



DOCKS & HARBORS BOARD HARBOR FEE REVIEW COMMITTEE MEETING

January 27th, 2016, 12:00 PM
City Hall Conference Room 224

- I. **Call to Order** (12:00 pm in City Hall Room 224)
- II. **Roll Call** (Tom Donek, David Lowell, Robert Mosher, Bob Janes, and Budd Simpson)
- III. **Approval of Agenda**
- IV. **Approval of January 6th, 2016 Harbor Fee Review Committee Minutes**
- V. **Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time)
- VI. **Unfinished Business**
 1. Daily Moorage Fees ([05 CBJAC 20.030](#))
 - Downtown monthly Moorage Fees ([05 CBJAC 20.040](#))
 - Auke Bay monthly Moorage Fees ([05 CBJAC 20.041](#))
 - Monthly Pre-paid Discounts ([05 CBJAC 20.042](#))

Committee Questions

Public Discussion

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING
- VII. **New Business- None**
- VIII. **Future Business**
 1. Active Fishing Vessel Discount at Statter Harbor ([05 CBJAC 20.044](#))
 2. Fee for Tenders ([05 CBJAC 20.045](#))
- IX. **Next Harbor Fee Review Meeting** – To be determined
- X. **Adjournment**

CBJ Docks and Harbors Board
Harbor Fee Review Committee Meeting Minutes
For Wednesday January 6th, 2016

- I. Call To Order – Budd Simpson called the meeting to order at 12:00 p.m. in CBJ room 224.
- II. Roll Call – The following members were present: Tom Donek, Robert Mosher, Bob Janes, and Budd Simpson.

Absent: David Lowell

Also present were the following: Carl Uchtyl – Port Director, Bob Clauder – Operations Maintenance Supervisor, and Dolly Raster – Administrative Assistant III.

- III. Approval of Agenda.

MOTION By MR. DONEK: TO APPROVE THE AGENDA AS PRESENTED AND ASK FOR UNANIMOUS CONSENT.

Motion Passed With No Objection

- IV. Approval of December 2nd, 2015 Harbor Fee Review Committee minutes. Hearing no objection, the December 2nd, 2015 Harbor Fee Review minutes were approved as presented.

- V. Public Participation on Non-Agenda Items – None

- VI. Unfinished Business –

1. Assigned Moorage Credit (05 CBJAC 20.025)

- 7/2007
- *A fee credit applied to the account of a person with a moorage assignment that makes their private shorepower connection available for temporary moorage assignments.*
- *The credit shall be equal to the daily shorepower access fee charged.*

Mr. Donek said at the last meeting, the Committee wanted to check with staff if enough money is being collected to cover the current AEL & P rates and whether there should be a moorage credit for Statter Harbor.

Mr. Uchtyl said staff charges \$7.20 for 30 amp power. Assuming \$.11 KW per hour cost in Juneau, if someone was running at 100% on 30 amp power for 24 hours it would be \$9.50. This is a ball park on what we are charging out.

Committee Questions-

Mr. Simpson thought it was \$.12 per KW hour plus additional. This could make a difference.

Mr. Uchtyl said Mr. Borg comes back tomorrow and he will need to talk to him. The other part of this is what Mr. Janes brought up at the last meeting on how to incentivize 100% moorage at Statter Harbor. Anytime that someone is looking for moorage in Statter and they see an open spot on A and B floats there is a perception that we are not fully utilizing our facilities. Currently moorage holders are not allowed to sublet their space. He is working on a document proposing for A and B floats only at Statter Harbor on a trial basis allow a stall holder to sublease their stall. This is to

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try and improve the perception that we have open stalls in Statter Harbor. He wants to talk to the Harbormaster before bringing the proposal before the Committee.

Mr. Mosher asked why the stall owner doesn't get money back when the stall is leased.

Mr. Uchytel said that would create an administrative burden.

Mr. Simpson said Mr. Uchytel's proposal would leave staff out of it and it would result in utilization of the facility. In the end it would be the same as money back.

Mr. Mosher said he would want a stall at Statter so he could charge an absorbent amount subleasing his stall through the summer.

Mr. Simpson said there may be a clause that said it could only be subleased for two weeks.

Mr. Mosher said he would like to see money back to a stall holder when their stall is hot berthed.

Mr. Simpson said staff does not have a problem with the current situation and does not want anything changed. He suggested to refer the Statter Harbor sublease question to the OPS/Planning Committee when Mr. Uchytel is ready to present it. He sees some advantages and some potential issues.

Mr. Janes said he is working on a letter also to present at the next OPS/Planning meeting.

Mr. Clauder said electric rate is \$.12 KW per hour in the winter months.

Public Discussion – None

Committee Discussion/Action-

MOTION By MR. MOSHER: MOVE ON AND NOT CHANGE THE STATUS QUO AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

VII. New Business –

1. Daily Moorage Fees (05 CBJAC 20.030)

- 7/2013
- *The fee charged on a daily basis to the owner of a vessel for berthing the vessel at the Douglas Boat Harbor, Harris Boat Harbor, Aurora Boat Basin, Norway Point Float, National Guard Float, Fisherman's Terminal, Statter Boat Harbor, and moorage appurtenant to any of these facilities.*
- *The owner of a vessel must register with the docks and harbors department as soon as possible after arriving in the harbor system. The owner shall pay the daily moorage fees for the expected stay when registering.*
- *The period of time for which daily moorage will be assessed shall commence when the vessel is made fast to an allocated berth, is 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*

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deductions are allowed because of weather or other conditions. The Harbormaster may establish check-in and check-out times to administer the daily moorage period.

- *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, 2013 through June 30, 2014, \$0.53 per foot; and*
 - (2) Each moorage year after June 30, 2013, a fee equal to the previous year's fee adjusted by the Anchorage Consumer Price Index as reported by the Alaska Department of Labor for the calendar year preceding the start of the moorage year, rounded to the nearest cent, unless the docks and harbors board takes action to keep the fee the same as the previous year*

Mr. Uchytel said this fee is for all the harbors. Currently in place is a moorage rate that is adjusted annually by the Anchorage CPI unless the Board takes action not to raise the rates. The Anchorage CPI will be posted mid-January. Mr. Uchytel said he does not recommend any changes to the moorage rates because these are adjusted annually by the CPI.

Committee Questions-

Mr. Janes asked why the moorage revenue and expenses are so different?

Mr. Uchytel said trying to attribute harbor officer and administration time to this specific fee. The Harbor Officers are several different locations throughout a day and it is challenging coming up with a true expense for this fee.

Mr. Simpson said the maintenance line item looks less than the actual amount of maintenance. A lot of the unaccounted staff time could be on routine maintenance.

Mr. Janes said in a couple of weeks the loading zone fees are going to be discussed and this fee will be using the expense against the revenue and trying to get the revenue up to meet the expense. He said the expenses are somewhat arbitrary and the Committee should not try to go overboard and try to meet an arbitrary expense with a higher fee.

Mr. Simpson said there is no way to quantify staff time to know if the bottom line is correct or not for a specific fee. There is no problem with making money on a specific fee because we need to make money to put into projects.

Mr. Uchytel said the Harbor Officer time was determined by using the minimum activity a Harbor Officer has to do for maintaining accountability of the boats. This was based on the time it takes a Harbor Officer to do a dock walk in all the harbors with a handheld obtaining the minimum amount of information to bill a customer.

Mr. Simpson said the discrepancy would be the staff time spent on maintenance.

Mr. Donek said he doesn't want it to look like moorage fees are used to subsidize other harbor uses and the moorage customers are unfairly

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treated. He doesn't want to use the expense for this fee because it is not totally accurate. He would like to see total revenues over expenses and the revenue difference is what is used on projects.

Ms. Larson asked the Committee how they want the revenue and expense broke down.

Mr. Simpson said to start with 100% of the staff time and take all of the revenue and see what you end up with.

Mr. Uchytel said staff breaks down revenue and expense in our budget every year. What information do you need us to provide to this Committee to make a sound decision whether to raise or lower moorage fees?

Mr. Mosher wanted to know if we are taking in more than we are spending, and from there you determine who needs to pay more or not. He suggested to show how much gross money we take in and gross expenses we have.

Mr. Simpson said if you don't have the details to know where the expenditures come from it could be misleading.

Mr. Mosher said this is a perception thing. People need to see that a fee is a certain fee because of the expense to do business.

Mr. Janes said he knows it is important to set fees to meet the expenses, but he wants to see a better way to report exact expense numbers for a specific fee.

Mr. Uchytel said we have the big picture. We collect approximately \$3.5M in revenue for the Harbors and our expenditure are approximately \$500,000 less. For this particular regulation for moorage fees, how do you want it broke down?

Mr. Simpson said the Committee asked for the expense detail like in the report, but he is not sure all the expense is accounted for.

Mr. Mosher said he would like to see how much revenue is taken in and then show the expense. He would like a larger picture expense break down and then staff break down per fee. In the end it would be 100% of the personnel cost. This would be to justify what is being charged.

Mr. Simpson said he would like a document about one page with the expense & revenue with the end number \$500,000 allocated for the Harbor account that could be used on CIP projects.

Mr. Uchytel asked how does that document differ from the budget?

Mr. Simpson said it doesn't differ, other than it is not as long as a normal budget document.

Mr. Janes said he wants the staff time added for lifting boats that sink, pumping out boats, and dealing with problems that occur with boats in the Harbor. He wants a simplified snapshot of the budget.

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Mr. Simpson said he wants to see a document that will justify the fee being charged.

Mr. Donek said when the Committee started on the fee reviews, we weren't that concerned with the moorage rate because they are raised annually based on the Anchorage CPI. The Committee is reviewing all the rates, but focused primarily on the rates that have not changed for a long time.

Mr. Simpson said another thing that was discussed years ago on moorage rates was charging a vessel based on lineal foot.

Mr. Mosher said some vessels have a larger footprint in the Harbor than others and that should affect the rate.

Public Discussion –

Paul Swanson, Juneau, AK

He said having everything broken down is needed internally, but he would just need the bigger picture of expense and revenue. He said he still has an issue with the different rates from downtown Harbors and Statter Harbor. He is paying a lot more at Statter Harbor. When the rates are adjusted annually by the Anchorage CPI, Statter rates are increasing more than downtown rates. At this rate, Statter is going to continually get worse.

Committee Discussion/Action-

Mr. Donek said the Anchorage CPI compound effect on Statter Harbor rates should be looked at.

Mr. Uchytel said Statter could be increasing more because of the rounding to the nearest nickel in regulation.

Mr. Simpson said we could also just raise Statter the same amount that downtown is raised.

Motion:

VIII. Future Business -

1. Downtown monthly Moorage Fees (05 CBJAC 20.040)

Mr. Simpson would like all the moorage fees (daily, monthly and annually) discussed at the same time.

IX. Next Harbor Fee Review Meetings –

The proposed February 3rd meeting did not work for the Committee.

Wednesday January 27 at noon will be the next Harbor Fee review.

X. Adjournment – The meeting adjourned at 13:03 pm.



DOCKS & HARBORS
 155 S. Seward St.
 Juneau, AK 99801
 (907) 586-5255 tel
 (907) 586-2507 fax
www.juneau.org/harbors/

Moorage Rates

DOUGLAS, HARRIS AND AURORA HARBORS		
	Effective thru June 30, 2015	Effective July 1, 2015
Skiff	\$590 per year	\$ 600 per year
Daily	54¢ per foot	55¢ per foot
Monthly	\$4.20 per foot	\$4.25 per foot
Annual (July 1 - June 30)	5% discount on 12-month advanced payment	5% discount on 12-month advanced payment

STATTER HARBOR		
	Effective thru June 30, 2015	Effective July 1, 2015
Skiff	\$590 per year	\$600 per year
Daily Moorage	54¢ per foot	55¢ per foot
Monthly	\$7.05 per foot	\$7.15 per foot
Annual (July 1 - June 30)	5% discount on 12-month advanced payment	5% discount on 12-month advanced payment
Reservations (May 1 - Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	0.75¢ per foot \$1.50 per foot per day \$2.50 per foot per day \$3.00 per foot per day

INTERMEDIATE VESSEL FLOAT (IVF)		
	Effective thru June 30, 2015	Effective July 1, 2015
Daily (Oct. 1 - Apr. 30)	54¢ per foot	55¢ per foot
Monthly (Oct. 1 - Apr. 30)	\$4.20 per foot	\$4.25 per foot
Reservations (May 1 - Sept 30)	Fishing Vessels Other Vessels <65' Other Vessels ≥ 65' Other Vessels ≥200'	0.75¢ per foot \$1.50 per foot per day \$2.50 per foot per day \$3.00 per foot per day

Residence Surcharge

Per Month	\$69 +\$23/person above four persons
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- A 5% City & Borough of Juneau sales tax may apply to all fees
- Disclaimer - The above rates do not take the place of the published fee regulations. For additional information, see the Harbormaster.

Launch Ramp Rates

Recreational – Year (includes Kayaks)	\$90
Recreational – Day	\$14
Commercial – Year	\$225
Freight Use – Personal	Up to ¼ hour – no charge Over ¼ hour: \$15 per ½ hour of use beyond ¼ hour with \$15 min. charge
Freight Use – Commercial	Up to ½ hour \$30 Over ½ hour \$30 + \$1.50 for each minute beyond ½ hour

Parking Rates

Douglas, Harris, Aurora Harbors	Free w/ permit (permits available at Aurora Harbormaster's office)
Statter Harbor – Summer (May, June, July, August, September)	\$1 per hour/\$5 per calendar day
Statter Harbor – Winter (October through April)	Free w/ permit (permits available at Statter Harbormaster's office)

Shorepower

Connection Type	Daily Fee
20 amp	\$4.80
30 amp	\$7.20
50 amp	\$24.00
100 amp/208 volt	\$48.00

Connection Type	Summer Liveaboard Monthly	Summer Non-Liveaboard Monthly
20 and 30 amp	\$90.00	\$54.00
50 amp	\$180.00	\$108.00
100 amp/208 volt	\$420.00	\$252.00

Connection Type	Winter Liveaboard Monthly	Winter Non-Liveaboard Monthly
20 amp	\$120.00	\$72.00
30 amp	\$162.00	\$96.00
50 amp	\$300.00	\$180.00
100 amp/208 volt	\$720.00	\$420.00

Services Provided

Power

Potable water (Year round downtown and Statter A&B Floats)

Restrooms (Auke Bay & Aurora)

Showers (Statter Harbor, Harbor Washboard, Augustus Brown Pool)

Free Sewage pump-out (Douglas, Harris, and Statter)

05 CBJAC 20.030 - Daily moorage fees.

- (a) Definition. The fee charged on a daily basis to the owner of a vessel for berthing the vessel at the Douglas Boat Harbor, Harris Boat Harbor, Aurora Boat Basin, Norway Point Float, National Guard Float, Fisherman's Terminal, Statter Boat Harbor, and moorage appurtenant to any of these facilities.
- (b) Payment deadline. The owner of a vessel must register with the docks and harbors department as soon as possible after arriving in the harbor system. The owner shall pay the daily moorage fees for the expected stay when registering.
- (c) Daily moorage period. The period of time for which daily moorage will be assessed shall commence when the vessel is made fast to an allocated berth, is 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 are allowed because of weather or other conditions. The Harbormaster may establish check-in and check-out times to administer the daily moorage period.
- (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, 2013 through June 30, 2014, \$0.53 per foot; and
 - (2) Each moorage year after June 30, 2013, a fee equal to the previous year's fee adjusted by the Anchorage Consumer Price Index as reported by the Alaska Department of Labor for the calendar year preceding the start of the moorage year, rounded to the nearest cent, unless the docks and harbors board takes action to keep the fee the same as the previous year.

(Amended 4-11-2005, eff. 4-19-2005; Amended 12-5-2005, eff. 12-12-2005; Amended 3-5-2007, eff. 3-13-2007; Amended 12-11-2006, eff. 7-1-2007; Amended 4-7-2008, eff. 4-15-2008; [Amended 7-15-2013, eff. 7-23-2013](#))

05 CBJAC 20.040 - Downtown monthly moorage fees.

- (a) Definition. The fee charged to the owner of a vessel for berthing the vessel at the Douglas Boat Harbor, Harris Boat Harbor, Aurora Boat Basin, Norway Point Float, National Guard Float, Fisherman's Terminal, and moorage appurtenant to any of these facilities, on a monthly basis.
- (b) Monthly moorage period. Monthly moorage will be assessed on a calendar month basis.
- (c) Payment deadline. Monthly moorage fees must be paid in advance before the first day of the calendar month for which the owner is obtaining moorage, unless the owner agrees to be billed on a recurring monthly basis and the department establishes an account for the owner. An owner that does not or cannot pay the monthly moorage fee will be assessed a daily moorage fee in accordance with these regulations.

- (d) Monthly moorage fees. Monthly moorage fees will be assessed for each calendar month or portion thereof as follows:
- (1) From July 1, 2013 to June 30, 2014, \$4.15 per foot; and
 - (2) Each moorage year after June 30, 2014, a fee equal to the previous year's fee adjusted by the Anchorage Consumer Price Index as reported by the Alaska Department of Labor for the calendar year preceding the moorage year, rounded to the nearest five cents, unless the docks and harbors board takes action to keep the fee the same as the previous year.

(Amended 4-11-2005, eff. 4-19-2005; Amended 12-5-2005, eff. 12-12-2005; Amended 12-11-2006, eff. 7-1-2007; [Amended 7-15-2013, eff. 7-23-2013](#))

05 CBJAC 20.041 - Statter Boat Harbor monthly moorage fees.

- (a) Definition. The fee charged to the owner of a vessel for berthing the vessel at the Statter Boat Harbor and moorage appurtenant to this facility, on a monthly basis.
- (b) Monthly moorage period. Monthly moorage will be assessed on a calendar month basis.
- (c) Payment deadline. Monthly moorage fees must be paid in advance before the first day of the calendar month for which the owner is obtaining moorage, unless the owner agrees to be billed on a recurring monthly basis and the department establishes an account for the owner. An owner that does not or cannot pay the monthly moorage fee will be assessed a daily moorage fee in accordance with these regulations.
- (d) Monthly moorage fees. Monthly moorage fees will be assessed for each calendar month or portion thereof as follows:
 - (1) From July 1, 2013 to June 30, 2014, \$6.95 per foot; and
 - (2) Each moorage year after June 30, 2014, a fee equal to the previous year's fee adjusted by the Anchorage Consumer Price Index as reported by the Alaska Department of Labor for the calendar year preceding the moorage year, rounded to the nearest five cents, unless the docks and harbors board takes action to keep the fee the same as the previous year.

(Added 12-11-2006, eff. 7-1-2007; [Amended 7-15-2013, eff. 7-23-2013](#))

05 CBJAC 20.042 - Monthly pre-paid discounts.

An owner that pays 12 months of monthly moorage in advance will receive a five percent discount off 12-month moorage fee.

(Added 12-11-2006, eff. 7-1-2007)