



City and Borough of Wrangell
Port Commission
AGENDA

Thursday, February 17, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

WORK SESSION

a. Rate Schedule

1. CALL TO ORDER

2. ROLL CALL

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

a. 01-20-2022 Port Commission Minutes

4. AMENDMENTS TO THE AGENDA

5. CORRESPONDENCE

6. PERSONS TO BE HEARD

7. HARBORMASTER'S REPORT

a. Harbormaster Report February 2022

8. COMMISSIONER REPORTS

10. NEW BUSINESS

a. Approval to renew the Parking Lot Lease Agreement with Roger Purdy

b. Rate Schedule

9. UNFINISHED BUSINESS

11. NEXT AGENDA ITEMS

12. ADJOURN



City and Borough of Wrangell

Harbor and Port Facilities Fee Schedule

Category	Description of Rate/Fee Type	Basis	Effective as of:					
			4/21/2021 (RES 4-21-1571)	7/1/2022	7/1/2023	7/1/2024	7/1/2025	7/1/2026
A. Transient Moorage	Daily Moorage - Prepaid (per foot)	0 - 30 feet	\$ 0.49	\$ 0.50	\$ 0.51	\$ 0.52	\$ 0.53	\$ 0.54
		31 - 55 feet	\$ 0.59	\$ 0.60	\$ 0.62	\$ 0.63	\$ 0.64	\$ 0.65
		56 - 100 feet	\$ 0.69	\$ 0.71	\$ 0.72	\$ 0.74	\$ 0.75	\$ 0.77
		101 feet and up	\$ 1.08	\$ 1.10	\$ 1.12	\$ 1.15	\$ 1.17	\$ 1.19
	Daily Moorage - Invoiced (per foot) *Invoiced on a Monthly Basis	0 - 30 feet	\$ 0.98	\$ 1.00	\$ 1.02	\$ 1.04	\$ 1.06	\$ 1.08
		31 - 55 feet	\$ 1.18	\$ 1.20	\$ 1.23	\$ 1.25	\$ 1.28	\$ 1.30
		56 - 100 feet	\$ 1.38	\$ 1.41	\$ 1.44	\$ 1.46	\$ 1.49	\$ 1.52
		101 feet and up	\$ 2.16	\$ 2.20	\$ 2.25	\$ 2.29	\$ 2.34	\$ 2.38
	Designated Bow Tie Skiff Zone	N/A	\$35.00 flat fee per month					
	Monthly Moorage (per foot)	0 - 30 feet	\$ 4.32	\$ 4.41	\$ 4.49	\$ 4.58	\$ 4.68	\$ 4.77
		31 - 55 feet	\$ 4.87	\$ 4.97	\$ 5.07	\$ 5.17	\$ 5.27	\$ 5.38
		56 - 100 feet	\$ 5.40	\$ 5.51	\$ 5.62	\$ 5.73	\$ 5.85	\$ 5.96
		101 feet and up	\$ 6.49	\$ 6.62	\$ 6.75	\$ 6.89	\$ 7.02	\$ 7.17
		Live Aboards (monthly)	\$ 85.00	\$ 86.70	\$ 88.43	\$ 90.20	\$ 92.01	\$ 93.85
B. Reserved Moorage	Annual Moorage (per foot)	0 - 30 feet	\$ 30.30	\$ 30.91	\$ 31.53	\$ 32.16	\$ 32.80	\$ 33.46
		31 - 55 feet	\$ 35.72	\$ 36.43	\$ 37.16	\$ 37.91	\$ 38.66	\$ 39.44
		56 feet and up	\$ 41.14	\$ 41.96	\$ 42.80	\$ 43.65	\$ 44.53	\$ 45.42
		Wait List Deposit	\$50 for each reserved slot					
C. Customer Service Moorage	Wait List Deposit	Each	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
	Annual	N/A	1.5x the annual moorage rate					
D. Electric Utility Service	Daily Utility Service (by amp size)	20 amp 120 v	\$ 5.00	\$ 5.10	\$ 5.20	\$ 5.31	\$ 5.41	\$ 5.52
		30 amp 120 v	\$ 8.00	\$ 8.16	\$ 8.32	\$ 8.49	\$ 8.66	\$ 8.83
		50 amp single phase	\$ 10.00	\$ 10.20	\$ 10.40	\$ 10.61	\$ 10.82	\$ 11.04
		50 amp 3 phase	\$ 30.00	\$ 30.60	\$ 31.21	\$ 31.84	\$ 32.47	\$ 33.12
		100 amp 3 phase	\$ 50.00	\$ 51.00	\$ 52.02	\$ 53.06	\$ 54.12	\$ 55.20

E. Outside Dock Face Moorage	Daily Outside Moorage (per foot)	00 – 99 feet	\$ 1.07	\$ 1.23	\$ 1.26	\$ 1.28	\$ 1.31	\$ 1.33
		100 – 199 feet	\$ 1.39	\$ 1.60	\$ 1.63	\$ 1.66	\$ 1.69	\$ 1.73
		200 – 299 feet	\$ 1.55	\$ 1.78	\$ 1.82	\$ 1.85	\$ 1.89	\$ 1.93
		300 – 499 feet	\$ 1.77	\$ 2.04	\$ 2.08	\$ 2.12	\$ 2.17	\$ 2.21
		500 – 599 feet	\$ 2.09	\$ 2.40	\$ 2.45	\$ 2.50	\$ 2.55	\$ 2.60
		600 feet and up	\$ 2.38	\$ 2.73	\$ 2.79	\$ 2.84	\$ 2.90	\$ 2.96
F. Inside Dock Face Moorage	Daily Inside Moorage (per foot)	00 – 99 feet	\$ 1.07	\$ 1.23	\$ 1.26	\$ 1.28	\$ 1.31	\$ 1.33
		100 – 199 feet	\$ 1.39	\$ 1.60	\$ 1.63	\$ 1.66	\$ 1.69	\$ 1.73
		200 – 299 feet	\$ 1.55	\$ 1.78	\$ 1.82	\$ 1.85	\$ 1.89	\$ 1.93
		300 – 499 feet	\$ 1.77	\$ 2.04	\$ 2.08	\$ 2.12	\$ 2.17	\$ 2.21
		500 – 599 feet	\$ 2.09	\$ 2.40	\$ 2.45	\$ 2.50	\$ 2.55	\$ 2.60
		600 feet and up	\$ 2.38	\$ 2.73	\$ 2.79	\$ 2.84	\$ 2.90	\$ 2.96
G. Barge Ramp Facility	Daily (per lineal foot)	Per foot (\$500.00 minimum)	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
	Beach Landing (per lineal foot)	Per foot (\$25.00 minimum)	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10
H. Wharfage	General cargo	Per ton	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
	Vehicles	Per ton	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
	Explosives	Per ton	\$ 6.25	\$ 6.25	\$ 6.25	\$ 6.25	\$ 6.25	\$ 6.25
	Lumber	Per thousand milled board feet	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
	Empty containers	Each	\$ 3.75	\$ 3.75	\$ 3.75	\$ 3.75	\$ 3.75	\$ 3.75
	Less than 500 tons of Sand and Gravel	Per ton	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
	500 to 1500 tons of Sand and Gravel	Per ton	\$ 500 + (0.20/ton for each ton over 500)					
	Greater than 1500 tons of Sand and Gravel	Per ton	\$ 800 + (0.05/ton for each ton over 500)					
I. Storage	Outside Storage	Per foot	\$ 0.50	\$ 0.51	\$ 0.52	\$ 0.53	\$ 0.54	\$ 0.55
J. Gridiron	Daily Use	Per foot	\$ 1.00	\$ 1.02	\$ 1.04	\$ 1.06	\$ 1.08	\$ 1.10
K. Launch Ramp	Daily Fee	Per Launch	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
	Annual Permit w/ stall	Flat fee	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
	Annual Permit w/out stall	Flat fee	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
L. Parking	No charge - Parking limitations to be enforced by Wrangell PD							
M. Harbormaster Service	Replace Mooring Lines	\$10 plus the cost of the line						
	Skiff Rental w/Personnel	Per hour (minimum of 1 hour)	\$ 175.00	\$ 178.50	\$ 182.07	\$ 185.71	\$ 189.43	\$ 193.21
	Pumping	\$25/per pump + Labor						
	Labor	Labor costs will be the actual costs of the employee. They will include wages and employee costs.						

	Raising of Boats	\$175 plus cost of materials and professional services						
N. Water Rates	Commercial and Industrial Water	See WMC 15.04.640						
O. Hoists	Use of Hoists	Per hour (Billed in 10min intervals)	\$ 30.00	\$ 30.60	\$ 31.21	\$ 31.84	\$ 32.47	\$ 33.12
P. Sea Plane Floats	Day Pass	Per day	\$ 5.00	\$ 5.25	\$ 5.36	\$ 5.46	\$ 5.57	\$ 5.68
	Monthly Pass	Per month	\$ 100.00	\$ 105.00	\$ 107.10	\$ 109.24	\$ 111.43	\$ 113.66
	Annual Permit (reserved)	Per year	\$ 420.00	\$ 441.00	\$ 449.82	\$ 458.82	\$ 467.99	\$ 477.35
Q. Impoundment Fee	Impounded vessel, vehicle, float, etc.	Per impound	\$ 300.00	\$ 306.00	\$ 312.12	\$ 318.36	\$ 324.73	\$ 331.22
R. Summer Float Use	Transient Moorage (per foot)	0 - 80 feet	\$ 0.65	\$ 0.66	\$ 0.68	\$ 0.69	\$ 0.70	\$ 0.72
		81 feet and up	\$ 0.95	\$ 0.97	\$ 0.99	\$ 1.01	\$ 1.03	\$ 1.05
Passenger Vessels Motorized	Daily	Per departure	\$ 10.00	\$ 10.20	\$ 10.40	\$ 10.61	\$ 10.82	\$ 11.04
	Monthly	Per foot /month	\$ 2.00	\$ 2.04	\$ 2.08	\$ 2.12	\$ 2.16	\$ 2.21
	Annual	Flat Rate	\$ 400.00	\$ 408.00	\$ 416.16	\$ 424.48	\$ 432.97	\$ 441.63
T. Port Development Fee	Daily	120 - 499	\$ 1.50	\$ 1.53	\$ 1.56	\$ 1.59	\$ 1.62	\$ 1.66
		500 and up	\$ 2.38	\$ 2.42	\$ 2.47	\$ 2.52	\$ 2.57	\$ 2.62
U. Lightering Fee	40 percent of applicable dockage and port fees							
V. Marine Service Center Rates and Fees	Travel Lift Haul Out Rate (per foot)	0 - 40 feet	\$ 13.64	\$ 13.92	\$ 14.20	\$ 14.48	\$ 14.77	\$ 15.07
		41 - 58 feet	\$ 15.00	\$ 15.30	\$ 15.61	\$ 15.92	\$ 16.24	\$ 16.56
		59 - 75 feet	\$ 16.26	\$ 16.59	\$ 16.92	\$ 17.26	\$ 17.60	\$ 17.96
		76 - 90 feet	\$ 18.76	\$ 19.14	\$ 19.52	\$ 19.91	\$ 20.31	\$ 20.71
		91 - 120 feet	\$ 21.26	\$ 21.68	\$ 22.12	\$ 22.56	\$ 23.01	\$ 23.47
		121 - 140 feet	\$ 23.78	\$ 24.25	\$ 24.74	\$ 25.23	\$ 25.73	\$ 26.25
		141 feet and up	\$ 25.91	\$ 26.43	\$ 26.96	\$ 27.50	\$ 28.05	\$ 28.61
	Travel Lift Minimum (Hourly Rate)	150-ton per hour use	\$ 360.00	\$ 367.20	\$ 374.54	\$ 382.03	\$ 389.68	\$ 397.47
		300-ton per hour use	\$ 600.00	\$ 612.00	\$ 624.24	\$ 636.72	\$ 649.46	\$ 662.45
	Environmental Fee	Per foot	\$ 1.00	\$ 1.02	\$ 1.04	\$ 1.06	\$ 1.08	\$ 1.10
	Short Term Monthly Storage	Per foot/per month	\$ 0.80	\$ 0.82	\$ 0.83	\$ 0.85	\$ 0.87	\$ 0.88
	Long Term Monthly Storage	Per foot/per month	\$ 0.55	\$ 0.56	\$ 0.57	\$ 0.58	\$ 0.60	\$ 0.61
	Long Term Monthly Storage After 12 Consecutive Months	Per foot/per month	\$ 1.10	\$ 1.12	\$ 1.14	\$ 1.17	\$ 1.19	\$ 1.21
	Inspection Hoise Fee	First 2-hours: 60 percent of haul out rate						
	Hydraulic Trailer Fee	Round trip	\$ 10.46	\$ 10.67	\$ 10.88	\$ 11.10	\$ 11.32	\$ 11.55
		One-way (per foot)	\$ 5.23	\$ 5.33	\$ 5.44	\$ 5.55	\$ 5.66	\$ 5.77
		Minimum Fee	\$ 250.00	\$ 255.00	\$ 260.10	\$ 265.30	\$ 270.61	\$ 276.02

		Off-site Transportation	Round trip or one-way fee plus travel time at \$350/hour (1-hr minimum)					
		Long-term Storage Reservation	\$ 100.00	\$ 102.00	\$ 104.04	\$ 106.12	\$ 108.24	\$ 110.41
V. Port Security Personnel	Cruise Ship Security Personnel	Per hour	\$ 30.00	\$ 30.60	\$ 31.21	\$ 31.84	\$ 32.47	\$ 33.12
X. Meyers Chuck	Transient Moorage (per foot)	Daily - Prepaid	\$ 0.20	\$ 0.20	\$ 0.21	\$ 0.21	\$ 0.22	\$ 0.22
		Daily - Invoiced	\$ 0.40	\$ 0.41	\$ 0.42	\$ 0.42	\$ 0.43	\$ 0.44
		Monthly	\$ 1.75	\$ 1.79	\$ 1.82	\$ 1.86	\$ 1.89	\$ 1.93
	Reserved Moorage (Per foot)	Annual	\$ 12.00	\$ 12.24	\$ 12.48	\$ 12.73	\$ 12.99	\$ 13.25

Minutes of the Regular Wrangell Port Commission Meeting

Held January 20th, 2022

Chairman John Martin called the Regular Port Commission meeting to order at 6:00 p.m. January 20th, 2022, via Borough Assembly Chambers

PRESENT: Martin, Yeager, Buness, Roppel, Morrison

Harbormaster Steve Miller & Finance Director Mason Villarma was also in attendance.

APPROVAL OF MINUTES

- a. Approval minutes from meeting December 16th, 2021

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

AMENDMENTS TO THE AGENDA - None.

CORRESPONDENCE/PERSONS TO BE HEARD – None.

HARBORMASTER'S REPORT

Miller reported that the annual storm water pollution prevention plan along with all quarterly reports have been submitted to DEC for the Marine Service Center. The Marine Service Center 30- year cost – Benefit Analysis is complete. This analysis will be used to create new rates for the MSC. Miller talked about the Seattle Boat Show coming up February, 4th-12th and invited anyone down in Seattle during the time to visit the Wrangell booth. Miller reported that due to the unusual early winter and cold the harbor crew has been busy plowing snow and keeping the harbor docks clear. The harbor has also experienced frozen bathrooms and vessels under distress due to cold weather and snow weight. Miller said that only one vessel sank, The Bee which is a 60ft tug at Shoemaker Bay. Due to this boat sinking Miller had to hire Alaska Commercial Divers to help move the boat off the bottom and close enough to the beach for removal. Miller reported that the vessel did not have any fuel or oils on board.

Marine Service Center 30 – year cost – Benefit Analysis-

Miller gave a page-by-page overview of the Marine Service Center Analysis. Villarma explained that currently the Marine Service Center's rate of return is below 1. If the ROI is less than 1 then the operation is unprofitable. Villarma continued to explain that the yard's short-term storage is 47% below average, long term storage is 52% below average, marine lift is 41% below average and the business lease rate is 200% below average. Yeager asked at what year marker does the travel lifts need to be replaced. Miller responded that the 150-ton lift needs to be replaced in 15 years and the 300-ton lift in 20 years. Miller explained that the study was done with two full time Marine Service Center employees factored in instead of the current one full time employee. For the Marine Service Center to be able to function properly and not steal staff from the Harbor the Marine Service Center

will need another employee. Villarma suggested an overall 2% increase for the Marine Service Center and Harbor. This increase is actually less than he was predicting originally. The goal is to keep the rates fair and reasonable as well as producing a great product. Villarma will be creating rate summaries for the next meeting. Yeager would like to see a better use for the cold storage or used properly.

COMMISSIONER REPORTS

Roppel explained how the Marine Service Center has a great economic impact on the community. Bunes questioned what the vendors charge their clients in Wrangell vs. other yards and assumes that Wrangell vendors will be raising their rates to adjust for the WMC rate increases. City Manager Good talked about his plan with the Police Chief in the removal of derelict cars from the Harbor parking lots and throughout town.

UNFINISHED BUSINESS- None.

NEW BUSINESS – None.

NEXT AGENDA ITEMS – None.

The next Regular meeting Feb. 17th, 2022

Regular meeting adjourned at 7:27

Harbormasters Report February 2022

Administration: We have been working closely with finance on the new rate schedules for the Ports and Harbors and Marine Service Center. Our budget templates will be out this week so I will be able to start working on our budget and should have information to share in April. I have included our FY 2023 Budget Calendar.

Harbors: Cleanup of the tug Bee has started and should be completed by the time our meeting takes place. Channel Construction has removed all the steel so all we have left is wood that will be hauled to the dump and burned.

The Harbor purchased a cashless hoist operating system that will be installed some time this spring. The card system the harbor had been relying on to bill hoist use has not worked for over 2 years. The harbor will no longer have to issue cards as this system will use credit cards and bill accordingly. This over haul has been budgeted for over 2 years and I am happy to be making progress. Craig Harbor has had this system for over a year now and it comes highly recommended. Craig's hoist sells went from \$3K to over \$10k.

Marine Service Center: Vendors in the yard are staying busy with winter projects. We are currently at capacity and have to have boats go in the water to get any new vessels out of the water.

Port: The barge ramp air tanks have been put out to bid and will be opened on February 16th. Hopefully we have some bidders and the job can move forward. The completion date is April 30th.





CITY AND BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952

FY 2023 Budget Calendar

February

February 7
February 8

Budget Prep Documents to Department Directors
Assembly Approval of Budget Calendar

March

March 7
March 8

Detailed Budget Submittals Due from Departments
APCM Portfolio Presentation (Work Session)
Finalized CIP/MM Requests Due from Departments & School District

March 21

Draft Operational Budget Due from Finance
Draft CIP/MM Budget Due from Capital Facilities
Draft Capital Equipment/Vehicle Budget Due from Public Works

March 22
March 28-31

USI/APEI/PW Insurance Work Session
Department Budget Meetings w/ Manager & Finance Director

April

April 1-2
April 9
April 12-16
April 19
April 26

Department Budget Meetings w/ Manager & Finance Director
Draft Budget Due from Finance
Draft Budget Review by Departments
Draft Budget Submitted to Assembly for Review
Enterprise Fund Budget Questions Due from Assembly

May

May 1
May 3
May 4
May 11
May 10
May 18
May 24

Statutorily Required Date for FY 2022 School Budget Submittal to CBW
General & Misc. Fund Budget Questions Due from Assembly
Enterprise Fund Budget Work Session
CIP and Capital Equipment/Vehicle Budget Questions Due from Assembly
General & Misc. Fund Budget Work Session
CIP and Capital Equipment/Vehicle Budget Work Session
School Budget Local Contribution Action (Regular Assembly Meeting)*
Extra Budget Work Session (Only if Needed)

June

June 7
June 21
June 30

Official Budget Public Hearing (Regular Assembly Meeting)
Budget Adoption
Statutorily Required Date for Local School Contribution Appropriation

***The school budget and local contribution must be approved within 30 day of submittal of the district's budget. Action by the Assembly will change based on when the budget is submitted to the Borough.**

CITY & BOROUGH OF WRANGELL, ALASKA PORT COMMISSION AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	February 22, 2022
	<u>Agenda Section</u>	13

Approval to renew the Parking Lot Lease Agreement with Roger Purdy

SUBMITTED BY:

Steve Miller, Port & Harbor Director

FISCAL NOTE:

Expenditure Required:

FY 20: \$	FY 21:	FY22:

Amount Budgeted:

	FY22 \$0
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Account Number(s):

Account Name(s):

Unencumbered Balance(s) (prior to expenditure): See Agenda Statement

Reviews/Approvals/Recommendations

☐

Name(s)

Name(s)

☐

Attorney

☐

Insurance

ATTACHMENTS:

RECOMMENDATION MOTION:

Move to approve renewing the Parking Lot Lease Agreement with Roger Purdy.

SUMMARY STATEMENT:

PARKING LOT LEASE AGREEMENT

- A. Parties. The parties to this agreement are Robert Purdy of PO Box 1680 Gainesville, Texas, 76241 (Roger Purdy) and the City and Borough of Wrangell of PO Box 531 Wrangell, Alaska, 99929 (Tenant).
- B. Subject Matter. This Agreement pertains to the lease of real property located in Wrangell, Alaska (Property) by Roger Purdy to Tenant for use as a parking lot.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, they now agree as follows:

1. Incorporation of Recitals. The recitals are set forth above are Incorporated herein by this reference.
2. Property. Roger Purdy does lease to Tenant the following described premises located in the city of Wrangell described as follows:

A parcel of land whose address is 1413 Peninsula street, Wrangell, Alaska, 99929 containing approximately 13.838 sq. ft.

More accurately described as: All of Lots Five (5) and Six (6) in block Eighty-Four (84) of the Townsite of Wrangell, Alaska according to the U.S. Survey No. 1815. Wrangell Recording District, First Judicial District, State of Alaska.

3. Term. The term of this agreement is for three (3) years. Commencing July 1, 2022 and shall continue until June 1, 2025, subject to execution of this agreement by both parties and shall continue thereafter until either party gives thirty (30) days written notice of its intention to terminate the agreement. If at the end of the three (3) year contract period, Roger Purdy wishes to increase the rental amount, he shall do so by giving at least 90 days' notice to the Tenant.
4. Rent. Tenant shall pay Roger Purdy rent in the amount of \$6,023.04 annually, upon receipt of an invoice from Roger Purdy. Rent shall be at a fixed rate with no increase during the three (3) year lease period.
5. Parking Rights. Tenant shall have the right to park passenger vehicles on property described above.

6. Permitted Uses. The property shall be used by Tenant only for the purposes of operating a parking lot and for no other use or purpose without Roger Purdy's prior written consent which shall be granted or withheld in Roger Purdy's sole discretion. The Tenant shall comply with all laws, ordinance, codes and regulations regarding the Property and the permitted use upon the Property.
7. Improvements and Repairs. Tenant shall make no improvements to the Property without prior written consent of Roger Purdy. Tenant shall be responsible for all repairs, maintenance, or improvements to the Property as necessary and appropriate during the term of this Agreement.
8. Snow Removal. Tenant shall be responsible for snow removal.
9. Security, Risk of Loss, and Indemnity. Tenant shall be responsible for providing such security at the Property as It deems reasonable and appropriate under the circumstances. Tenant shall also be solely responsible for any loss of or damage to any vehicle stored on the Property and personal injuries suffered by any party parking a vehicle on the Property. Tenant shall Indemnify, defend and hold Roger Purdy harmless from any and all claims of any nature or kind arising in any way at any time out of parking of vehicles on the Property, provided, however that Tenant shall not be required to indemnify Roger Purdy for loss, Injury, death or damage arising by reason of the gross negligence or Intentional misconduct of Roger Purdy, its agents, or employees.
10. Contamination of the Real Property. Tenant shall be responsible for any contamination of the Property resulting from its use of the Property as a parking facility. Tenant shall be responsible for removing and properly disposing of any hazardous substances or wastes (as Identified under State and Federal Law) deposited on the Property as a result of parking vehicles on the Property during the term of this agreement and shall return the Property upon termination of this Agreement in the same condition that existed at the commencement hereof.
11. Insurance. During the term of this Agreement. Tenant will secure comprehensive general liability Insurance coverage covering claims arising out of use of the Property by Tenant or its contractors, subcontractors, guests, invitees, or customers. Coverage will extend to personal injury and damage to personal property and Improvements located on the Property. Personal Injury coverage will be In the amount of not less than one Million and 00/100 Dollars (\$1,000,000.00) in the aggregate. Coverage for property damage will be at least Five Hundred Thousand and 00/100 Dollars (\$500,000.00). Roger Purdy shall be named as an

additional insured under each policy. Upon request, Tenant will provide reasonable proof that all required insurance is in full force and effect.

12. Miscellaneous. This Agreement reflects the entire Agreement of the parties and supersedes all prior discussions and understandings between them. This Agreement shall not be modified except In writing signed by or on behalf of each of the parties hereto. Neither party may assign its rights or obligations under this agreement without the express prior written consent of the other party. Failure of any party to require strict performance by any other party of any of the provisions, warranties, terms, or conditions of this agreement will not be deemed a waiver or diminishment of any right of such party to demand strict performance of the agreement thereafter. This Agreement shall be construed under the laws of the State of Alaska and shall be binding upon each party and its successors and assigns. The Superior Court for the State of Alaska, First Judicial District at Wrangell, Alaska, shall be the exclusive Jurisdiction and venue for any and all actions of any kind and any nature arising out of or related to this Agreement If, at any time, any party shall employ counsel In connection with the enforcement of its rights under the terms of this agreement, the prevailing party shall be entitled to recover actual attorney's fees and costs incurred with respect to pursuing such rights. lime Is made of the essence of this Agreement Each party warrants to the other that this Agreement and the transactions contemplated hereby has been or will be duly authorized, executed and delivered and that this Agreement and all existing documents and those executed In conjunction herewith constitute valid and legally binding obligations of each party and are enforceable against them in accordance with their respective terms. Each party agrees to execute such additional documents as the other party may reasonably deem necessary to complete the transactions contemplated by this Agreement. Each party has had an adequate opportunity to have this Agreement reviewed by counsel of its own choosing. This Agreement shall not be construed against the party which prepared it.

Dated: _____, 2022

Roger Purdy

By: _____

Its: _____

Dated: _____, 2022

City & Borough of Wrangell

By: _____

Its: _____

Assembly Approval on: _____

For John Martin after discussion:

Move to approve attached rate schedule as presented.



City and Borough of Wrangell

Harbor and Port Facilities Fee Schedule

Category	Description of Rate/Fee Type	Basis	Effective as of:					
			4/21/2021 (RES 4-21-1571)	7/1/2022	7/1/2023	7/1/2024	7/1/2025	7/1/2026
A. Transient Moorage	Daily Moorage - Prepaid (per foot)	0 - 30 feet	\$ 0.49	\$ 0.50	\$ 0.51	\$ 0.52	\$ 0.53	\$ 0.54
		31 - 55 feet	\$ 0.59	\$ 0.60	\$ 0.62	\$ 0.63	\$ 0.64	\$ 0.65
		56 - 100 feet	\$ 0.69	\$ 0.71	\$ 0.72	\$ 0.74	\$ 0.75	\$ 0.77
		101 feet and up	\$ 1.08	\$ 1.10	\$ 1.12	\$ 1.15	\$ 1.17	\$ 1.19
	Daily Moorage - Invoiced (per foot) *Invoiced on a Monthly Basis	0 - 30 feet	\$ 0.98	\$ 1.00	\$ 1.02	\$ 1.04	\$ 1.06	\$ 1.08
		31 - 55 feet	\$ 1.18	\$ 1.20	\$ 1.23	\$ 1.25	\$ 1.28	\$ 1.30
		56 - 100 feet	\$ 1.38	\$ 1.41	\$ 1.44	\$ 1.46	\$ 1.49	\$ 1.52
		101 feet and up	\$ 2.16	\$ 2.20	\$ 2.25	\$ 2.29	\$ 2.34	\$ 2.38
	Designated Bow Tie Skiff Zone	N/A	\$35.00 flat fee per month					
	Monthly Moorage (per foot)	0 - 30 feet	\$ 4.32	\$ 4.41	\$ 4.49	\$ 4.58	\$ 4.68	\$ 4.77
		31 - 55 feet	\$ 4.87	\$ 4.97	\$ 5.07	\$ 5.17	\$ 5.27	\$ 5.38
		56 - 100 feet	\$ 5.40	\$ 5.51	\$ 5.62	\$ 5.73	\$ 5.85	\$ 5.96
		101 feet and up	\$ 6.49	\$ 6.62	\$ 6.75	\$ 6.89	\$ 7.02	\$ 7.17
		Live Aboards (monthly)	\$ 85.00	\$ 86.70	\$ 88.43	\$ 90.20	\$ 92.01	\$ 93.85
B. Reserved Moorage	Annual Moorage (per foot)	0 - 30 feet	\$ 30.30	\$ 30.91	\$ 31.53	\$ 32.16	\$ 32.80	\$ 33.46
		31 - 55 feet	\$ 35.72	\$ 36.43	\$ 37.16	\$ 37.91	\$ 38.66	\$ 39.44
		56 feet and up	\$ 41.14	\$ 41.96	\$ 42.80	\$ 43.65	\$ 44.53	\$ 45.42
		Wait List Deposit	\$50 for each reserved slot					
C. Customer Service Moorage	Wait List Deposit	Each	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
	Annual	N/A	1.5x the annual moorage rate					
D. Electric Utility Service	Daily Utility Service (by amp size)	20 amp 120 v	\$ 5.00	\$ 5.10	\$ 5.20	\$ 5.31	\$ 5.41	\$ 5.52
		30 amp 120 v	\$ 8.00	\$ 8.16	\$ 8.32	\$ 8.49	\$ 8.66	\$ 8.83
		50 amp single phase	\$ 10.00	\$ 10.20	\$ 10.40	\$ 10.61	\$ 10.82	\$ 11.04
		50 amp 3 phase	\$ 30.00	\$ 30.60	\$ 31.21	\$ 31.84	\$ 32.47	\$ 33.12
		100 amp 3 phase	\$ 50.00	\$ 51.00	\$ 52.02	\$ 53.06	\$ 54.12	\$ 55.20

E. Outside Dock Face Moorage	Daily Outside Moorage (per foot)	00 – 99 feet	\$ 1.07	\$ 1.23	\$ 1.26	\$ 1.28	\$ 1.31	\$ 1.33
		100 – 199 feet	\$ 1.39	\$ 1.60	\$ 1.63	\$ 1.66	\$ 1.69	\$ 1.73
		200 – 299 feet	\$ 1.55	\$ 1.78	\$ 1.82	\$ 1.85	\$ 1.89	\$ 1.93
		300 – 499 feet	\$ 1.77	\$ 2.04	\$ 2.08	\$ 2.12	\$ 2.17	\$ 2.21
		500 – 599 feet	\$ 2.09	\$ 2.40	\$ 2.45	\$ 2.50	\$ 2.55	\$ 2.60
		600 feet and up	\$ 2.38	\$ 2.73	\$ 2.79	\$ 2.84	\$ 2.90	\$ 2.96
F. Inside Dock Face Moorage	Daily Inside Moorage (per foot)	00 – 99 feet	\$ 1.07	\$ 1.23	\$ 1.26	\$ 1.28	\$ 1.31	\$ 1.33
		100 – 199 feet	\$ 1.39	\$ 1.60	\$ 1.63	\$ 1.66	\$ 1.69	\$ 1.73
		200 – 299 feet	\$ 1.55	\$ 1.78	\$ 1.82	\$ 1.85	\$ 1.89	\$ 1.93
		300 – 499 feet	\$ 1.77	\$ 2.04	\$ 2.08	\$ 2.12	\$ 2.17	\$ 2.21
		500 – 599 feet	\$ 2.09	\$ 2.40	\$ 2.45	\$ 2.50	\$ 2.55	\$ 2.60
		600 feet and up	\$ 2.38	\$ 2.73	\$ 2.79	\$ 2.84	\$ 2.90	\$ 2.96
G. Barge Ramp Facility	Daily (per lineal foot)	Per foot (\$500.00 minimum)	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
	Beach Landing (per lineal foot)	Per foot (\$25.00 minimum)	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10
H. Wharfage	General cargo	Per ton	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
	Vehicles	Per ton	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
	Explosives	Per ton	\$ 6.25	\$ 6.25	\$ 6.25	\$ 6.25	\$ 6.25	\$ 6.25
	Lumber	Per thousand milled board feet	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
	Empty containers	Each	\$ 3.75	\$ 3.75	\$ 3.75	\$ 3.75	\$ 3.75	\$ 3.75
	Less than 500 tons of Sand and Gravel	Per ton	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
	500 to 1500 tons of Sand and Gravel	Per ton	\$ 500 + (0.20/ton for each ton over 500)					
	Greater than 1500 tons of Sand and Gravel	Per ton	\$ 800 + (0.05/ton for each ton over 500)					
I. Storage	Outside Storage	Per foot	\$ 0.50	\$ 0.51	\$ 0.52	\$ 0.53	\$ 0.54	\$ 0.55
J. Gridiron	Daily Use	Per foot	\$ 1.00	\$ 1.02	\$ 1.04	\$ 1.06	\$ 1.08	\$ 1.10
K. Launch Ramp	Daily Fee	Per Launch	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
	Annual Permit w/ stall	Flat fee	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
	Annual Permit w/out stall	Flat fee	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
L. Parking	No charge - Parking limitations to be enforced by Wrangell PD							
M. Harbormaster Service	Replace Mooring Lines	\$10 plus the cost of the line						
	Skiff Rental w/Personnel	Per hour (minimum of 1 hour)	\$ 175.00	\$ 178.50	\$ 182.07	\$ 185.71	\$ 189.43	\$ 193.21
	Pumping	\$25/per pump + Labor						
	Labor	Labor costs will be the actual costs of the employee. They will include wages and employee costs.						

	Raising of Boats	\$175 plus cost of materials and professional services						
N. Water Rates	Commercial and Industrial Water	See WMC 15.04.640						
O. Hoists	Use of Hoists	Per hour (Billed in 10min interval)	\$ 30.00	\$ 30.60	\$ 31.21	\$ 31.84	\$ 32.47	\$ 33.12
P. Sea Plane Floats	Day Pass	Per day	\$ 5.00	\$ 5.25	\$ 5.36	\$ 5.46	\$ 5.57	\$ 5.68
	Monthly Pass	Per month	\$ 100.00	\$ 105.00	\$ 107.10	\$ 109.24	\$ 111.43	\$ 113.66
	Annual Permit (reserved)	Per year	\$ 420.00	\$ 441.00	\$ 449.82	\$ 458.82	\$ 467.99	\$ 477.35
Q. Impoundment Fee	Impounded vessel, vehicle, float, etc.	Per impound	\$ 300.00	\$ 306.00	\$ 312.12	\$ 318.36	\$ 324.73	\$ 331.22
R. Summer Float Use	Transient Moorage (per foot)	0 - 80 feet	\$ 0.65	\$ 0.66	\$ 0.68	\$ 0.69	\$ 0.70	\$ 0.72
		81 feet and up	\$ 0.95	\$ 0.97	\$ 0.99	\$ 1.01	\$ 1.03	\$ 1.05
Passenger Vessels Motorized	Daily	Per departure	\$ 10.00	\$ 10.20	\$ 10.40	\$ 10.61	\$ 10.82	\$ 11.04
	Monthly	Per foot /month	\$ 2.00	\$ 2.04	\$ 2.08	\$ 2.12	\$ 2.16	\$ 2.21
	Annual	Flat Rate	\$ 400.00	\$ 408.00	\$ 416.16	\$ 424.48	\$ 432.97	\$ 441.63
T. Port Development Fee	Daily	120 - 499	\$ 1.50	\$ 1.53	\$ 1.56	\$ 1.59	\$ 1.62	\$ 1.66
		500 and up	\$ 2.38	\$ 2.42	\$ 2.47	\$ 2.52	\$ 2.57	\$ 2.62
U. Lightering Fee	40 percent of applicable dockage and port fees							
V. Marine Service Center Rates and Fees	Travel Lift Haul Out Rate (per foot)	0 - 40 feet	\$ 13.64	\$ 13.92	\$ 14.20	\$ 14.48	\$ 14.77	\$ 15.07
		41 - 58 feet	\$ 15.00	\$ 15.30	\$ 15.61	\$ 15.92	\$ 16.24	\$ 16.56
		59 - 75 feet	\$ 16.26	\$ 16.59	\$ 16.92	\$ 17.26	\$ 17.60	\$ 17.96
		76 - 90 feet	\$ 18.76	\$ 19.14	\$ 19.52	\$ 19.91	\$ 20.31	\$ 20.71
		91 - 120 feet	\$ 21.26	\$ 21.68	\$ 22.12	\$ 22.56	\$ 23.01	\$ 23.47
		121 - 140 feet	\$ 23.78	\$ 24.25	\$ 24.74	\$ 25.23	\$ 25.73	\$ 26.25
		141 feet and up	\$ 25.91	\$ 26.43	\$ 26.96	\$ 27.50	\$ 28.05	\$ 28.61
	Travel Lift Minimum (Hourly Rate)	150-ton per hour use	\$ 360.00	\$ 367.20	\$ 374.54	\$ 382.03	\$ 389.68	\$ 397.47
		300-ton per hour use	\$ 600.00	\$ 612.00	\$ 624.24	\$ 636.72	\$ 649.46	\$ 662.45
	Environmental Fee	Per foot	\$ 1.00	\$ 1.02	\$ 1.04	\$ 1.06	\$ 1.08	\$ 1.10
	Short Term Monthly Storage	Per foot/per month	\$ 0.80	\$ 0.82	\$ 0.83	\$ 0.85	\$ 0.87	\$ 0.88
	Long Term Monthly Storage	Per foot/per month	\$ 0.55	\$ 0.56	\$ 0.57	\$ 0.58	\$ 0.60	\$ 0.61
	Long Term Monthly Storage After 12 Consecutive Months	Per foot/per month	\$ 1.10	\$ 1.12	\$ 1.14	\$ 1.17	\$ 1.19	\$ 1.21
	Inspection Hoise Fee	First 2-hours: 60 percent of haul out rate						
	Hydraulic Trailer Fee	Round trip	\$ 10.46	\$ 10.67	\$ 10.88	\$ 11.10	\$ 11.32	\$ 11.55
		One-way (per foot)	\$ 5.23	\$ 5.33	\$ 5.44	\$ 5.55	\$ 5.66	\$ 5.77
		Minimum Fee	\$ 250.00	\$ 255.00	\$ 260.10	\$ 265.30	\$ 270.61	\$ 276.02

		Off-site Transportation	Round trip or one-way fee plus travel time at \$350/hour (1-hr minimum)					
		Long-term Storage Reservation	\$ 100.00	\$ 102.00	\$ 104.04	\$ 106.12	\$ 108.24	\$ 110.41
V. Port Security Personnel	Cruise Ship Security Personnel	Per hour	\$ 30.00	\$ 30.60	\$ 31.21	\$ 31.84	\$ 32.47	\$ 33.12
X. Meyers Chuck	Transient Moorage (per foot)	Daily - Prepaid	\$ 0.20	\$ 0.20	\$ 0.21	\$ 0.21	\$ 0.22	\$ 0.22
		Daily - Invoiced	\$ 0.40	\$ 0.41	\$ 0.42	\$ 0.42	\$ 0.43	\$ 0.44
		Monthly	\$ 1.75	\$ 1.79	\$ 1.82	\$ 1.86	\$ 1.89	\$ 1.93
	Reserved Moorage (Per foot)	Annual	\$ 12.00	\$ 12.24	\$ 12.48	\$ 12.73	\$ 12.99	\$ 13.25