

**CBJ DOCKS AND HARBORS BOARD  
REGULAR MEETING AGENDA**

**For Thursday, March 31st, 2022**

**City Hall Room 224 and via Zoom**

Zoom Meeting: <https://bit.ly/3EQJ9B>

Meeting ID: 857 2697 1093

Passcode: 552558

Call In: (253) 215-8782

**I. Call to Order** (5:00 pm in City Hall Room 224 and via Zoom)

**II. Roll** (Lacey Derr, Paul Grant, David Larkin, Matthew Leither, Mark Ridgway, Annette Smith, Bob Wostmann, James Becker and Don Etheridge)

**III. Approval of Agenda**

**MOTION: TO APPROVE THE AGENDA AS PRESENTED.**

**IV. Approval of February 24<sup>th</sup>, 2022 Special Board minutes; and, February 24<sup>th</sup>, 2022 Regular Board minutes**

**V. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time).

**VI. Consent Agenda –**

- A. Public Requests for Consent Agenda Changes
- B. Board Members Requests for Consent Agenda Changes
- C. Items for Action

- 1. Amendment to FY23/FY24 Biennial Budget  
Presentation by the Port Director

**RECOMMENDATION: TO APPROVE AMENDED FY23/FY24 BIENNIAL BUDGET**

**MOTION: TO APPROVE THE CONSENT AGENDA AS PRESENTED**

**VII. Unfinished Business**

- 1. Special Discount under 05 CBJAC 15.030(i) - Dockage Specials  
Presentation by the Port Director

Committee Questions

Public Comment

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING AGENDA (CONTINUED)**  
**For Thursday, March 31st, 2022**

Committee Discussion/Action

**MOTION: TO SET A PUBLIC HEARING DATE OF APRIL 20<sup>TH</sup>, 2022 TO CONSIDER EXEMPTING VESSELS SUBJECT TO PASSENGER FEES FROM CY2022 DOCKAGE FEE INCREASES.**

2. Implementation of CY2022 Docks & Harbors Fee Changes  
Presentation by the Port Director

Committee Questions

Public Comment

Board Discussion/Action

**MOTION: TO DIRECT STAFF TO ENACT RECENT REGULATION FEE CHANGES AS PRESENTED.**

**VIII. New Business**

1. Sole Source Procurement for Repairs to Statter Harbor “D” Float  
Presentation by the Port Director

Committee Questions

Public Comment

Board Discussion/Action

**MOTION: TO RECOMMEND AWARDING A TIME & MATERIAL CONTRACT TO DUWAMISH SERVICES, LLC FOR REPAIRS TO STATTER HARBOR “D” FLOAT.**

2. US DOT Grant Opportunities & Strategies ([RAISE](#), [PIDP](#), [INFRA](#))  
Presentation by the Port Director

Committee Questions

Public Comment

Board Discussion/Action

**MOTION: COMMENSURATE WITH AVAILABLE RESOURCES, DIRECT STAFF TO PURSUE FY2022 US DOT GRANT OPPORTUNITIES:**

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING AGENDA (CONTINUED)**  
**For Thursday, March 31st, 2022**

- A. RAISE (Dock Electrification/Small Cruise Ship Infrastructure/Juneau Fisheries Terminal)**
- B. PIDP (Dock Electrification/Juneau Fisheries Terminal)**
- C. INFRA (Juneau Fisheries Terminal)**

- 3. October 2022 1% Sales Tax Initiative  
Presentation by the Port Director

Committee Questions

Public Comment

Board Discussion/Action

**MOTION: TO RECOMMEND TO THE ASSEMBLY THAT [INSERT PROJECT(S)] BE CONSIDERED AS PART OF THE THE 2022 1% SALES TAX INITIATIVE.**

**IX. Items for Information/Discussion**

- 1. HDR-Alaska, Inc.Update to Harbor Rate Study  
Presentation by Dr. Tony Homan

Board Discussion/Public Comment

**X. Committee and Member Reports**

- 1. Finance Sub-Committee Wednesday Meetings, March 9th, and 22nd, 2022
- 1. Operations/Planning Committee Meeting- Wednesday, March 23rd, 2022
- 2. Member Reports
- 3. Assembly Lands Committee Liaison Report
- 4. Auke Bay Neighborhood Association Liaison Report
- 5. South Douglas/West Juneau Liaison Report

**XI. Port Engineer's Report**

**XII. Harbormaster's Report**

**XIII. Port Director's Report**

**XIV. Assembly Liaison Report**

**XV. Board Administrative Matters**

- a. Finance Sub-Committee Meeting – Wednesday, April 13th, and 27th, 2022
- b. Potential Special Board Meeting to conduct Hearing – Wednesday, April 20<sup>th</sup>, 2022
- c. Ops/Planning Committee Meeting – Wednesday, April 20th, 2022
- d. Board Meeting – Thursday, April 28th, 2022

**XVI. Adjournment**

**CBJ DOCKS & HARBORS BOARD**  
**SPECIAL BOARD MEETING MINUTES**  
**For Thursday February 24<sup>th</sup>, 2022**  
Via Zoom

- I. Call to Order:** Mr. Etheridge called the Special Board meeting to order at 5:00pm via Zoom Meeting.
- II. Roll Call:** The following members were in attendance via zoom meeting or in person at the Port Director's conference room: Lacey Derr, Paul Grant, David Larkin, Matthew Leither, Mark Ridgway, Bob Wostmann, James Becker and Don Etheridge

**Also in attendance:** Matthew Creswell – Harbormaster; Erich Schaal – Port Engineer; Benjamin Brown – CBJ Law; and, Teena Larson – Administrative Officer.

Absent: Annette Smith

- III. Approval of Agenda**  
**MOTION By MS DERR: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection.**

- IV. Public Participation on Non-Agenda Items - None**

**IV. Public Hearings**

1. Regulation Change - Dockage Charges (05 CBJAC 15.030)

Mr. Creswell said on pages 12 and 13 is the notice of proposed regulation change and pages 14 and 15 is the regulation showing the changes. These are changes affecting the ships that dock at the Steamship Wharf, Cruise Ship Terminal, Intermediate Vessel Float (IVF), Port Field Office (PFO), the Inside of the Cruise Ship Terminal (ICT), and the reservation zone at the Statter Harbor Breakwater. These charges are in effect from May 1<sup>st</sup> to September 30. The \$1.50 for vessels under <65 will go to \$3.00 a foot, the \$2.50 fee for vessels 65' to 200' will go to \$5.00 per foot and the other fee that will change is the \$.75 for fishing vessels will go to \$1.50 per foot. The fishing vessel fee are for fishing vessels staying on the dock for longer than 4 hours. The first four hours are free.

Board Questions –

Mr. Ridgway asked if there has been a work around for the US flagged vessels carrying passengers that are under the 200' range?

Mr. Etheridge said that will be addressed in the current rate study.

Mr. Etheridge commented that this does not increase the fees for the large cruise ships. The fees for the large cruise ships will be addressed from the rate study.

Public Comment - None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 15.030 DOCKAGE CHARGES AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**CBJ DOCKS & HARBORS BOARD**  
**SPECIAL BOARD MEETING MINUTES**  
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**Motion passed with no objection.**

2. Omnibus Regulation Change – CONSUMER PRICE INDEX

Mr. Creswell said beginning on page 17 and running through the end of the packet is information pertaining to the following 24 regulation changes. The proposed regulation changes is that the following 24 regulation fees will be adjusted by the consumer price index (CPI) annually published from the preceeding year. There is a chart on page 17 with the current CPI increase rate and the projected CPI for FY24. The CPI calculation is already in place for moorage which is our largest revenue generator. This change is meant to bring the rest of our revenue fees in line with our moorage.

Mr. Etheridge said the way the wording on these regulations is the Board can not do anything and the full CPI will be applied or by motion the Board can choose an amount lesser than the CPI or no CPI adjustment. The plan for the public testimony is to have anyone that wants to testify now can do so on all the proposed regulation changes and also after Board questions on each individual regulation change the public can provide additional comments.

A. 05 CBJAC 15.030 Dockage Charge

Board Questions - None

Public Comment - None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 15.030 DOCKAGE CHARGES AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

B. 05 CBJAC 15.040 Port maintenance fee

Board Questions - None

Public Comment - None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 15.040 PORT MAINTENANCE FEE AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

C. 05 CBJAC 15.060 Vessel Lightering fees

Board Questions - None

**CBJ DOCKS & HARBORS BOARD**  
**SPECIAL BOARD MEETING MINUTES**  
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Public Comment - None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 15.060 VESSEL LIGHTERING FEE AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

- D. 05 CBJAC 15.080 Loading permit fees  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 15.080 LOADING PERMIT FEES AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

- E. 05 CBJAC 15.110 Boom truck services  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 15.110 BOOM TRUCK SERVICES AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

- F. 05 CBJAC 20.020 Special annual moorage for skiffs  
Board Questions- None

Public Comment- None

Board Discussion/Action

**CBJ DOCKS & HARBORS BOARD**  
**SPECIAL BOARD MEETING MINUTES**  
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**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.020 SPECIAL ANNUAL MOORAGE FOR SKIFFS AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

- G. 05 CBJAC 20.030 Daily moorage fees  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.030 DAILY MOORAGE FEES AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

- H. 05 CBJAC 20.035 Monthly moorage fee  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.035 MONTHLY MOORAGE FEE AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

- I. 05 CBJAC 20.045 Fee for tenders  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.045 FEE FOR TENDERS AS PRESENTED AND ASK UNANIMOUS CONSENT.**

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**Motion passed with no objection**

- J. 05 CBJAC 20.050 Residence surcharge  
Board Questions- None

Public Comment- None

Board Discussion

Ms. Derr commented that she wanted to clarify for the two written comments received regarding this fee that the proposed change is to add a cost of living increase and not set the base rate. This is being applied due to the fluctuation of life, and finances. The CPI will be applied across the board and not to one individual user group.

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.050 RESIDENCE SURCHARGE AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

- K. 05 CBJAC 20.060 Recreational boat launch fees  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.060 RECREATIONAL BOAT LAUNCH FEES AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

- L. 05 CBJAC 20.070 Fees for commercial use of boat launches  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.070 FEES FOR COMMERCIAL USE OF BOAT LAUNCHES AS PRESENTED AND ASK UNANIMOUS**



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**CONSENT.**

**Motion passed with no objection**

M. 05 CBJAC 20.080 Passenger-for-hire fee  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE  
ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC  
20.080 PASSENGER-FOR-HIRE-FEE AS PRESENTED AND  
ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

N. 05 CBJAC 20.090 Statter lower parking lot permit fee  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE  
ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC  
20.090 STATTER LOWER PARKING LOT PERMIT FEE AS  
PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

O. 05 CBJAC 20.100 Grid usage fees  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE  
ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC  
20.100 GRID USAGE FEES AS PRESENTED AND ASK  
UNANIMOUS CONSENT.**

**Motion passed with no objection**

P. 05 CBJAC 20.110 Crane use fees

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Board Questions- None

Public Comment

Clayton Hamilton, Juneau, AK

He asked what sort of fee is being proposed?

Mr. Etheridge said it will be whatever the CPI is or the Board can go down to a zero increase.

Mr. Hamilton said as a user of the facility he believes the Board could do a lot for small businesses if the fee was reduced to zero. It would subsidize things quite a bit for people on his end.

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.110 CRANE USE FEES AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

Q. 05 CBJAC 20.130 Storage fees

Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.130 STORAGE FEES AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

R. 05 CBJAC 20.140 Staff labor fees

Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.140 STAFF LABOR FEES AS PRESENTED AND ASK UNANIMOUS CONSENT.**

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**Motion passed with no objection**

- S. 05 CBJAC 20.150 Reserved moorage waitlist fee  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.150 RESERVED MOORAGE WAITLIST FEE AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

- T. 05 CBJAC 20.210 Auke Bay Loading Facility—Float Moorage  
Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.210 AUKE BAY LOADING FACILITY - FLOAT MOORAGE AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

- U. 05 CBJAC 20.220 Auke Bay Loading Facility Float—Mechanical Work  
Zone

Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 20.220 AUKE BAY LOADING FACILITY FLOAT – MECHANICAL WORK ZONE AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

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V. 05 CBJAC 30.010 Shorepower access fees

Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 30.010 SHOREPOWER ACCESS FEES AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

W. 05 CBJAC 40.010 General moorage management policy

Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 40.010 GENERAL MOORAGE MANAGEMENT POLICY AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

X. 05 CBJAC 40.065 Vessel anchoring requirements

Board Questions- None

Public Comment- None

Board Discussion/Action

**MOTION By MS DERR: TO RECOMMEND THE ASSEMBLY ADOPT REGULATION CHANGE 05 CBJAC 40.065 VESSEL ANCHORING REQUIREMENTS AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection**

V. **Staff or Member Reports** - None

VI. **Adjournment** – The Special Board meeting adjourned at 5:38pm

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING MINUTES**  
**For Thursday, February 24th, 2022**  
Via Zoom Meeting

**I. Call to Order** – Mr. Etheridge called the Regular Board meeting to order at 5:39 p.m. via Zoom.

**II. Roll:** The following member were in attendance via zoom or in person at the Port Director’s conference room. Lacey Derr, Paul Grant, David Larkin, Matthew Leither, Mark Ridgway, Bob Wostmann, James Becker and Don Etheridge.

**Also in attendance:** Christine Woll – Assembly member, Matthew Creswell – Harbormaster, Erich Schaal – Port Engineer, Benjamin Brown – Attorney II, Teena Larson – Administrative Officer and Tony Homan – HDR Representative.

**Absent** – Annette Smith

**III. Approval of Agenda**

Mr. Creswell asked to add a fourth information item regarding a new truck purchase.

**MOTION By MS DERR: TO APPROVE THE AGENDA AS AMENDED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection.**

**IV. Approval of January 27th Board minutes.**

Hearing no objection, the January 27<sup>th</sup> Board minutes were approved as presented.

**V. Public Participation on Non-Agenda Items**

Mr. Kirby Day, Juneau, AK

Mr. Day commented that he appreciated the exceptional opportunity the Board has given to the public for public comment. That has been questioned by some over the last several months and he feels the Board does an exceptional job, not only with prior notification of meetings but also the way the Special Board meeting was held tonight.

Clayton Hamilton, Juneau, AK

Mr. Hamilton said he has no idea what just happened at the Special Board meeting. He hopes Docks & Harbors can give more information to patrons like him that do not have time to attend the meetings. He wanted to express his frustration.

Mr. Etheridge said the Board has had over a dozen meeting on the proposed regulation change, voted on at tonight’s Special Board meeting.

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Mr. Ridgway thanked Mr. Hamilton for coming to the meeting and explained what the Board voted on at the Special Board meeting. He explained the change and how it would affect fees.

**VI. Consent Agenda –**

- A. Public Requests for Consent Agenda Changes - None
- B. Board Members Requests for Consent Agenda Changes - None
- C. Items for Action

**MOTION By MS. DERR: TO APPROVE THE CONSENT AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection.**

**VII. Unfinished Business - None**

**VIII. New Business –**

1. Statter Harbor Repair Bid Opening Results

Mr. Schaal said this Tuesday we had a bid opening for the Statter Harbor D Float repair but received zero bids. Staff reached out to three or four contractors letting them know about the project and held pre-bid meetings. The request in the motion is to allow staff to proceed with a modification request which is to find a sole source contractor who will do the repair work this summer. It is to install two new floating concrete modules that are currently being fabricated by Bellingham Marine Industries. They were purchased with a modification request through the purchasing code. This is similar to the process we went through in 2014 when the C Float at Statter Harbor failed. Staff hoped to secure a contractor through the normal bid process but was unsuccessful. Staff will reach out to a contractor who has done this type of work before. This is a workaround to be able to get the facility repaired and back open to the public.

Board Questions

Mr. Wostmann asked if there was any indication on why there was a lack of bidding. He asked if it was due to the contractors being busy, not comfortable with the work or possibly a price issue.

Mr. Schaal said it was due to the contractors being busy. Staff will work on finding a capable contractor to complete the work by this summer.

Ms. Derr asked if the work could potentially cost more now.

Mr. Schaal said he does not think it will cost more than going through the bid process. The scope of work is not going to change. After speaking with the contractors they feel the job will cost close to \$200,000. This will need to go through the Assembly for approval. The contractors are uncomfortable giving a fixed fee for the work when the job is so complex and unique to repair.

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Mr. Grant asked about the purchasing code and what steps staff go through to select a sole source contractor.

Mr. Brown said Docks & Harbors will be required to fill out a modification waiver request. They will be required to select one of the exemptions listed under the code, which includes failed bid contracts. Once that has been accepted and approved the Department of Law will go through the contract and give their approval.

Mr. Leither asked about the timeline for completion and if this will move it back to later in the summer.

Mr. Schaal said one of the contactors said they would be busy through May 2022 and could not meet our deadline for the middle of May. The contractor was worried this would cause liquidated damages so they did not bid. Mr. Schaal has not spoken to them since the bid closing to find out what timeline could work for them.

Mr. Leither inquired about this contractor and if we still plan to go back to them even though they did not bid.

Mr. Schaal said he reaches out to local contractors to let them know when a contract is going out to bid. We try to give them as much information as possible to reduce risk. We recently switched over to an online bidding process and checked with everyone to make sure they had not run into technical problems while submitting bids.

Mr. Wostmann asked why we would not go out for a competitive bid a second time.

Mr. Schaal said he did look into that when no bids were received. The timing for procurement makes him think we would only hurt ourselves to start over with the bidding process.

Public Comments

Mr. Dennis Watson – Juneau, Alaska

Mr. Watson asked if the contractor we are speaking about has a good reputation.

Mr. Schaal said the contractor is very capable and has a good reputation. They have been providing Docks & Harbors great service for decades.

Board Discussion/Action

**MOTION By MS. DERR: TO PROCEED WITH MODIFICATION REQUEST TO SOLE SOURCE CONTRACT AS PERSCRIBED BY PURCHASING CODE AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objections.**

**IX. Items for Information/Discussion**

1. Consultant Update to Harbor Rate Study

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Mr. Tony Homan said his company started the rate study on January 19, 2022. He started by reviewing a lot of finance and background documents provided by Ms. Larson and Mr. Uchytel. This helped him get an idea who he should be interviewing and helped gain an understanding of Docks & Harbors tariffs. Mr. Homan thinks adding the CPI adjustment is a great start. Another main thing he is looking at is the rates vs costs incurred. He took a market based approach and looked at benchmarks others have taken. He is also looking at the supply and demand issues seen throughout the harbors.

Committee Discussion

Mr. Ridgway thanked Mr. Homan for being at the meeting and making time to review the progress. He feels the main things to look at when setting a rate is the operational budget, which is very static, differed maintenance and capital improvement projects. Improvements is the wild card as it is hard to know what we will need on hand to accomplish our goals, or if they will be paid through grants. He asked Mr. Homan if coming up with how much money we need is a part of the rate analysis.

Mr. Homan said he is looking at what type of replacement reserves Docks & Harbors has available to maintain the facilities. Doing a replacement reserve analysis is very important to keep moving forward.

Ms. Woll introduced herself to Mr. Homan. She said she is not a voting member of this Board, but is a liaison to the Juneau Assembly. The Assembly votes on things like rate increases. She understands the fundamental reason for this study is to help Docks & Harbors understand what to charge for services so their revenue covers expenses. She said the Assembly has a goal to offer affordable housing. She asked if he could also look into community goals when giving input on rates.

Mr. Homan said that was a good question and this gets to the difficult decisions that will be made by the Board. His company will be providing suggestions, how they align with local interests is more of a Board issue. One way you might lower fees is reducing the quality of your product. He said his company will be providing a lot of options and pros and cons. At the end of the day the Board will be making difficult decisions moving forward. His job is to give the best information to make these decisions.

Mr. Grant asked Mr. Homan what considerations he is looking at with equity between user groups.

Mr. Homan said there are things that may make sense from an economic standpoint, one group may be able to absorb an increase while another cannot.

Mr. Leither said one of his desires is to get as much documentation as possible behind the information provided in the study. It is his hope there is as much data as possible, he doesn't want Mr. Homan to feel he is giving us too much.

Mr. Homan said he understands what Mr. Leither means and has read a lot of the meeting minutes and his comments about this issue. If you are looking at a price you think is



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currently undervalued compared to the services provided sometimes you adjust your price at a trial and error basis. We cannot give you an exact amount and as we start adjusting prices it will not be an exact science. We will give suggestions on types of adjusting for certain areas.

Mr. Ridgway said he was looking forward to working with HDR. He appreciates the terms “discretionary” and “not an exact science”, he is not looking for a formula for an exact rate but the rationale for adjustment. He thinks having this study as backup when face to face with our customers will be helpful.

Public Comment

Mr. Clayton Hamilton – Juneau, Alaska

Mr. Hamilton said this was informative but he does not think we should be spending money to have other people tell us what to do.

2. Update – F/V ANGELA K

Mr. Schaal shared his screen showing a picture of the sunken vessel Angela K in 113 feet of water. The U.S. Coast Guard (USCG) and Alaska Department of Environmental Conservation (DEC) both responded to the sinking. It was determined there was a very small sheen on the water and the USCG and DEC decided to close their case on the sinking. We hired an underwater submersible to bring us these photos and obtain the location and condition of the vessel. He also received a report with the photographs and video and would be happy to show it to anyone interested. The vessel appears to have sunk straight down and is sitting upright on the bottom. The vessel is about forty-five feet tall with the troll poles, so even at low water there is sixty plus feet of clearance. Docks & Harbors has received two rough estimates for raising the Angela K. One estimate came in at \$100,000 - \$150,000, the other thought it could be done for about \$60,000. He is worried it will set a precedent if we do not make the registered owner financially obligated to remove it. He forwarded the video and report to the USCG and DEC and is waiting to hear back from them before he makes a final decision regarding the removal. If the USCG decides there is too much fuel in the water and raises the vessel Docks & Harbors will still be financially responsible for its removal and destruction. Mr. Creswell did send a certified letter to the owner reminding him he is financially responsible for any costs incurred.

Mr. Becker asked if it could be saved if we brought it back to the surface.

Mr. Creswell said it was a wooden boat and could be raised. It would be up to a marine salvage expert to say if it could be seaworthy again.

Mr. Ridgway asked if the vessel was insured.

Mr. Creswell said this was an uninsured vessel.

Mr. Larkin asked if we have an approximate amount of fuel on board and if pumping it out had been discussed.

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING AGENDA (CONTINUED)**  
**For Thursday, February 24th, 2022**

Mr. Creswell said the owner had estimated ten to fifteen gallons of fuel in the vessel at the time of the sinking. This information was passed along to the USCG and DEC and they did not feel it was worth pumping out.

Ms. Derr asked if the vessel had moved recently, at least once in the last year.

Mr. Creswell said the vessel did recently pass the sea trial. He also said within the last three or four years it was an active fishing vessel. He did not know the exact date of the sea trial.

Mr. Leither asked if it would be more expensive to remove it years down the road if we needed it raised to do work in the harbor.

Mr. Etheridge said they do degrade and fall apart quickly, especially wooden boats.

Mr. Creswell said he cannot imagine needing to dredge Statter Harbor since it is already so deep there.

Mr. Grant asked if there is any decision points needed from the Board or if the report is only informational.

Mr. Creswell said it is informational right now. He wants to wait until he hears back from the USCG and DEC before bringing it to the Board for action.

Mr. Ridgway asked if the USCG takes action against the owner if they get involved and raise the vessel.

Mr. Creswell confirmed that is true, they do go after the owner for financial compensation.

Committee Discussion – None

Public Comment

Mr. Dennis Watson – Juneau, Alaska

Mr. Watson said the boat was uninsured and in our harbor for a long period of time. He wants to know why we are not requiring vessels in our harbors to prove they are insured if at the harbor more than a couple of days.

Mr. Creswell said we need to revisit our insurance requirements.

Mr. Leither had the same question. He said his boat insurance does not cover him if it sinks because of snow or ice accumulation.

3. Update - Grant Funding

Mr. Schaal spoke about RAISE and PIDP Grants. Mr. Etheridge, Mr. Uchytel and Mr. Schaal met with the Assembly at their last Committee of a Whole meeting. They spoke

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING AGENDA (CONTINUED)**  
**For Thursday, February 24th, 2022**

about cruise ship dock electrification. The RAISE Grant will be due in the middle of April and the PIDP Grant will be due in the middle of May. He is working with the Juneau Commission on Sustainability (JCOS) to help with this next round of grants. They asked us to meeting with a Fairbanks based grant writing group and find out the cost for their help. The PIDP grant does not normally fund anything to do with tourism. This year they changed that so it is very important to submit for the dock electrification. Last year we applied for the Fisherman's Terminal project.

Committee Discussion – None

Public Comment – None

4. New Truck Purchase

Mr. Creswell spoke about the fleet replacement schedule. We currently have a diesel truck at our downtown location that has been a maintenance nightmare. Docks & Harbors has spent \$16,000 on repairs in the last few years. Our replacement schedule had us due to replace it this year. The current auto industry supply chain issues made it near impossible to purchase a replacement, especially for government purposes. We decided to push the purchase to next fiscal year. A few weeks ago the auto dealer in Anchorage called and was able to get a truck through the state contract.

Mr. Becker asked about diesel trucks and mentioned how hard it is to find someone to work on them. He wanted to make sure we decided to get a gas vehicle this time.

Mr. Creswell confirmed it was a one ton gas powered truck.

Mr. Ridgway asked if we were considering switching the fleet over to electric anytime soon.

Mr. Creswell said that is a goal of his. He is also looking into an electric boat at the Port, as it will not be doing much towing.

Mr. Wostmann said if a vehicle is on the schedule he thinks it is within the authority of staff to go ahead and purchase it without Board involvement.

Mr. Etheridge asked for it to be added to the agenda tonight. He did that because this change moved it from next year's fiscal budget to the current one.

Mr. Grant asked if we have any local purchase preferences.

Mr. Creswell said he tries to purchase everything he can locally. Vehicles are purchased through a state government contact. There are three dealers in Anchorage, one for Chevy, Ford and Dodge. Every time he receives a quote for a vehicle he goes to the local Mendenhall Auto Dealership and shows them the quote to see if they would be willing to match it.

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING AGENDA (CONTINUED)**  
**For Thursday, February 24th, 2022**

Public Comment – None

**X. Committee and Member Reports**

1. Finance Sub-Committee Wednesday Meetings February 23rd, 2022

Mr. Wostmann reported the committee met and mostly spoke about the Special Board meeting held tonight. Mr. Leither presented his proposal again for raising rates at Statter Harbor. The committee also spoke about a proposal to add a fee structure or incentive for green vessels.

2. Operations/Planning Committee Meeting- Wednesday, February 16th, 2022

Mr. Ridgway reported the committee forwarded a motion to have the 4.9% CPI added to the rates the CPI already applies to. We also met the new CBJ Tourism Manager and listened to a brief presentation. Mr. Schaal spoke about the upcoming Statter Harbor repairs.

3. Member Reports – None

4. Assembly Lands Committee Liaison Report

Ms. Derr reported the Franklin Foods property (Pocket Park) has been recommended to be sold to the individual that owns surrounding property. They are also discussing some changes to parking maps downtown. There was a suggestion to include Peratrovich Plaza to that amendment.

5. Auke Bay Neighborhood Association Liaison Report – Mr. Wostmann had nothing to report.

6. South Douglas/West Juneau Liaison Report – No report

**XI. Port Engineer's Report**

Mr. Schaal had a couple of updates on future planning for the Harris and Aurora Harbors. The Marine Exchange of Alaska is looking to build a new facility north of the Douglas Bridge facing the harbors. They are discussing this with the Alaska Department of Transportation (DOT) because they have air rights above the bridge. They also talked about a building in the Juneau Yacht Club area. Mr. Schaal met with the new owners of the Juneau Electronics building. They own a parcel and also lease a portion from Docks and Harbors. It may come before the Board to discuss some sort of land swap agreement.

Board Questions

Mr. Becker asked about the Alaska Marine Exchange purchase and if they are getting interference.

Mr. Schaal said he is under the impression the business is doing well with staffing and seeing a need for infrastructure. They are looking for direct water access and trying to consolidate their two locations. The location by the Douglas Bridge has a DOT right-of-way and they started exploring other locations.

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING AGENDA (CONTINUED)**  
**For Thursday, February 24th, 2022**

Mr. Ridgway asked for an update on the UAS property.

Mr. Schaal said they have been in contact with the UAS Lands Director. We are still waiting to set up a meeting.

Ms. Larson said Mr. Uchytel had been working to get a letter written from Docks & Harbors and plan to go out to public comment.

Mr. Grant asked for some detail on the lease for the building Juneau Electronics is in.

Ms. Larson said the lease expires in 2045.

**XII. Harbormaster's Report**

- Earlier this week our application period closed for Harbor Officers. We received eighteen applications for those four positions. Interviews begin next week. He was extremely pleased with the application pool.
- We are starting our springtime repairs and differed maintenance projects. We will begin the Taku Harbor repair soon. Mr. Creswell recently received notice the damage was getting worse. Some concrete work, wiring and pedestal repairs are also needed around the harbors.
- Tomorrow divers will be at Statter Harbor for a repair to the Breakwater.
- March 1<sup>st</sup>, 2022 our first two seasonal employees return to work at the Port.
- We were busy with the recent tanner crab opening. Our crane docks were in high demand.
- He invited the Board to come down and meet with him anytime to discuss the condition of the Harbors and go on a tour.

Mr. Ridgway asked about the differed maintenance and if it was tracked in Lucity. He would like to see a spreadsheet or list of the costs so the Board could have a better idea of expenses.

Ms. Derr asked about a homeless encampment near the Alaska Marine Exchange building. She has seen a growing amount of trash and human waste. She believes this is on DOT land and wonders if there is anything the Board can do to help.

Mr. Creswell said this encampment is on his radar and Mr. Kenneth Davis the Harbor Security Officer checks it regularly. It is on the outside of our fence and property, but we noticed some propane tanks there and decided to take action. Mr. Davis has not seen any people at the encampment for some time now and he believes it has been abandoned.

Mr. Creswell also spoke about the derelict vehicles on Docks & Harbors property. He has had good luck contacting owners and having them remove the vehicles on their own. He has been getting the rest junked through the CBJ Derelict Vehicle Program, so we are only responsible for the towing expenses.

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR MEETING AGENDA (CONTINUED)**  
**For Thursday, February 24th, 2022**

**XIII. Port Director's Report - None**

**XIV. Assembly Liaison Report**

Ms. Woll said the Assembly met recently and passed three items pertaining to Docks & Harbors; renaming Peratrovich Plaza, reservations for private docks and increasing the lightering fee. She asked Docks & Harbors to provide a revised draft of the Cruise Ship Dock Electrification Study after receiving public comments. She would like the Assembly Public Works Committee to review it and give input as well.

The Long-Range Waterfront Plan Amendment, allowing for another cruise ship docks to be built, will be before the Assembly soon. This is the first step and the Assembly wanted two public hearings, recognizing it was a big issue and the community will want input. She also spoke about some amendments to the operating procedures for the Assembly. These changes will apply to CBJ boards and commissions, but not the empowered boards.

Mr. Ridgway asked if Ms. Woll had an idea how the Assembly was feeling towards the dock electrification study?

Ms. Woll said she thought the Assembly would like to see community concerns better represented in the report. She would like to see a broad range of interpretations to help with policy decisions.

**XV. Board Administrative Matters**

- a. Finance Sub-Committee Meeting – Wednesday March 9<sup>th</sup> and March 22<sup>nd</sup>, 2022
- b. Ops/Planning Committee Meeting – Wednesday, March 23<sup>rd</sup>, 2022
- c. Board Meeting – Thursday, March 31<sup>st</sup>, 2022

**XVI. Adjournment** – The Regular Board meeting adjourned at 7:14pm.

Revised due to Insurance/Fleet Increases and projected revenues from new fees - March 2022

***Docks & Harbors - Docks***

**OVERVIEW**

	FY21 Actuals	FY22		FY23 Proposed Budget	FY24 Proposed Budget
		Amended Budget	Projected Actuals		
<b>EXPENDITURES</b>					
Personnel Services	\$ 665,800	700,000	854,600	1,300,500	1,313,000
Commodities and Services	632,000	700,000	742,200	982,000	976,800
Capital Outlay	-	1,000	6,000	-	-
Support to:					
Marine Passenger Fee	-	-	-	-	-
Capital Projects	-	-	-	-	-
<b>Total Expenditures</b>	<b>1,297,800</b>	<b>1,401,000</b>	<b>1,602,800</b>	<b>2,282,500</b>	<b>2,289,800</b>
<b>FUNDING SOURCES</b>					
Interdepartmental Charges	15,100	15,100	15,100	15,100	15,100
Charges for Services	49,500	330,000	1,090,000	1,730,000	1,760,000
Licenses, Permits, and Fees	-	-	-	-	-
Investment and Interest Income	12,900	70,000	21,300	21,300	21,300
Support from:					
Pandemic Response	-	-	-	-	-
Marine Passenger Fees	97,500	448,500	448,500	717,000	717,000
Port Development Fees	-	-	-	-	-
State Marine Passenger Fees	351,000	-	-	-	-
Capital Projects	-	-	-	-	-
<b>Total Funding Sources</b>	<b>526,000</b>	<b>863,600</b>	<b>1,574,900</b>	<b>2,483,400</b>	<b>2,513,400</b>
<b>FUND BALANCE</b>					
Beginning of Period	2,589,800	1,818,000	1,818,000	1,790,100	1,991,000
Increase (Decrease) in Fund Balance	(771,800)	(537,400)	(27,900)	200,900	223,600
<b>End of Period Fund Balance</b>	<b>\$ 1,818,000</b>	<b>1,280,600</b>	<b>1,790,100</b>	<b>1,991,000</b>	<b>2,214,600</b>
<b>STAFFING</b>	<b>13.74</b>	<b>13.74</b>	<b>13.74</b>	<b>19.20</b>	<b>19.20</b>

Revised due to Insurance/Fleet Increases and projected revenues from new fees - March 2022

**Docks & Harbors - Harbors**

**OVERVIEW**

	FY21 Actuals	FY22		FY23 Proposed Budget	FY24 Proposed Budget
		Amended Budget	Projected Actuals		
<b>EXPENDITURES</b>					
Personnel Services	\$ 1,572,300	1,875,000	1,777,100	1,905,700	1,909,200
Commodities and Services	1,432,100	1,680,100	1,682,100	2,053,200	2,061,900
Capital Outlay	-	-	-	-	-
Debt Service	656,700	737,600	737,600	740,900	741,700
Support to:					
Capital Projects	-	-	-	-	-
<b>Total Expenditures</b>	<b>3,661,100</b>	<b>4,292,700</b>	<b>4,196,800</b>	<b>4,699,800</b>	<b>4,712,800</b>
<b>FUNDING SOURCES</b>					
Charges for Services	2,791,900	3,000,000	2,825,000	3,415,000	3,425,000
Licenses, Permits, and Fees	-	130,000	350,000	350,000	350,000
Rentals and Leases	855,400	800,000	860,000	860,000	870,000
State Shared Revenue	391,400	300,000	407,000	350,000	350,000
Federal Revenue	-	24,700	-	-	-
Fines and Forfeitures	7,400	10,000	10,000	10,000	10,000
Investment and Interest Income	30,300	52,500	27,600	27,600	27,600
Support from:					
Pandemic Response	-	-	-	-	-
Capital Projects	300	-	-	-	-
<b>Total Funding Sources</b>	<b>4,076,700</b>	<b>4,317,200</b>	<b>4,479,600</b>	<b>5,012,600</b>	<b>5,032,600</b>
<b>FUND BALANCE</b>					
<b>Debt Reserve</b>					
Beginning Reserve Balance	791,900	791,900	791,900	791,900	791,900
Increase (Decrease) in Reserve	-	-	-	-	-
<b>End of Period Reserve</b>	<b>\$ 791,900</b>	<b>791,900</b>	<b>791,900</b>	<b>791,900</b>	<b>791,900</b>
<b>Available Fund Balance</b>					
Beginning of Period	226,900	642,500	642,500	925,300	1,238,100
Increase (Decrease) in Fund Balance	415,600	24,500	282,800	312,800	319,800
<b>End of Period Available</b>	<b>\$ 642,500</b>	<b>667,000</b>	<b>925,300</b>	<b>1,238,100</b>	<b>1,557,900</b>
<b>STAFFING</b>	<b>16.33</b>	<b>16.33</b>	<b>16.33</b>	<b>16.83</b>	<b>16.83</b>



**REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Amendment of Title 05, Chapter 15  
FEES AND CHARGES**

PURSUANT TO AUTHORITY GRANTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, THE DOCKS AND HARBORS BOARD PROPOSES TO ADOPT THE FOLLOWING AMENDMENT TO REGULATIONS:

**Section 1. Authority.** These regulations are adopted pursuant to CBJ Ordinance 01.60, 85.02.060, and 85.02.100.

**Section 2. Amendment of Section.** 05 CBJAC 15.030 is amended to read:

**05 CBJAC 15.030 Dockage Charges.**

- (a) *Definition.* The charge assessed to vessels for berthing at the Steamship Wharf, the Cruise Ship Terminal, the Intermediate Vessel Float (IVF), the Port Field Office Float (PFO), and the Inside of the Cruise Ship Terminal (ICT)
- (b) *Basis for computing charges.* Dockage charges are assessed upon length-over-all (LOA) of the vessel. Length-over-all is defined as the linear distance, in feet, from the forward most part at the stem to the aftermost part of the stern of the vessel, measured parallel to the base line of the vessel.

Length-over-all of the vessel, as published in "Lloyd's Register of Shipping" will be used and, when not published, the Port reserves the right to measure the vessel or obtain the length-over-all from the vessel's register.

- (c) *Dockage period; how calculated.* The period of time which dockage will be assessed shall commence when the vessel is made fast to an allocated berth or moored, or comes within a slip and shall continue until such vessel casts off and has vacated the position allocated. All time is counted and no deductions shall be allowed because of weather or other conditions, except when the Port Director provides for such allowance for good cause shown.
- (d) *Charges when a vessel shifts to different berth.* When a vessel is shifted directly from one position to another berth or slip, the total time at such berths or slips will be considered together when computing the dockage or charge.
- (e) *From May 1 to September 30, dockage for all vessels, except those vessels paying dockage fees set out in 05 CBJAC 15.030(f) and (h), will be assessed for each 24-hour period or portion thereof as follows:*
  - (1) \$3.00 per foot for vessels less than 65 feet in length overall;
  - (2) \$5.00 per foot for vessels with a length overall from 65 feet up to 200 feet; and

- (3) \$3.00 per foot for vessels greater than or equal to 200 feet in length overall.
- (f) From May 1 to September 30, fishing vessels will be assessed dockage at ~~\$0.75~~ \$1.50 per foot of length overall for each 24-hour period or portion thereof, except there will be no charge to vessels staging to offload at Taku Dock, provided the duration of staging is less than four hours.
- (g) From October 1 to April 30, dockage will be assessed as set out in 05 CBJAC 20.030 and 05 CBJAC 20.040.
- (h) From May 1 to September 30, vessels loading passengers as part of a for-hire tour or experience with a duration less than 24 hours shall comply with the requirements set out in 05 CBJAC 20.080(c) and shall pay passenger-for-hire fees as set out in 05 CBJAC 20.080(d).
- (i) *Dockage specials.* The Docks and Harbors Board may after public hearing establish special and promotional rates of a temporary nature in order to encourage use of facilities, to respond to unusual economic circumstances, or to promote revenue development.

**Section 3. Notice of Proposed Adoption of a Regulation.** The notice requirements of CBJ 01.60.200 were followed by the agency. The notice period began on February 1, 2022, which is not less than 21 days before the date of adoption of these regulations as set forth below.

#### Adoption by Agency

After considering all relevant matter presented to it, the agency hereby amends these regulations as set forth above. The agency will next seek Assembly review and approval.

Date: 3/1/2022

Matthew Creswell Acting Port Director  
 Carl Uchytel  
 Port Director

#### Legal Review

These regulations have been reviewed and approved in accordance with the following standards set forth in CBJ 01.60.250:

- (1) Its consistency with federal and state law and with the charter, code, and other municipal regulations;
- (2) The existence of code authority and the correctness of the required citation of code authority following each section; and
- (3) Its clarity, simplicity of expression, and absence of possibility of misapplication.

Date: 25 February 2022

Benjamin E. Brown  
 Benjamin E. Brown  
 Assistant Municipal Attorney

**Assembly Review**

These regulations were presented to the Assembly at its meeting of 2/28/2022. They were adopted by the Assembly.

Date: March 2, 2022


  
Elizabeth J. McEwen, Clerk

**Filing with Clerk**

I certify, as the Clerk of the City and Borough of Juneau, that the following statements are true:

- (1) These regulations were accepted for filing by the office of the clerk at 8:30 a.m. p.m. on the 2nd day of March, 2022.
- (2) After signing, I will immediately deliver or cause to be delivered copies of this regulation to the attorney and the director of libraries.
- (3) A permanent file of the signed originals of these regulations will be maintained in this office for public inspection.
- (4) Effective date: March 9, 2022.

Date: March 2, 2022

  
Elizabeth J. McEwen, Clerk

**REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Amendment of Title 05, Chapters 15, 20, 30 & 40**

**FEES AND CHARGES – APPLICATION OF CONSUMER PRICE INDEX**

PURSUANT TO AUTHORITY GRANTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, THE DOCKS AND HARBORS BOARD PROPOSES TO ADOPT THE FOLLOWING AMENDMENT TO REGULATIONS:

**Section 1. Authority.** These regulations are adopted pursuant to CBJ Ordinance 01.60, 85.02.060, and 85.02.100.

**Section 2. Amendment of Section.** 05 CBJAC 15.030 is amended to read:

**05 CBJAC 15.030 Dockage charges.**

...

- (j) *CPI Adjustment.* For each calendar year after 2022, the fee assessed in this section will be equal to the previous fiscal year’s fee, adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the seasonal cruise vessel year (April 1 – November 1). The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 3. Amendment of Section.** 05 CBJAC 15.040 is amended to read:

**05 CBJAC 15.040 Port maintenance fee.**

...

- (f) *CPI Adjustment.* For each calendar year after 2022, the fee assessed in this section will be equal to the previous fiscal year’s fee, adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the seasonal cruise vessel year (April 1 – November 1). The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 4. Amendment of Section.** 05 CBJAC 15.060 is amended to read:

**05 CBJAC 15.060 Vessel lightering fee.**

...

- (f) *CPI Adjustment.* For each calendar year after 2022, the fee assessed in this section will be equal to the previous fiscal year’s fee, adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the seasonal cruise vessel year (April 1 – November 1). The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 5. Amendment of Section.** 05 CBJAC 15.080 is amended to read:

**05 CBJAC 15.080 Loading permit fee.**

...

- (d) *CPI Adjustment.* For each calendar year after 2022, the fee assessed in this section will be equal to the previous fiscal year’s fee, adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the seasonal cruise vessel year (April 1 – November 1). The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 6. Amendment of Section.** 05 CBJAC 15.110 is amended to read:

**05 CBJAC 15.110 Boom truck usage fee.**

...

- (c) *CPI Adjustment.* The fees assessed in this section will be equal to the previous fiscal year’s fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 7. Amendment of Section.** 05 CBJAC 20.020 is amended to read:

**05 CBJAC 20.020 Special annual moorage fee for skiffs.**

- (a) An owner with an open-hulled vessel 21 feet or less in length, excluding engines, may apply to the Harbormaster for moorage in the limited access areas of Aurora Harbor, Don D. Statter Harbor Facility, and Mike Pusich Douglas Harbor. The Harbormaster will assign moorage in these areas on a first-come, first-serve basis. If assigned moorage by the Harbormaster, all requirements pertaining to annual moorage apply, except the annual moorage fee that the owner shall pay.
- (b) The annual moorage fee shall be \$300.00 per calendar year (January 1 through December 31).

- (c) *CPI Adjustment.* The fees assessed in this section will be equal to the previous year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the calendar year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 8. Amendment of Section.** 05 CBJAC 20.030 is amended to read:

**05 CBJAC 20.030 Daily moorage fees.**

...

- (d) *Daily moorage fees.* Except as provided for reserved daily moorage, daily moorage fees will be assessed for each 24-hour period or portion thereof as follows:
- (1) From July 1, 2021 through June 30, 2022, \$0.58 per foot; and
  - (2) *CPI Adjustment.* The fees assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 9. Amendment of Section.** 05 CBJAC 20.035 is amended to read:

**05 CBJAC 20.035 Monthly moorage fees.**

...

- (d) *Monthly moorage fee.* Monthly moorage fees will be assessed for each calendar month or portion thereof as follows:
- (1) *Downtown harbors.* From July 1, 2021 to June 30, 2022: \$4.40 per foot.
  - (2) *Statter Harbor.* From July 1, 2021 to June 30, 2022: \$7.30 per foot.
- (e) *CPI Adjustment.* The fees assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 10. Amendment of Section.** 05 CBJAC 20.045 is amended to read:

**05 CBJAC 20.045 Fee for tenders.**

...

- (d) *CPI Adjustment.* The fees assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 11. Amendment of Section.** 05 CBJAC 20.050 is amended to read:

**05 CBJAC 20.050 Residence surcharge.**

...

- (e) *CPI Adjustment.* The fees assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 12. Amendment of Section.** 05 CBJAC 20.060 is amended to read:

**05 CBJAC 20.060 Recreational boat launch fees.**

...

- (i) *CPI Adjustment.* The fees assessed in this section will be equal to the previous year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the calendar year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 13. Amendment of Section.** 05 CBJAC 20.070 is amended to read:

**05 CBJAC 20.070 Fees for commercial use of boat launches.**

...

- (f) *CPI Adjustment.* The fees assessed in this section will be equal to the previous year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by

the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the calendar year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 14. Amendment of Section.** 05 CBJAC 20.080 is amended to read:

**05 CBJAC 20.080 Passenger-for-hire fee.**

...

- (d) *Inspected vessel fees.* The Harbormaster shall assess permit fees to the owner of a vessel engaged in passenger-for-hire activities that is regulated under Subchapter T and S of 40 CFR 33 as follows:
- (1) Calendar year 2022 permit: \$569.80 per vessel plus \$1.65 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity.
  - (2) Each calendar year after 2022, a fee equal to the previous year's fee adjusted by the Consumer Price Index - Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the seasonal cruise vessel year (April 1 – November 1). The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.
  - (3) No charge for non-profit use when approved by the Harbormaster on a case-by-case basis.
- (e) *Uninspected vessel fees.* The Harbormaster shall assess permit fees to the owner of a vessel engaged in passenger-for-hire activities that is not regulated under Subchapter T and S of 40 CFR 33 (OUPV - operator of uninspected passenger vessels) as follows:
- (1) Calendar year 2022 permit: \$171.60 per vessel plus \$1.65 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity.
  - (2) Each calendar year after 2022, a fee equal to the previous year's fee adjusted by the Consumer Price Index - Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the seasonal cruise vessel year (April 1 – November 1). The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.
  - (3) No charge for non-profit use when approved by the Harbormaster on a case-by case basis.



**Section 15. Amendment of Section.** 05 CBJAC 20.090 is amended to read:

**05 CBJAC 20.090 Statter Boat Harbor Lower Parking Lot permit fee.**

...

- (d) *CPI Adjustment.* The fees assessed in this section will be equal to the previous year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the calendar year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 16. Amendment of Section.** 05 CBJAC 20.100 is amended to read:

**05 CBJAC 20.100 Grid usage fees.**

...

- (e) *CPI Adjustment.* The fees assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 17. Amendment of Section.** 05 CBJAC 20.110 is amended to read:

**05 CBJAC 20.110 Crane use fees.**

...

- (d) *CPI Adjustment.* The fee(s) assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 18. Amendment of Section.** 05 CBJAC 20.130 is amended to read:

**05 CBJAC 20.130 Storage fees.**

...

- (d) *CPI Adjustment.* The fee(s) assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the

calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 19. Amendment of Section.** 05 CBJAC 20.140 is amended to read:

**05 CBJAC 20.140 Staff labor fees.**

...

- (4) *CPI Adjustment.* The fee(s) assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 20. Amendment of Section.** 05 CBJAC 20.150 is amended to read:

**05 CBJAC 20.150 Reserved moorage waitlist fee.**

- (a) A person applying for placement on the reserved moorage waitlist shall pay an initial sign-up fee of \$50.00 and an annual fee of \$10.00 payable by March 1 of each year that the person wishes to remain on the waitlist.
- (b) *CPI Adjustment.* The fee(s) assessed in this section will be equal to the previous year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the calendar year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 21. Amendment of Section.** 05 CBJAC 20.210 is amended to read:

**05 CBJAC 20.210 Auke Bay Loading Facility—Float Moorage.**

- (a) The fee to use the Auke Bay Loading Facility Float shall be as follows:
- (1) No cost for the first two hours using the float.
  - (2) \$0.75 per linear foot per calendar day for using the float for more than two hours and up to three calendar days.
  - (3) \$1.50 per linear foot per calendar day for using the float for more than three calendar days and up to seven calendar days.

- (4) \$3.00 per linear foot per calendar day for using the float for seven calendar days or more.
- (b) *CPI Adjustment.* The fee(s) assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 22. Amendment of Section.** 05 CBJAC 20.220 is amended to read:

**05 CBJAC 20.220 Auke Bay Loading Facility Float—Mechanical Work Zone.**

- (a) The rate for the Docks and Harbors Auke Bay Loading Facility Float Mechanical Work Zone shall be as follows:
  - (1) \$0.75 per linear foot per calendar day for the first three days.
  - (2) \$1.50 per linear foot per calendar day for days four through seven.
  - (3) \$3.00 per linear foot per calendar day in excess of seven days.
- (b) *CPI Adjustment.* The fee(s) assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor & Workforce Development for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 23. Amendment of Section.** 05 CBJAC 30.010 is amended to read:

**05 CBJAC 30.010 Shorepower access fees.**

...

- (i) *CPI Adjustment.* The fee(s) assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 24. Amendment of Section.** 05 CBJAC 40.010 is amended to read:

**05 CBJAC 40.010 General moorage management policy.**

...

- (i) *CPI Adjustment.* The fee(s) assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 25. Amendment of Section.** 05 CBJAC 40.065 is amended to read:

**05 CBJAC 40.065 Vessel anchoring requirements.**

...

- (e) *CPI Adjustment.* The fee(s) assessed in this section will be equal to the previous fiscal year's fee and adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may, by motion, take action to keep the fee the same as the previous year, or increase the fee in an amount less than the CPI adjustment.

**Section 26. Notice of Proposed Adoption of a Regulation.**

The notice requirements of CBJ 01.60.200 were followed by the agency. The notice period began on February 1, 2022, which is not less than 21 days before the date of adoption of these regulations as set forth below.

**Adoption by Agency**

After considering all relevant matter presented to it, the agency hereby amends these regulations as set forth above. The agency will next seek Assembly review and approval.

Date: 3/1/2022

Matthew Creswell Acting Port Director  
Carl Uchytel  
Port Director

### Legal Review

These regulations have been reviewed and approved in accordance with the following standards set forth in CBJ 01.60.250:

- (1) Its consistency with federal and state law and with the charter, code, and other municipal regulations;
- (2) The existence of code authority and the correctness of the required citation of code authority following each section; and
- (3) Its clarity, simplicity of expression, and absence of possibility of misapplication.

Date: 25 February 2022

B. E. Brown  
Benjamin E. Brown  
Assistant Municipal Attorney



# Port of Juneau

155 S. Seward Street • Juneau, AK 99801  
(907) 586-0292 Phone • (907) 586-0295 Fax

**From:** *Carl J. Uchytel*  
Port Director

**To:** Assembly

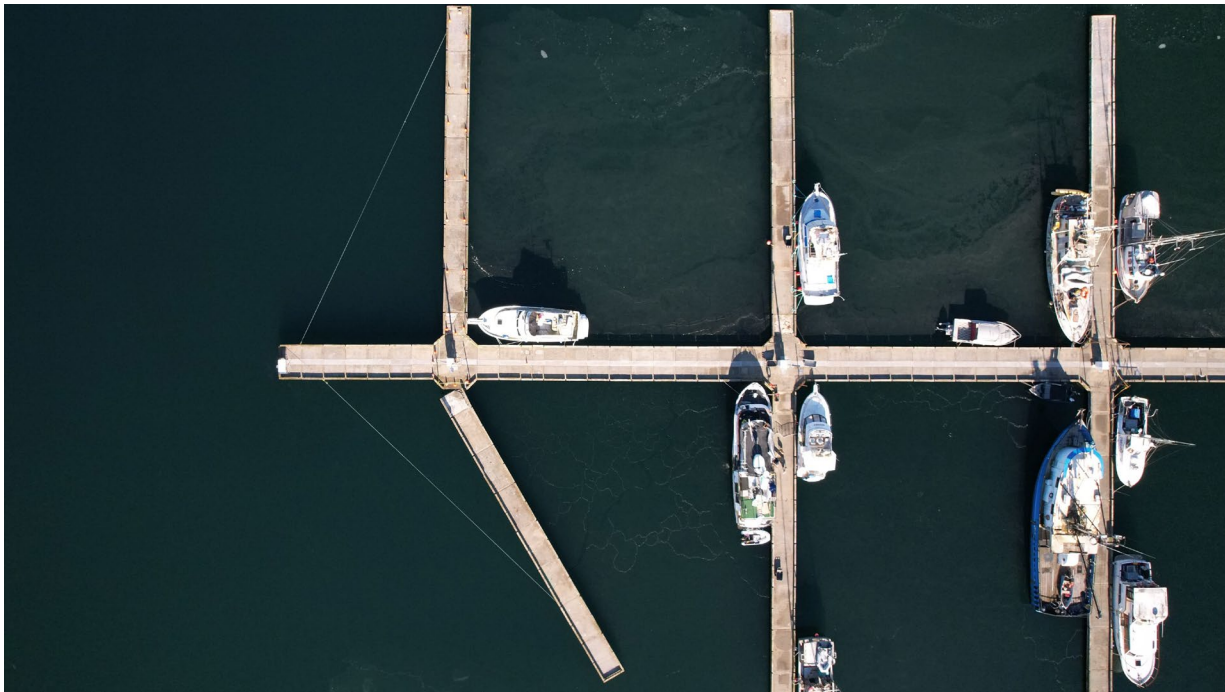
**Thru:** (1) Docks & Harbor Board  
(2) City Manager

**Date:** March 31<sup>th</sup>, 2022

**Re:** STATTER HARBOR “D FLOAT” REPAIRS

---

In the early morning hours on the day after Thanksgiving (November 26<sup>th</sup>, 2021) a wind event caused the cables within the last finger float on “D” to break, which led to the collapse of one concrete module and damage to another. After the cables broke, the finger float was unrestrained on one side but tensioned on the other, which caused the finger to swing until it was touching the adjacent finger float. This damage renders the “D Float” finger unusable to moor any vessels until repairs are complete.





Docks and Harbors (D&H) staff responded to the site and assisted patrons on the night of the storm to relocate their vessels to adjacent stalls. At daylight, staff returned with a larger crew and removed the remaining vessels away from the damaged fingers and installed temporary cables to restrain the fingers and prevent further damage.

The Statter Harbor floats consist of a series of foam-filled concrete modules strung together by bundles of post-tensioned steel cables running through chases on both sides of the float. D&H engineering staff immediately began planning the repair effort and procuring replacement parts. Bellingham Marine Inc. (BMI) in Washington State was the original manufacturer of the float modules, and they were contacted to provide a quote to for two replacement float modules.



On December 17<sup>th</sup>, BMI responded to D&H's request for a quote to replace the damaged modules, and were given the Notice to Proceed to begin fabrication on December 23<sup>rd</sup>. With the float components on order, D&H staff began work on the construction bid process to select a contractor to perform the repair work. Plans and Specifications were prepared and the request for bids (RFB) was advertised from February 1<sup>st</sup> to February 22<sup>nd</sup>. Although D&H staff communicated with several local contractors during the advertising process, no bids were received. The schedule to repair the facility before the boating season began could not be met by companies on the plan holders list.

The Owner-furnished replacement float modules were completed by BMI on March 7<sup>th</sup> and arrived in Juneau on March 14<sup>th</sup>. The modules are stored in the AML yard until a contractor is ready for installation.



With no bidders responding to the RFB, D&H Staff briefed the D&H Board at its February 24<sup>th</sup> meeting and was directed by motion to “TO PROCEED WITH MODIFICATION REQUEST TO SOLE SOURCE CONTRACT AS PERSCRIBED BY PURCHASING CODE”.

D&H staff requested a quote and schedule from a local construction company in early March, hoping to have the work completed in late April. The Juneau company provided a quote and a schedule on March 24<sup>th</sup> but indicated that they were unable to start the work until the first week of June. This resulted in a final completion date for the repairs well after the start of the summer boating season.

With the summer cruise and recreational boating season approaching and the potential loss of 500 linear feet of Statter moorage, the Port Director instructed the D&H engineering staff to find a contractor in the Pacific Northwest whose schedule allowed them to complete the work in April. Duwamish Services of Seattle responded to the request and indicated that they could begin work on April 23<sup>rd</sup>, 2022.

The owner of Duwamish Services has experience in making repairs to the Statter float system from a previous contract in 2012 while working for another Alaskan contractor. The estimated T&M cost for repairs to be complete by May 4<sup>th</sup> is \$274,200 and is line with the other quote received.

ITEM#	ITEM DESCRIPTION			UNIT PRICE	EXTENSION
1	Mobilization and Demobilization	1	Fixed Sum	NA	\$145,000.00
2	Material Procurement	1	Lump Sum	NA	\$31,200.00
3	Miscellaneous Freight and Local Expenses	1	Lump Sum	NA	\$12,500.00
4	Float Disposal Costs	1	Lump Sum	NA	\$12,500.00
5	Site Work – Straight Time 10hr day	4	Days	\$10,000	\$40,000.00
6	Site Work – Over Time 10hr day	3	Days	\$11,000	\$33,000.00
					\$274,200.00

Docks & Harbors has the authority and recommends awarding a sole source, time & material contract to Duwamish Services in accordance with purchasing code 53.50.090(g):

“When either competitive procedure has been followed, but no bids or quotations are received. In such a case, the manager may proceed to have the services performed or the supplies purchased without further competitive bidding or quotation;”

However, Docks & Harbors does not have the authority to issue a contract in excess of \$100K without Assembly approval per 85.02.60(7)(C):

“All contracts and purchases exceeding \$100,000.00 shall require prior assembly approval.”

Docks & Harbors respectfully requests Assembly to approve a Time & Material Contract to Duwamish Services estimated not to exceed \$274,200 for repairs to Statter “D Float” by May 4<sup>th</sup>, 2022. Funds provided by CBJ Risk Management property insurance.

#

Encl: Proposed Manager’s Report to the Assembly



## Manager's Report – Contract Award to Duwamish Services, LLC for Statter Harbor Repairs

Statter Harbor “D Float” received storm damage on November 26<sup>th</sup>, 2021 rendering 500 linear feet of moorage inoperative. In December, Docks & Harbors proceeded with an expedited process to procure replacement floats from the original manufacturer which would allow a general contractor to complete repairs prior to the spring boating season. In February, a formal bid solicitation for repair was advertised but no bids were received. Local contractors cited full workload and an inability to complete by the desired schedule. On February 24<sup>th</sup>, the Docks & Harbors Board directed staff to proceed in accordance with 53.50.090(g) to contract without further competitive bidding. Duwamish Services, LLC of Seattle was consulted and is willing to complete the work by May 4<sup>th</sup> under a Time & Material contract estimated not to exceed \$272,400. Docks & Harbors does not have the procurement authority to enter into a contract in excess of \$100,000 without Assembly approval.

I recommend you approve Docks & Harbors request to contract with Duwamish Services, LLC for repairs to Statter Harbor “D Float”.

**Assembly Review**

These regulations were presented to the Assembly at its meeting of 2/28/2022. They were adopted by the Assembly.

Date: March 2, 2022

  
Elizabeth J. McEwen, Clerk

**Filing with Clerk**

I certify, as the Clerk of the City and Borough of Juneau, that the following statements are true:

- (1) These regulations were accepted for filing by the office of the clerk at 8 : 30  a.m./p.m. on the 2nd day of March, 2022.
- (2) After signing, I will immediately deliver or cause to be delivered copies of this regulation to the attorney and the director of libraries.
- (3) A permanent file of the signed originals of these regulations will be maintained in this office for public inspection.
- (4) Effective date: March 9, 2022.

Date: March 2, 2022

  
Elizabeth J. McEwen, Clerk



# Port of Juneau

## Fees and Charges – Application of Consumer Price Index by Date

Staff proposed changes -

05 CBJAC 15.060	Vessel Lightering fees	April 1 <sup>st</sup> , 2022
05 CBJAC 15.080	Loading permit fees	April 1 <sup>st</sup> , 2022
05 CBJAC 20.090	Statter lower parking lot permit fee	April 1 <sup>st</sup> , 2022
05 CBJAC 20.140	Staff labor fees	April 1 <sup>st</sup> , 2022
05 CBJAC 20.045	Fee for tenders	April 1 <sup>st</sup> , 2022
05 CBJAC 15.110	Boom truck services	July 1 <sup>st</sup> , 2022
05 CBJAC 20.020	Special annual moorage for skiffs	July 1 <sup>st</sup> , 2022
05 CBJAC 20.030	Daily moorage fees	July 1 <sup>st</sup> , 2022
05 CBJAC 20.035	Monthly moorage fee	July 1 <sup>st</sup> , 2022
05 CBJAC 20.050	Residence surcharge	July 1 <sup>st</sup> , 2022
05 CBJAC 20.060	Recreational boat launch fees	July 1 <sup>st</sup> , 2022
05 CBJAC 20.070	Fees for commercial use of boat launches	July 1 <sup>st</sup> , 2022
05 CBJAC 20.100	Grid usage fees	July 1 <sup>st</sup> , 2022
05 CBJAC 20.110	Crane use fees	July 1 <sup>st</sup> , 2022
05 CBJAC 20.130	Storage fees	July 1 <sup>st</sup> , 2022
05 CBJAC 20.150	Reserved moorage waitlist fee	July 1 <sup>st</sup> , 2022
05 CBJAC 20.210	Auke Bay Loading Facility—Float Moorage	July 1 <sup>st</sup> , 2022
05 CBJAC 20.220	Auke Bay Loading Facility Float—Mechanical Work Zone	July 1 <sup>st</sup> , 2022
05 CBJAC 30.010	Shorepower access fees	July 1 <sup>st</sup> , 2022
05 CBJAC 40.010	General moorage management policy	July 1 <sup>st</sup> , 2022
05 CBJAC 40.065	Vessel anchoring requirements	July 1 <sup>st</sup> , 2022
<b>05 CBJAC 15.030<sup>1</sup></b>	<b>Dockage Charge</b>	<b>April 1<sup>st</sup>, 2023</b>
05 CBJAC 15.040	Port maintenance fee	April 1 <sup>st</sup> , 2023
05 CBJAC 20.080	Passenger-for-hire fee	April 1 <sup>st</sup> , 2023

#

**<sup>1</sup>Dockage Charges:** New fees were adopted by the Assembly on February 28<sup>th</sup>. The new linear foot fee will be enacted on April 1<sup>st</sup>, 2022. The adjustment to CPI will next be made in April 2023. Staff will honor reservations fees taken prior to April 1<sup>st</sup> with the former rate. After April 1<sup>st</sup>, all fees will be with the new rate.

# FY2021 Federal Grant Submitted Projects

- PIDP –
  - \$10M Juneau Fisheries Terminal
- RAISE
  - \$25M Dock Electrification (included \$4M local match)
  - \$25M Small Cruise Ship Infrastructure
  - \$3M Juneau Fisheries Terminal (Planning & Design Efforts)
- EDA (Economic Development Administration – Travel, Tourism & Outdoor Recreation Grant)
  - \$13M Small Cruise Ship Infrastructure
  - Submitted January 31th, 2022 – awaiting results

# Infrastructure Investment & Jobs Act (IIJA)

- Sometime referred to as the Bipartisan Infrastructure Legislation (BIL)
- Signed into Law in November by President Biden
- \$1,200,000,000 Total Package
- \$550 billion in New funding for :
  - Roads and Bridges
  - Rail & Transit
  - Ports & Airports
  - Electric grid
  - Water systems
  - Broadband infrastructure
- 25 Competitive Grants Available to Municipalities

# FY2022

## US DOT FEDERAL GRANTS

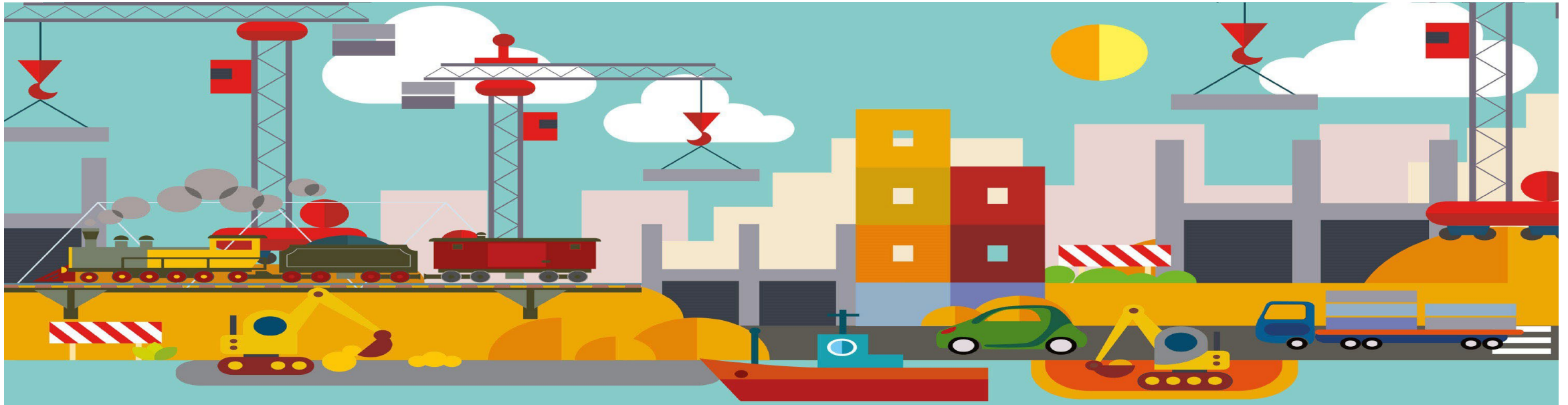
### Nationally Significant Multimodal Freight and Highways Projects grants program (**INFRA**)

- \$1.5B Available
- Set asides: 25% Rural & 15% for projects less than \$100M
- Closing Date: May 23, 2022
- Rebuilding America Infrastructure with Sustainability & Equity (**RAISE**)
  - \$1.5B Available
  - Set asides: 50% Rural/Urban
  - Maximum project award \$25M
  - Closing Date April 14<sup>th</sup>, 2022
- Port Infrastructure Development Program (**PIDP**)
  - \$450M Available
  - No maximum award
  - Small Port Set aside (< 8 million short tons)
  - 10% of Available Fund - Set aside for Small Port Projects \$11.25M

# INFRA

## Eligible Expenditures

1. A highway freight project on the National Highway Freight Network
2. A highway or bridge project on the National Highway System
- 3. A freight intermodal, freight rail, or freight project within the boundaries of a public or private freight rail, water (including ports), or intermodal facility and that is a surface transportation infrastructure project necessary to facilitate direct intermodal interchange, transfer, or access into or out of the facility**
4. A highway-railway grade crossing or grade separation project
5. A wildlife crossing project
6. A surface transportation project within the boundaries or functionally connected to an international border crossing that improves a facility owned by Fed/State/local government and increases throughput efficiency
7. A project for a marine highway corridor that is functionally connected to the NHFN and is likely to reduce road mobile source emissions
8. A highway, bridge, or freight project on the National Multimodal Freight Network



# RAISE Grants

Rebuilding American Infrastructure with Sustainability and Equity

## **How to Compete for FY 2022 RAISE Transportation Discretionary Grants**

Presented by:  
Office of the Under Secretary  
for Policy  
United States Department of  
Transportation



# + RAISE GRANTS

*Rebuilding American Infrastructure with Sustainability and Equity*

\$1.5 billion multimodal, merit-based, competitive discretionary grant program for surface transportation infrastructure

Supports projects that improve safety, equity, climate and sustainability, and the creation of good-paying jobs, consistent with DOT's strategic goals

Modal and geographic diversity requirement



# + What are the Characteristics of the RAISE Grant Program?

- Significant **Local or Regional** Impact
- **Public Entity** Eligibility
- **Merit-Based** Awards
- Encourages projects that address **climate change**, proactively address **racial equity**, and **reduce barriers** to opportunity
- Not more than **50 percent** of funds will be awarded to projects located in **urban and rural** areas, respectively
- At least **\$75 million** for eligible **planning and preconstruction** activities
- At least **\$15 million** to **Areas of Persistent Poverty** or **Historically Disadvantaged Communities**



# + RAISE Grant Basics

## Eligible Applicants

State Governments and the District of Columbia

Any territory or possession of United States

Unit of Local Government

Public agency or publicly chartered authority established by 1 or more states

Special purpose district or public authority with a transportation function, including a port authority

Federally recognized Indian Tribe or consortium of Tribes

Transit agency

A multi-State or multijurisdictional group of entities that are separately eligible

## Eligible Projects

Highway, bridge, or other road project

Public transportation projects

Passenger and freight rail projects

Port infrastructure investments (including inland port infrastructure and land ports of entry)

Surface transportation components of an airport project eligible for assistance under part B of subtitle VII of title 49, USC (the Airport Improvement Program-see NOFO for details)

Intermodal projects

Projects to replace or rehabilitate a culvert or prevent stormwater runoff for the purpose of improving habitat for aquatic species

Transportation projects on Tribal land

Planning and pre-construction activities for any of the above



# + RAISE Grant Basics (cont'd)

## Eligible Cost Share/Match

- Federal cost share up to 80% in urban areas
- Federal cost share up to 100% in:
  - Rural areas
  - Areas of Persistent Poverty
  - Historically Disadvantaged Communities

## Minimum Award Size

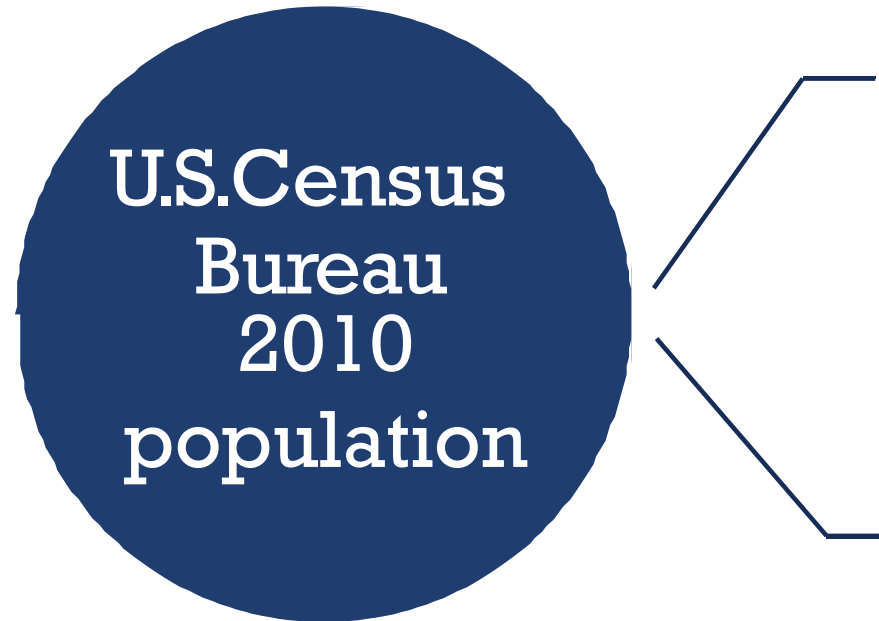
- \$5 million for projects in urban areas
- \$1 million for projects in rural areas

## Maximum Award Size

- \$25 million per project
- \$225 million per State



# + Urban & Rural Definitions



## URBAN:

Urbanized Area with  
Population Greater than  
200,000

## RURAL:

All Other Projects  
-Urbanized Area with  
Population Less than  
200,000  
-Outside an  
Urbanized Area  
(including Urban  
Cluster)



# + What Projects Compete Well?

---

Project demonstrates clear, direct, significant, local or regional impacts relative to the merit criteria

---

Project demonstrates designing or building infrastructure beyond common practice

---

The benefits appear reasonable and justifiable

---

Project has reasonable timeline for completion

---

Presents a clear story walking through the challenges addressed by the project and details the project impact

---

Results in good-paying jobs, improves safety, applies transformative technology

---

Explicitly considered climate change and racial equity in the planning and design stage

---

Emphasizes improved access to reliable, safe, and affordable transportation, particularly for underserved and overburdened communities



# + RAISE Evaluation Considerations

Does the project align well with the merit criteria?

- Is the information clear, credible, and data-driven?
- Does it have significant local and regional impact?

How do the project's benefits compare to its costs?

Does the project demonstrate readiness in terms of:

- Environmental risk and permitting
- Technical Assessment of feasibility and capacity to deliver project
- Financial Completeness
  - Obligating funds by September 30, 2026



# + RAISE Merit Criteria

Applications should address each criterion or expressly state that the project does not address the criterion.

Safety

Environmental Sustainability

Quality of Life

Mobility and Community Connectivity

Economic Competitiveness

State of Good Repair

Partnerships and Collaboration

Innovation







**U.S. Department  
of Transportation**



# Port Infrastructure Development Program FY 2022

February 2022



# Port Infrastructure Development Program (PIDP)

The recent, unprecedented challenges to our supply chain brought on by the COVID-19 pandemic have been challenging.

PIDP has **broad authority** to make grants related to port resilience, including projects that support supply chain resilience (46 USC 54301(a)(3)).

The PIDP Notice of Funding Opportunity under the first installment of the Bipartisan Infrastructure Law was released on February 23, 2022.



# Bipartisan Infrastructure Law

## Infrastructure Investment and Jobs Act added new eligibilities to PIDP grant program

- Appropriates \$450M for FY22 (and \$450M for each of FY23 thru 26) for projects that improve the safety, efficiency, or reliability of the following:
  - Projects eligible under 46 USC 54301(a)(3),
  - Projects that improve the resiliency of ports to address sea-level rise, flooding, extreme weather events, earthquakes, and tsunami inundation,
  - As well as projects that reduce or eliminate port-related criteria pollutant or greenhouse gas emissions, and
  - Other eligible project activities.



# PIDP - Specifics

- **PIDP grants are subject to six statutory determinations**
  - Project improves the safety, efficiency or reliability of the movement of goods
  - Project is cost effective (not applicable to a small project at a small port)
  - Applicant has the authority to carry out the project
  - Applicant has sufficient funding to meet matching requirements
  - Project can be completed without unreasonable delay
  - Project cannot be easily and efficiently completed without Federal funding
- **Award size – No Minimum.** Maximum is based on amount of funding and statutory restrictions on funding.  
**Cost share requirements** - Grants generally can't exceed 80 percent of the project costs.
- **Statutory restrictions on funding**
  - No more than 25% of available funds can be used for projects in any one State.
  - 25% of funding is reserved for assistance for small projects at small ports.
- **Assistance for Small Projects at Small Ports**
  - Applies to projects that meet two conditions: project is for a port that annually moves less than 8 million short tons and (for FY 2022) application seeks no more than \$11.25 million
  - Projects must satisfy all eligibility and selection criteria
  - No need to submit a benefit-cost analysis but project is subject to an economic vitality analysis
  - Additional provisions for flexibility related to pre-award expenses and cost share

# FY2022 Federal Grant Opportunities

- PIDP - Under Docks & Harbor - Unique Entity Identification (UEI)
  - \$11.25M Juneau Fisheries Terminal (Small Ports)
- PIDP - Under City & Borough of Juneau - Unique Entity Identification (UEI)
  - \$25M Dock Electrification (20% Match Required)
- RAISE
  - \$25M Dock Electrification
  - \$25M Small Cruise Ship Infrastructure
  - \$25M Juneau Fisheries Terminal
- INFRA
  - \$25M Juneau Fisheries Terminal

## Fund Source

**Project/Program Recommendation**

	Fund Balance	1% Sales Tax Extension	GO Bonds	Notes:
AB Pool Reno Inflation Costs	3			
Affordable Housing Fund	5	3		
CBJ Facility Maintenance		8		
CCFR Ladder Truck Replacement		1.2		
Eaglecrest Gondola Installation (8)				Installation Discussion TBD
Harbor Projects/Grant Match		5		
Information Technology Systems	1.5	3		
JPD Radio System Replacement	0.5	2	?	Grants
JSD Facility Maintenance		5	5	State support TBD
Lemon Creek Multi Modal Path Match	1			Grants
New City Hall	6.3	6.3	13	Additional funding from Reduced Rent
Parks/Trails/Sportsfields		5	3	
Pederson Hill Development		3		Lands Fund additional fund source
Restricted Budget Reserve		2.5		
North Douglas Crossing Planning	0.25			
North SOB Parking		5		
Street Maintenance Shop Bays		2		
Teal Street Center Inflation Costs	1.3			
Telephone Hill Redevelopment		3		
USGOV Federal Match	1			
Waterfront Museum		4		Passenger Fees, Capital Fund Advisors, Grants
West Douglas Extension		2		
<b>Totals (Millions):</b>	<b>19.9</b>	<b>60</b>		

## DEPARTMENT CAPITAL IMPROVEMENT PRIORITIES

For D&H Board Review and Ranking (Compiled 11/23/2021)

**Docks**

Project Name	Board Priority	Rank Total	Staff Priority	Rank Total	Cost Estimate	Project Notes
Dock Waterside Safety Railings	<b>1</b>	13	<b>1</b>	7	\$1,000,000	Designs and installs handrails all along the seawalk from the AS Dock to the CT Dock. The style would match the current handrails at the docks and incorporate new features around the Aquileans and original bollards.
NOAA Dock Acquisition	<b>2</b>	26	<b>2</b>	14	\$3,000,000	Related to Small Cruise Ship Infrastructure Project. Possible property purchase or improvements.
Small Cruise Ship Infrastructure	<b>3</b>	25	<b>3</b>	21	\$25,000,000	Designs and constructs the project as envisioned in the recent masterplan. Provides a 350' drive down float with the water, sewer and electrical connections. Also provides new uplands to accommodate small cruise ship passenger and provisioning needs.
Shore Power at Cruise Ship Berths	<b>4</b>	30	<b>4</b>	25	\$1,000,000	Based on the ongoing study. Designs and constructs shore power infrastructure to supply cruise vessels with shore power at both the AS and CT docks.
Downtown Waterfront Improvements Ph II (Restrooms)	<b>5</b>	38	<b>5</b>	27	\$3,000,000	On hold due to City Museum. Completes design and constructs a new restroom and waiting area at the Peratrovich Plaza.
Lightering Float Replacement	<b>6</b>	40	<b>7</b>	40	\$650,000	Replaces removed lightering float to provide a public float that accesses the water in the vicinity of Marine Park
Deck Over at People's Wharf	<b>7</b>	49	<b>6</b>	34	\$3,000,000	Part of Marine Park to Taku Smokeries Planning Study. Decks over an open section of water between Tracy's Crab Shack and the seawalk for more public space.
Total					\$36,650,000	



**Harbors**

Project Name	Board Priority	Rank Total	Staff Priority	Rank Total	Cost Estimate	Project Notes
UAS Downtown Property Purchase	<b>1</b>	19	<b>3</b>	19	\$3,000,000	Purchase of the Fisherman's Terminal crane dock, tidelands, float, travel lift pier and uplands used by the boat yard.
Aurora Harbor Rebuild - Ph III	<b>2</b>	29	<b>1</b>	13	\$4,000,000	Rebuilds North Aurora, could be combined with Aurora Ph IV
Aurora Harbor Rebuild - Ph IV	<b>3</b>	36	<b>5</b>	31	\$5,000,000	Rebuilds North Aurora, could be combined with Aurora Ph III
Cost Share w/ ACOE - Statter Breakwater Feasibility Study	<b>4</b>	38	<b>4</b>	25	\$500,000	Match money to partner with the ACOE to design and install a new longer breakwater at Statter Harbor to increase the protected moorage area.
North Douglas Boat Ramp Improvements	<b>5</b>	50	<b>7</b>	45	\$5,000,000	Residents have asked about improving North Douglas Launch Ramp. A 2 lane ramp, 100 parking space sketch has been created to stir discussion and garner public input.
Statter Harbor Passenger for Hire Ph IIIC	<b>6</b>	56	<b>2</b>	15	\$4,000,000	Designs and Constructs restrooms and waiting area and parking lot improvements for tour passengers and buses. It could include a second floor for lease to a restaurant.
Juneau Fisheries Terminal Development	<b>7</b>	64	<b>8</b>	53	\$25,000,000	Tied to UAS property purchase. Includes multiple improvement options to add capacity and improve facility's for commercial users at the facility. Based on the Bridge Park to Norway Point Master Plan
Marine Service Center	<b>8</b>	72	<b>12</b>	66	\$25,000,000	New downtown boat yard located at Norway Point with a 150 travel lift. Based on the Bridge Park to Norway Point Master Plan
Aurora Harbormaster Building and Shop Replacement	<b>9</b>	76	<b>6</b>	45	\$3,000,000	Part of Bridge Park to Norway Point Master Plan. The Harbormasters Office is past its useful life. It has sewer issues and the shop has carpenter ants. These buildings are the most in need of replacement in the D&H portfolio.
Wayside Float Maintenance Dredging	<b>10</b>	78	<b>11</b>	63	\$350,000	The public fishing dock at DIPAC grounds at low tide which is damaging the floatation and the decking is wearing from vehicle use. It needs to be dredged and have major maintenance performed.
Douglas Harbor Uplands Improvements	<b>11</b>	90	<b>9</b>	55	\$2,000,000	Douglas Harbor has a masterplan from the early 2000's that adds curb and gutter, landscaping, paves the lots and builds a seawalk along the top of the retaining wall.
Statter Harbor Shop/Garage/Storage Facility	<b>12</b>	92	<b>10</b>	58	\$1,500,000	Staff have expressed a need for more vehicle garage space and storage to improve efficiency and levels of service to Statter Harbor and all harbor facilities north of Auke Bay. It's mentioned in the Statter Harbor Master Plan
Aurora Harbor Dredging - Tug Slips	<b>13</b>	100	<b>14</b>	77	\$350,000	Aurora Ph I had an additive alternate to dredge two of the fingers on A float to approx. elevation -20 to allow tug boats to not ground at -5 tides. It was not funded in Ph I.
Auke Bay Net Repair Float	<b>14</b>	106	<b>13</b>	71	\$300,000	Net mending locations have been a hot topic for the commercial fishing fleet. For several years there was a barge on loan at the ABLF that served as a net mending float. The barge was sold and there is currently no official net mending float.
Taku Harbor/Stockade Point Float Replacement	<b>15</b>	113	<b>15</b>	84	\$300,000	Parts of the Taku Dock and Stockade Point float are nearing their useful life. This project plans and designs their replacements.
Auke Bay Non-Motorized Coastal Transportation Link	<b>16</b>	114	<b>17</b>	90	\$12,500,000	Baywalk in Statter harbor that connects the Harbormasters Office to the Auke Bay Marine Station with an elevated seawalk that winds around the shore.
Fish Sales Facility - Harris Harbor	<b>17</b>	119	<b>16</b>	86	\$1,000,000	A study was done to look at improving local sales of seafood directly from commercial vessels. It identifies some infrastructure that could improve the publics access to vessels selling seafood.

Total \$92,800,000  
Docks & Harbors Totals: \$166,100,000



## DEPARTMENT CAPITAL IMPROVEMENT PRIORITIES

### D&H Board Ranking

Harbors	Project Name	Larkin	Derr	Becker	Etheridge	Wostmann	Smith	Ridgway	Leighter	Grant	Weighted Raw Points
	Aurora Harbor Rebuild - Ph III	1	1	1	1	1	5	4	4	2	34
	Aurora Harbor Rebuild - Ph IV								5	5	2
	UAS Downtown Property Purchase							1	1	1	15
	Cost Share w/ ACOE - Statter Breakwater Feasibility Study	2			3				2		11
	Aurora Harbor Dredging - Tug Slips						4				2
	Wayside Float Maintenance Dredging	3	1	2	2	3	3	5	3	3	29
	North Douglas Boat Ramp Improvements		2			2		3			11
	Aurora Harbormaster Building and Shop Replacement	4								4	4
	Douglas Harbor Uplands Improvements	5	3			4	1	2			15
	Fish Sales Facility - Harris Harbor						2				4
	Taku Harbor/Stockade Point Float Replacement					5					1

**Weighted Raw**

#1 = 5 points

#2 = 4 points

#3 = 3 points

#4 = 2 points

#5 = 1 point