$839.92	
		900 to 1,100 feet		\$ 933.24	\$979.90	

END OF SECTION

REVISIT AT CALENDAR YEAR RATE MEETING

Petersburg 2026 Rates

CRANE \$45/HR

POWER WASHER \$45.00/USE

SKIFF PERMIT \$2 FT/MO

GARBAGE \$25.00 PER CU YD

WASTE OIL

5 GAL \$10.00

BARREL \$50.00

WATER \$.03 PER GALLON

UPLAND STORAGE \$.35 SQ FT

LITER \$500.00 / PER 24 HR PERIOD

LAUNCH PERMIT \$60.00/YR, ADDL \$30.00

ONE TIME IN AND OUT \$20.00

GRID-NORTH \$.80/FT

GRID-SOUTH \$1.35/FT

ELECTRIC RATES

30A \$6.00/DAY

50A \$10.00/DAY

60A \$34.00/DAY

100A 3 PHASE \$57.00/DAY

LIVEBOARD RATE

1st Person \$72.00

Ea Add'l Person \$36.00

DEPOSITS:

ELEC PIGTAILS

30A - \$30.00

60A - \$600.00

PLUGS FOR PURCHASE:

3-PRONG PLUG/MALE \$25.00

3-PRONG PLUG/FEMALE \$30.00

TRANSIENT

DAILY PER FT \$0.85

MONTHLY PER FT \$8.50

TRANS NON COMM FISH >90' DAILY PER FT \$1.50

TRANS NON COMM FISH >90' MONTH PER FT \$15.00

20 FOOT STALL YEAR IN ADVANCE (PREPAID)

430.08 PER YEAR **WITHOUT TAX** (\$35.84 MO)

455.88 PER YEAR **WITH TAX** (\$37.99 MO.)

DRIVE DOWN FEES:

ONE TIME USE: \$1.50 PER LINEAR FOOT

ANNUAL PERMIT: \$4.00 PER LINEAR FOOT

**PETERSBURG PERMANENT
STALL RATES AS OF
3/01/2026**

REV: 3/01/2026

<u>PER FOOT PER YEAR</u>	<u>BASE</u>	<u>LENGTH</u>	<u>NO TAX</u>	<u>W/TAX 6%</u>	<u>OVER PER FT</u>
\$43.00	\$64.35	18	\$64.50	\$68.37	\$1.00
\$43.00	\$71.50	20	\$71.67	\$75.97	\$1.00
\$44.00	\$93.50	26	\$95.33	\$101.05	\$1.00
\$44.00	\$114.40	32	\$117.33	\$124.37	\$1.00
\$48.00	\$159.50	40	\$160.00	\$169.60	\$1.00
\$48.00	\$167.20	42	\$168.00	\$178.08	\$1.00
\$55.00	\$220.00	48	\$220.00	\$233.20	\$1.00
\$55.00	\$231.00	50	\$229.17	\$242.92	\$1.00
\$56.00	\$253.00	50 WIDE (55)	\$256.67	\$272.07	\$1.00
\$60.00	\$325.60	60	\$300.00	\$318.00	\$1.00
\$60.00	\$341.00	62	\$310.00	\$328.60	\$1.00
\$63.00	\$393.25	75	\$393.75	\$417.38	\$1.00
\$63.00	\$523.60	100	\$525.00	\$556.50	\$1.00