



City and Borough of Wrangell
Port Commission
AGENDA

Thursday, August 06, 2026
6:00 PM

Location: Borough Assembly Chambers
City Hall

WORK SESSION

Date and Time

1. CALL TO ORDER

2. ROLL CALL

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

a. 6/4/26 Port Commission Minutes

4. AMENDMENTS TO THE AGENDA

5. CORRESPONDENCE

6. PERSONS TO BE HEARD

7. HARBORMASTER'S REPORT

a. HARBORMASTER REPORT AUGUST 2026

8. COMMISSIONER REPORTS

9. UNFINISHED BUSINESS

a. WRANGELL MUNICIPAL CODE TITLE 14.13.075 PERSONAL OBLIGATION AND IMPOSITION OF LEINS.

10. NEW BUSINESS

11. NEXT AGENDA ITEMS

12. ADJOURN

**Minutes of the Regular Wrangell Port Commission Meeting
Held June 4, 2026**

Item a.

Chairman John Yeager called the Regular Port Commission meeting to order at 6:00 p.m. on June 4, 2026.

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

APPROVAL OF MINUTES

a. Approval of minutes from the regular meeting held on May 7, 2026.

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

AMENDMENTS TO THE AGENDA – none.

CORRESPONDENCE/PERSONS TO BE HEARD – none.

HARBORMASTER'S REPORT

- Harbormaster Miller went through his provided report.
- Harbor Staff are currently rebuilding the deck at the office.
- The summer season has been extremely busy.

COMMISSIONER REPORTS

- Buness – Checked on liveboard numbers for each harbor,, and asked if RAISE Grant is still moving forward.
- Davies – absent.
- Yeager – Encouraged all commissioners to help mitigate incorrect information circulating around the community, and encourage the public to get more involved in public meetings.
- Yancey – Expressed interest in looking into why liveboards in harbors do not pay property taxes like trailers in trailer courts do.
- Silva – none.

UNFINISHED BUSINESS – none.

NEW BUSINESS –

10a. Wrangell Municipal Code Title 14.13.075 Personal Obligation and Imposition of Leins.

M/S: Buness/Yancey to approve the motion as presented. Motion denied by polled vote.

Commissioners discussed the presented draft and suggested a few changes such as details for timeline and needing more clarification on a few details.

NEXT AGENDA ITEMS: - Liveboard Property Tax

The next Regular meeting will be held on TBD

The Regular Port Commission meeting was adjourned at 6:40 p.m.

City & Borough of Wrangell

PORTS & HARBORS DEPARTMENT

Administrative Report



To: Wrangell Port Commission

Cc: Wrangell Assembly

From: Steve Miller

Subject: Harbormaster Report – June and July 2026

Date: August 6, 2026

Overview

Because the Port Commission has not met since June, this report provides an update on department activity and project progress during June and July. These were extremely busy and productive months for Ports & Harbors. The department is now better than halfway through the 2026 cruise ship season while continuing to manage high harbor use, Marine Service Center activity, facility maintenance, environmental compliance, and several major capital projects.

Operations & Maintenance:

Since the Commission's last meeting, harbor staff have continued routine maintenance and operational work throughout the harbor system:

- Maintained City Dock facilities and security infrastructure throughout the busy cruise season
- Continued inspections and repairs to floats, decking, cleats, bull rails, gangways, and other harbor infrastructure
- Performed seasonal cleanup, pressure washing, and general upkeep throughout all harbor facilities
- Supported heavy seasonal use of harbor cranes, loading areas, and transient facilities
- Continued repairs and upkeep at Heritage Harbor and other upland areas
- Responded to the July 17 damage to the south breasting dolphin at City Dock; the affected area was barricaded, the appropriate parties were notified, and an engineering damage assessment and repair estimate were requested

Cruise Season Operations:

- The department is now better than halfway through the 2026 cruise ship season
- Cruise vessel traffic and passenger activity remained strong through June and July
- Staff continued coordinating closely with vessel security officers and cruise operators to maintain safe and secure passenger operations
- The Port Facility Security Plan was updated and approved by the U.S. Coast Guard and is valid for the next five years
- Port security staffing, scheduling, and City Dock operations continued to support cruise activity, passenger movement, and shore excursions

Marine Service Center (MSC):

City & Borough of Wrangell

PORTS & HARBORS DEPARTMENT

Administrative Report



The Marine Service Center remained active throughout June and July while staff continued supporting commercial fishing vessels, local boat owners, and marine service vendors:

- Haul-out, launch, washdown, and yard activity continued through the summer season
- Heavy use of the Travelift, hydraulic trailer, and washdown facilities continued
- Ongoing maintenance and organization of the yard and vessel blocking systems continued
- A new DEC Storm Water Pollution Prevention Plan (SWPPP) was completed and submitted to DEC with all new testing requirements included
- Midnight Sun Environmental trained the team on properly collecting, handling, and submitting stormwater samples, which must now be sent to a laboratory for analysis

The MSC continues to support approximately 37 independent marine service vendors providing a wide range of repair and support services for the regional fleet.

Harbor Activity:

- Harbor cranes and loading areas experienced heavy seasonal use during June and July
- Commercial fishing gear and supplies continued moving through harbor facilities
- Freight activity included building materials and supplies for projects throughout the region
- Transient vessel traffic remained strong as recreational and commercial boating activity increased

Administration & Projects:

Staff and administration continued work on several ongoing projects and operational priorities:

- Continued work with PND Engineers on the Waterfront Tidelands Fill project; the design has progressed to 65%, with revisions to follow
- Entered into an agreement with PND Engineers for design of the Inner Harbor Replacement Project and work associated with the RAISE grant
- Completed the Port Facility Security Plan update and received U.S. Coast Guard approval for the next five-year period
- Office staff continued customer service, billing, moorage agreement processing, project coordination, and support for increased summer harbor activity
 - Working with PND Engineers and Nelson Diving on damage assessment to the cruise ship dock south dolphin

Looking Ahead

As we move through the second half of the cruise season, focus will remain on:

- Supporting continued cruise ship activity and security operations
- Managing transient, commercial, and recreational harbor traffic
- Meeting the new DEC SWPPP sampling, laboratory testing, and reporting requirements

City & Borough of Wrangell
PORTS & HARBORS DEPARTMENT
Administrative Report



- Continuing harbor facility maintenance and repairs during peak use periods
- Advancing the Waterfront Tidelands Fill design, Inner Harbor Replacement Project, with PND Engineers

Summary

Ports & Harbors is better than halfway through a busy 2026 cruise season. Staff have continued to manage cruise operations, harbor activity, Marine Service Center use, facility maintenance, and customer service while completing major regulatory updates. The Coast Guard-approved security plan and the newly submitted DEC SWPPP position the department for the next five years of security compliance and the new stormwater testing requirements. Major engineering work is also moving forward, including the 65% Waterfront Tidelands Fill design and the agreement with PND Engineers for the Inner Harbor Replacement Project and RAISE grant work.



To: Mason Villarma

Cc: Wrangell Assembly & Port Commission

From: Steve Miller, Port Director

PRELIMINARY AFTER-ACTION REPORT

Queen Elizabeth – South Breasting Dolphin Damage City Dock Preliminary Report; pending professional structural assessment

Date: 07/19/2026

Executive Summary

On July 17, 2026, while *Queen Elizabeth* was alongside City Dock, damage occurred to the south breasting dolphin. The dolphin is visibly leaning approximately 3–5 degrees toward the southeast and may be leaning farther. This is a preliminary visual estimate only. The extent of damage below the waterline and the condition of the foundation and structural connections are not yet known.

Current operational status: The remainder of City Dock remains usable. Access to the damaged dolphin and the immediately affected area has been restricted with a barricade pending further assessment.

Incident and Observed Damage

- The damage was identified following the *Queen Elizabeth*'s July 17, 2026 port call at City Dock.
- The south breasting dolphin is leaning toward the southeast by an estimated 3–5 degrees, possibly more.
- The visible displacement indicates potential damage to the dolphin piles, bracing, connections, or supporting structure; the exact extent has not been determined.
- No determination of cause, fault, or repair cost is made in this preliminary report.

Immediate Actions Taken

- Installed a barricade to prevent public and staff access to the damaged area.
- Confirmed that the remainder of City Dock remains available for use.
- Notified Petersburg Insurance of the incident and apparent damage.
- Notified Cruise Line Agency of Alaska.



- Photographed the damaged dolphin and surrounding area to document visible conditions.

Recommended Follow-Up

1. Arrange a prompt inspection by a qualified marine structural engineer, including an underwater inspection if recommended.
2. Maintain the barricade and keep the damaged dolphin out of service until it is evaluated and cleared.
3. Preserve photographs, staff observations, vessel call records, communications, weather and tide information, and any available video as part of the incident file.
4. Coordinate with Petersburg Insurance and Cruise Line Agency of Alaska regarding inspection findings, repair estimates, claims documentation, and responsibility for costs.
5. Develop temporary stabilization or operational restrictions if the engineer determines they are necessary, followed by a permanent repair plan and cost estimate.

Steve Miller

Port Director

Photographic Documentation

Photographs taken at City Dock showing the south breasting dolphin after the July 17, 2026 incident. These photographs document visible conditions only and are not a substitute for a professional structural assessment.



Photo 1. Overall view of the south breasting dolphin showing the visible southeast lean while the Queen Elizabeth is alongside.



Photo 2. Closer view of the damaged area, including displaced/leaning dolphin piles and the adjacent access platform.

CITY & BOROUGH OF WRANGELL, ALASKA PORT COMMISSION AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	August 6, 2026
	<u>Agenda Section</u>	09

WRANGELL MUNICIPAL CODE TITLE 14.13.075 PERSONAL OBLIGATION AND IMPOSITION OF LEINS.

SUBMITTED BY:

STEVE MILLER

FISCAL NOTE:

Expenditure Required: \$XXX Total

Fiscal Year (FY):	Amount: \$
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Amount Budgeted:

	FY: \$
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Account Number(s):

	XXXXX XXX XXXX
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Account Name(s):

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

	\$XXX
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Reviews/Approvals/Recommendations

☐	Commission, Board or Committee
Name(s)	
Name(s)	
☒	Attorney
☐	Insurance

ATTACHMENTS: 1. Copy of Ordinance

RECOMMENDATION MOTION:

Move to Approve Adding 14.13.075 Personal Obligation and Imposition of Leins to Wrangell Municipal code title 14 Ports and Harbors

SUMMARY STATEMENT: The proposed ordinance would strengthen the City and Borough of Wrangell's ability to recover costs associated with abandoned, impounded, derelict, or disposed vessels. The amendment adds a new section to Title 14 authorizing the Borough Assembly to

impose personal liability on vessel owners and persons entitled to possession for costs incurred during impoundment, storage, removal, sale, destruction, or disposal of vessels.

The ordinance also provides the Borough the ability, when necessary, to place liens against real property owned by responsible parties to secure unpaid costs. The proposed language includes due process protections requiring reasonable notice and an opportunity for affected property owners to object prior to the recording of any lien. Enforcement procedures would follow applicable Alaska Statutes governing liens.

Adoption of this ordinance would provide an additional enforcement and cost-recovery mechanism to help protect harbor users and Borough taxpayers from bearing the financial burden associated with abandoned or derelict vessels. The amendment aligns with the Borough's ongoing efforts to improve harbor management, strengthen compliance with municipal code provisions, and ensure responsible parties remain accountable for costs incurred by the public.

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. [REDACTED]

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING A NEW SECTION 14.13.075, PERSONAL OBLIGATION AND IMPOSITION OF LIENS, TO TITLE 14, HARBOR AND PORT FACILITIES, OF THE WRANGELL MUNICIPAL CODE

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

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

SEC. 1. Action. The purpose of this ordinance is to add a new Section 14.13.075, Personal Obligation and Imposition of Liens, to Title 14, Harbor and Port Facilities, of the Wrangell Municipal Code.

SEC. 2. New Section. A new Section 14.13.075, Personal Obligation and Liens, is added to Title 14, Harbor and Port Facilities, of the Wrangell Municipal Code to read:

§ 14.13.075 Personal Obligation and Imposition of Liens.

A. General. Upon the sale, disposal, or destruction of a vessel pursuant to WMC § 14.13.035 or WMC § 14.13.040, the borough assembly may order that all costs incurred by the borough arising, arisen, or to arise out of or referring or relating in any way to the impoundment, storage, removal, sale, destruction, or disposal of the vessel be made the personal obligation, jointly and severally, of the owner of the vessel and any person(s) entitled to its possession. Alternatively, or in combination, the borough may impose a lien against any real property located in the borough owned by such persons to secure said costs.

B. Personal Obligation. If the borough orders that the costs shall be a personal obligation of the vessel owners or person(s) entitled to possession, it shall direct the borough attorney or his or her designee to collect the same on behalf of the borough by use of all appropriate legal remedies.

C. Notice and Opportunity to Object. Prior to the creation, recording, and notice of a lien on real property under this section, the borough shall provide written notice to the vessel owner or person(s) entitled to possession, at his or her last known address of record. The vessel owner or person(s) entitled to possession, may object to the notice of lien by submitting a written objection with supporting documentation within fourteen (14) days of the date on the written notice. The Harbormaster shall issue a final written decision within ten (10) days of receipt of the written objection. ~~reasonable notice under the circumstances to the property owner and any interested~~

~~parties such that they are afforded the opportunity to present objections regarding the property interest affected.~~

D. Lien. If the borough orders that the cost shall be imposed as a lien upon the real property of the ~~vessel~~ owners or person(s) entitled to possession, the lien shall be recorded and may be enforced as provided in Alaska Stat. §§ 34.35.005–34.35.045.

SEC. 3. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 4. Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: _____, 2026

PASSED IN SECOND READING: _____, 2026.

Patricia Gilbert, Borough Mayor

ATTEST:

Kim Lane, MMC, Borough Clerk