

**DOCKS & HARBORS  
FINANCE SUB-COMMITTEE  
MEETING**

Wednesday, January 12<sup>th</sup>, 2022

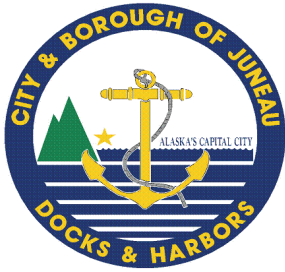
Via Zoom Meeting - <https://bit.ly/3DK9Mhk>

Meeting ID: 821 9421 2385

Passcode: 224514

Call In: 253 215 8782

- I. Call to Order** – January 12<sup>th</sup>, 2022 at 5:00pm
- II. Roll Call** (Lacey Derr, James Becker, David Larkin, Matthew Leither, Mark Ridgway, Don Etheridge and Bob Wostmann)
- III. Approval of Agenda**
- IV. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time)
- V. Approval of December 22<sup>nd</sup>, 2021 Finance Sub-Committee Meetings Minutes.**
- VI. Items for Information/Discussion**
  1. Budget Cycle Review FY22 & FY23/24 Biennial Budget  
Presentation by Port Director  
  
Committee Discussion/Public Comment
  2. Regulation Changes – Consumer Price Index (CPI) Update  
Presentation by Port Director  
  
Committee Discussion/Public Comment
  3. Harbor Rate Study - Update  
Presentation by Port Director  
  
Committee Discussion/Public Comment
  4. Proposal – Statter Harbor Moorage Fee Surcharge  
Presentation by Sub-Committee Member Leither  
  
Committee Discussion/Public Comment
- VII. Sub-Committee Action Items**
- VIII. Good of the Order**
- IX. Next Meeting** – January 26<sup>th</sup>, 2022
- X. Adjournment**



**DOCKS & HARBORS  
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Wednesday, December 22<sup>nd</sup>, 2021  
Via Zoom Meeting

**I. Call to Order:** Mr. Wostmann called the meeting to order at 5:00 p.m. on December 22<sup>nd</sup>, 2021 via Zoom.

**II. Roll Call:** The following members were in person or via Zoom – James Becker, David Larkin, Matthew Leither, Mark Ridgway (left the meeting at 5:25pm), Don Etheridge and Bob Wostmann

Absent: Lacey Derr

Also present: Carl Uchytel – Port Director and Teena Larson – Administrative Officer.

**III. Approval of Agenda**

**MOTION By MR. ETHERIDGE: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**

Motion passed with no objection.

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

Mr. Kirby Day, Juneau, AK

Mr. Day thanked Docks & Harbors for everything they do.

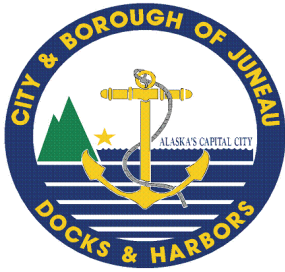
**V. Approval of Tuesday December 7<sup>th</sup>, 2021 Finance Sub-Committee Meetings Minutes.**

Hearing no objection, the December 7<sup>th</sup>, 2021 Finance Sub-Committee minutes were approved as presented.

**VI. Items for Information/Discussion**

1. Rational Basis for CPI Adjustment

Mr. Wostmann said we have been going back and forth on this topic for the last couple of meetings. There are two components that need to move forward. One is the justification document in the agenda packet. The other is which rates we would like to apply a CPI to. He suggested to move forward a motion to apply CPI to all the rates on our spreadsheet that has a yes in the requesting CPI column. He would like this decided and moved to the Operations/Planning Committee and then on to the Board as a Whole. He spoke about the rate study and how that will give us the information needed for the base rate the CPI will be applied to. He also said he did not want any reach back if every rate is being



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reassessed in the near future. He would like to propose a simple motion to start the discussion to have the CPI applied to all the rates that have a yes in the CPI column and leave any consideration for a cap to a future time when the Board can decide it might be too high.

Committee Discussion

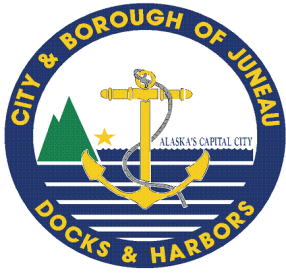
Mr. Ridgway said there are a lot of different viewpoints on this. There is more work needed to tie appropriate rates to operational costs. We started this discussion because we were quickly losing money and needed rates increased before the rate study could be completed. With all of the discussion, he has toned down what he thinks the increase should be. He is in favor of applying the CPI to rates on the list and leave it at that for now. He also spoke about possibly removing services if we do not have enough money to support our operational costs, i.e. trash and potable water in the winter.

Mr. Wostmann said Mr. Uchtyl has been working with CBJ Law to see if we can adjust several rates at the same time. We are hoping that is possible so we are not forced to raise each rate individually.

Mr. Ridgway spoke about how everyone is seeing increased rates in their personal lives. Every single item is going up in price. If we cannot raise rates beyond just applying a CPI, we need to really start talking about cutting services. We need to let the public know we either raise rates or we will be forced to cut back services. He is fearful we will be running an operation in the red in the very near future.

Mr. Larkin said he agreed with rates and costs going up. The one thing not going up is incomes and we need to keep that in mind. He also asked if there is any rate we would not want a CPI on down the road.

Mr. Wostmann spoke about the rates with a no in the CPI column, some are because we do not have the authority and a few are due to it not being appropriate. He asked for members and the community to weigh in on any rates we needed to increase beyond adding a CPI.



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Mr. Etheridge said he wanted to move forward with the CPI at this point. The Finance Committee can look at other rate increases after the rate study. He also confirmed that the Board and future Boards can change the CPI or decide not to apply it.

Mr. Leither agreed with adding the CPI. He said he does not think the public is against rate increases altogether. He does not feel changing rates on something with so little revenue is worth it.

Public Comment

Mr. Kirby Day, Juneau, AK

Mr. Day asked if the Marine Passenger Fee, Port Development Fee and anchoring fees are included as a yes to apply the CPI.

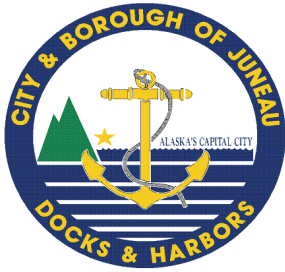
Mr. Uchytel said the Marine Passenger Fee and Port Development Fee will not have the CPI applied. Those two rates are clearly in the Assembly's purview, as ordinances and not regulations. He also said the anchoring fee is not for cruise ship lightering, but other vessels that anchor in our waterways.

**MOTION By MR. RIDGWAY: ALL RATES SHOWN ON THE CBJ DOCKS & HARBORS RATE OVERVIEW SPREADSHEET UNDER THE COLUMN REQUESTING CPI INCREASE MARKED YES BE TIED TO ALASKA DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT CONSUMER PRICE INDEX FOR URBAN ALASKA AS SOON AS POSSIBLE AND ASK UNANIMOUS CONSENT.**

Motion passes with no objection.

2. Budget Cycle Review FY22 & FY23/24 Biennial Budget

Mr. Uchytel shared a PowerPoint presentation. The numbers he gave tonight were conservative, but he wanted to give the committee a quick overview of where everything stands. We must update the current fiscal year, which closes June 30<sup>th</sup>, 2022. He will be sending the FY23/24 biennial budget to the Assembly for approval in late March, 2022. The PowerPoint presentation is in the agenda packet for review.



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Committee Questions

Mr. Wostmann asked about the UAS property. He wanted clarification the \$240,000 per year would be for a 33 year lease, but if we purchase the property it would only cost \$180,000 per year for five years.

Mr. Leither asked about the amount we spend on oil recycling, a service we provide for free.

Mr. Uchytel said he thinks it costs close to \$20,000 per year.

Mr. Wostmann confirmed these are preliminary figures and these figures will be presented again to both the Operations/Planning Committee and the Board as a Whole.

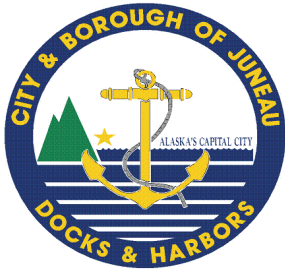
Mr. Uchytel explained it depends a lot on decisions and possible actions by the Board, how far they want to get into expenses and if any changes need to be made. The budget is a prediction, we look at cruise ship schedules and try to come up with a revenue estimation. All sorts of things affect our revenue i.e. weather, commercial charters and the commercial fishing season.

Ms. Larson wanted to add that originally we needed to have the budget to the Finance Department by January 10<sup>th</sup>, 2022. She has already submitted the preliminary numbers to Finance for a quick review. She asked for an extension to January 13<sup>th</sup>, 2022 so we would have an opportunity to review this again with the Finance Committee at the January 12<sup>th</sup>, 2022 meeting.

Public Comment – None

**VII. Sub-Committee Action Items**

Mr. Wostmann suggested the big action item today is looking over the budget numbers, asking questions and think about what is needed. The numbers right now show either a minor profit or a loss. Considering our discussion we really need to look at the bottom line.



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**VIII. Good of the Order**

Mr. Uchtyl spoke about the rate study with HDR. He has met with them and outlined what is expected for the proposal. He is asking them to give a review of the rates, take into consideration our budget and needs, and review our capital assets. He is looking for a firm fixed price to do all of that. Mr. Uchtyl said he does not want them to chase every rate, just the rates that give 80% of our revenue. HDR suggested a tariff review. Mr. Uchtyl did not think that was necessary. HDR also asked about doing substantial public outreach. Mr. Uchtyl did not want to spend the money on a ton of public outreach. He is also trying to get HDR to come to future Board meetings so the Board is able to ask questions. Mr. Uchtyl spent about three hours with HDR going over all of our facilities and our unique harbor system. He asked them to have the rate study completed by May or June 2022. HDR agreed and said they were looking at 120-160 days to complete the study.

Mr. Uchtyl spoke about the purchase of the UAS property. He is trying to get together with his peers at UAS for a purchase and sales agreement discussion. The feedback received has been they are evaluating the best financial benefit for UAS. Mayor Weldon is engaging with the Chancellor of UAS on our behalf.

Mr. Wostmann asked when the current UAS lease expires and when we would need to make the larger payment amount of \$240,000?

Mr. Uchtyl said UAS gave us an extension from May 4<sup>th</sup>, 2021 to May 4<sup>th</sup>, 2022. UAS might be reasonable and let us go month to month after the extension expires if we are in the process of purchasing the property.

Mr. Uchtyl spoke about the Sealift at the Auke Bay Loading Facility. It was on public surplus and sold to the highest bidder on Monday, December 20<sup>th</sup>, 2021. The high bidder was from Anacortes, Washington and the winning bid was \$225,000. We started out with a minimum bid of \$160,000 and it ended with a bit of a bidding war before it sold. Docks & Harbors bought the Sealift for \$540,000 ten years ago. He thinks we can find a suitable replacement with the money collected.

**IX. Next Meeting – January 12<sup>th</sup>, 2022**

**X. Adjournment – The Meeting adjourned at 6:09 p.m.**

<i><b>Docks &amp; Harbors - Docks</b></i>						
<b>OVERVIEW</b>						
	FY21 Actuals	FY22		FY23 Proposed Budget	FY24 Proposed Budget	
		Amended Budget	Projected Actuals			
<b>EXPENDITURES</b>						
Personnel Services	\$ 665,800	700,000	854,600	1,290,600	1,318,500	
Commodities and Services	632,000	700,000	739,700	879,800	916,100	
Capital Outlay	-	1,000	6,000	6,000	6,000	
Support to:						
Marine Passenger Fee	-	-	-	-	-	
Capital Projects	-	-	-	-	-	
<b>Total Expenditures</b>	<b>1,297,800</b>	<b>1,401,000</b>	<b>1,600,300</b>	<b>2,176,400</b>	<b>2,240,600</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	448,500	448,500	
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>2,214,900</b>	<b>2,244,900</b>	
<b>FUND BALANCE</b>						
Beginning of Period	2,589,800	1,818,000	1,818,000	1,792,600	1,831,100	
Increase (Decrease) in Fund Balance	(771,800)	(537,400)	(25,400)	38,500	4,300	
<b>End of Period Fund Balance</b>	<b>\$ 1,818,000</b>	<b>1,280,600</b>	<b>1,792,600</b>	<b>1,831,100</b>	<b>1,835,400</b>	
<b>STAFFING</b>	<b>13.74</b>	<b>13.74</b>	<b>13.74</b>	<b>19.20</b>	<b>19.20</b>	

Division	Program	Component	Accounting Unit	Account Code	Account Description	FY2019 Actuals	FY2020 Actuals	FY2021 Actuals	FY2022 Amended	FY2022 Projected Actuals	FY2023 Proposed	FY2024 Proposed	Change Amount	Change Percent
Docks	Administration	Non-program	531010101	5950-0225	Transfers Out - Marine passenger fee	170,000	-	-	-	-	-	-	-	-
Docks	Administration	Non-program	531010101	5950-0431	Transfers Out - Dock projects	2,235,000	-	-	-	-	-	-	-	-
Docks	Administration	Non-program	531010101	7500-5881	Depr Building	3,496,737	3,899,694	3,860,371	-	-	-	-	-	-
Docks	Administration	Non-program	531010101	7500-5882	Depr Equipment	45,127	35,850	20,733	-	-	-	-	-	-
Docks	Administration	Non-program	531010101	7500-5883	Depr Infrastructure	771,796	825,465	825,465	-	-	-	-	-	-
Docks	Administration	Operations	531520101	5110-0000	Salaries	529,498	369,470	352,046	426,300	603,857	878,200	886,800	451,900	106.0%
Docks	Administration	Operations	531520101	5111-0000	Overtime	18,846	13,439	11,475	15,000	15,000	15,000	15,000	-	0.0%
Docks	Administration	Operations	531520101	5116-0000	Accrued leave	55,034	49,126	47,995	-	-	-	-	-	-
Docks	Administration	Operations	531520101	5120-0000	Benefits	297,427	207,557	193,178	242,700	219,718	389,600	392,000	146,900	60.5%
Docks	Administration	Operations	531520101	5130-0000	Workers compensation	13,700	13,700	16,000	16,000	16,000	15,800	15,800	15,800	(1.3%)
Docks	Administration	Operations	531520101	5200-0000	Business travel	37	-	-	-	-	1,200	1,200	(3,000)	(71.4%)
Docks	Administration	Operations	531520101	5201-0000	Mileage	369	574	175	400	400	400	400	-	0.0%
Docks	Administration	Operations	531520101	5202-0000	Travel and training	13,093	10,348	1,868	19,100	15,600	14,800	10,400	(4,300)	(22.5%)
Docks	Administration	Operations	531520101	5205-0000	Contractual training	3,540	-	100	4,000	15,000	15,000	15,000	11,000	275.0%
Docks	Administration	Operations	531520101	5310-0000	Telephone	-	-	834	800	1,400	1,400	1,400	600	75.0%
Docks	Administration	Operations	531520101	5320-0000	Printing	4,139	3,454	1,208	4,000	1,300	1,300	1,300	(2,700)	(67.5%)
Docks	Administration	Operations	531520101	5322-0000	Advertising	890	362	709	1,000	1,000	1,000	1,000	-	0.0%
Docks	Administration	Operations	531520101	5330-0000	Rents	62,118	60,901	57,784	62,000	62,000	62,500	62,500	500	0.8%
Docks	Administration	Operations	531520101	5332-0000	Electricity	33,009	45,740	22,634	35,000	30,000	30,000	30,000	(5,000)	(14.3%)
Docks	Administration	Operations	531520101	5333-0000	Fuel oil & propane	32	-	-	100	100	100	100	-	0.0%
Docks	Administration	Operations	531520101	5334-0000	Refuse disposal	16,406	19,898	15,255	19,000	19,000	20,000	20,000	1,000	5.3%
Docks	Administration	Operations	531520101	5335-0000	Water service	100,644	90,871	1,558	20,000	20,000	100,000	100,000	80,000	400.0%
Docks	Administration	Operations	531520101	5336-0000	Wastewater service	2,423	2,312	2,378	2,500	2,500	2,500	2,500	-	0.0%
Docks	Administration	Operations	531520101	5340-0000	Repairs	7,192	9,852	4,007	25,000	60,000	30,000	30,000	5,000	20.0%
Docks	Administration	Operations	531520101	5341-0000	Electronic repairs	-	1,210	-	1,500	500	1,500	1,500	-	0.0%
Docks	Administration	Operations	531520101	5344-0000	Maintenance - buildings	-	-	-	-	-	-	-	-	-
Docks	Administration	Operations	531520101	5345-0000	Building Maint Division Charges	18,700	18,700	32,600	25,600	25,600	25,300	31,100	(300)	(1.2%)
Docks	Administration	Operations	531520101	5347-0000	Maintenance - software	3,271	-	-	3,500	3,500	3,500	3,500	-	0.0%
Docks	Administration	Operations	531520101	5350-0000	Landscape Division Charges	45,000	45,000	45,000	45,000	45,000	44,300	44,300	(700)	(1.6%)
Docks	Administration	Operations	531520101	5360-0000	Equipment rentals	6,204	1,227	1,428	6,500	5,000	6,000	6,500	(500)	(7.7%)
Docks	Administration	Operations	531520101	5362-0000	Fleet replacement reserve	10,000	10,000	10,000	10,000	10,000	17,500	7,500	7,500	75.0%
Docks	Administration	Operations	531520101	5363-0000	Equipment maint - non-fleet	2,547	95	776	1,000	1,000	1,000	1,000	-	0.0%
Docks	Administration	Operations	531520101	5370-0000	Spec & Prop	110,637	113,093	120,803	124,700	124,700	203,400	237,800	78,700	63.1%
Docks	Administration	Operations	531520101	5375-0000	General Liab, Auto & EE Pract	5,000	5,050	7,900	7,900	7,900	200	200	(7,700)	(97.5%)
Docks	Administration	Operations	531520101	5380-0000	Dues and subscriptions	1,959	1,789	11,631	6,500	12,000	12,000	12,000	5,500	84.6%
Docks	Administration	Operations	531520101	5389-0000	Fleet gasoline	36,403	19,035	58,732	20,000	20,000	20,000	20,000	(5,000)	(100.0%)
Docks	Administration	Operations	531520101	5390-0000	Contractual services	193,200	193,200	215,400	195,800	195,800	206,200	206,200	-	0.0%
Docks	Administration	Operations	531520101	5394-0000	Full Cost Allocation	-	-	-	-	-	-	-	-	-
Docks	Administration	Operations	531520101	5397-0000	Bank card fees	651	100	279	1,600	600	600	600	1,000	(62.5%)
Docks	Administration	Operations	531520101	5480-0000	Office supplies	1,877	910	1,299	1,500	1,400	1,400	1,400	(100)	(6.7%)
Docks	Administration	Operations	531520101	5481-0000	Postage and parcel post	1,143	1,976	14	1,800	1,000	1,500	1,500	(300)	(16.7%)
Docks	Administration	Operations	531520101	5488-0000	Uniforms and safety equipment	14,597	9,418	2,620	9,800	24,000	24,000	24,000	14,200	144.9%
Docks	Administration	Operations	531520101	5490-0000	Materials and commodities	24,538	12,474	12,080	15,000	15,000	15,000	15,000	-	0.0%
Docks	Administration	Operations	531520101	5491-0000	Safety programs and equipment	3,608	1,180	747	5,000	5,000	5,000	5,000	-	0.0%
Docks	Administration	Operations	531520101	5492-0000	Gasoline and oil	-	-	-	500	500	500	500	-	0.0%
Docks	Administration	Operations	531520101	5494-0000	Loss contingency	-	-	-	1,000	1,000	1,000	1,000	-	0.0%
Docks	Administration	Operations	531520101	5496-0000	Minor equipment	13,882	7,800	37	10,000	6,000	6,000	6,000	(4,000)	(40.0%)
Docks	Administration	Operations	531520101	5497-0000	Minor furniture and fixtures	335	-	-	1,000	1,000	1,000	1,000	-	0.0%
Docks	Administration	Operations	531520101	5498-0000	Minor Software	-	-	-	1,500	1,500	1,500	1,500	-	0.0%
Docks	Administration	Operations	531520101	5510-0000	Vehicles and equipment	-	23,917	-	1,000	6,000	6,000	6,000	5,000	500.0%
Docks	Administration	Operations	531520101	7001-0000	Reimbursable Expense - Internal	(11,000)	(11,000)	(15,100)	(15,100)	(15,100)	(15,100)	(15,100)	-	0.0%
Docks	CIP Engineering	Operations	531520201	5110-0000	Salaries	10,424	7,713	10,305	188,500	188,500	182,300	195,300	(6,200)	(3.3%)
Docks	CIP Engineering	Operations	531520201	5111-0000	Overtime	59	329	-	-	-	-	-	-	-
Docks	CIP Engineering	Operations	531520201	5116-0000	Accrued leave	28,158	17,703	21,162	-	-	-	-	-	-
Docks	CIP Engineering	Operations	531520201	5120-0000	Benefits	20,265	8,580	13,330	87,700	87,700	85,900	89,800	(1,800)	(2.1%)
Docks	CIP Engineering	Operations	531520201	5141-0000	All other workforce	-	-	(276,200)	(276,200)	(276,200)	(276,200)	(276,200)	-	0.0%
Docks	CIP Engineering	Operations	531520201	5201-0000	Mileage	272	1,263	1,376	1,200	1,200	1,200	1,200	-	0.0%
Total						8,418,726	6,149,200	5,989,262	1,385,900	1,585,175	2,161,300	2,225,500	775,400	



Department	Division	Program	Component	Accounting Unit	Account Code	Account Description	FY2019 Actuals	FY2020 Actuals	FY2021 Actuals	FY2022 Amended	FY2022 Projected Actuals	FY2023 Proposed	FY2024 Proposed	Change Amount	Change Percent
Docks & Harbors	Docks	Administration	Non-program	531010101	4800-0000	Interest Income in Lawson	(133,372)	[147,237]	(12,902)	(70,000)	-21,300	-21,300	-21,300	48,700	(69.6%)
Docks & Harbors	Docks	Administration	Non-program	531010101	4890-0000	Loss on disposal of assets	136,648	936,527	-	-	-	-	-	-	-
Docks & Harbors	Docks	Administration	Non-program	531010101	4950-0431	Dock projects	-	(3,711)	-	-	-	-	-	-	-
Docks & Harbors	Docks	Administration	Operations	531520101	4300-0000	User fees	(252,435)	(166,376)	(32,072)	(30,000)	-45,000	-310,000	-320,000	(280,000)	933.3%
Docks & Harbors	Docks	Administration	Operations	531520101	4300-0034	Cruiseship Dock Fees	(681,473)	(462,577)	(17,460)	(125,000)	-490,000	-700,000	-710,000	(575,000)	460.0%
Docks & Harbors	Docks	Administration	Operations	531520101	4300-0035	Maintenance Port Fees	(708,551)	(514,412)	-	(175,000)	-555,000	-720,000	-730,000	(545,000)	311.4%
Docks & Harbors	Docks	Administration	Operations	531520101	4410-0000	Permit revenues	(378,168)	-	-	-	-	-	-	-	-
Docks & Harbors	Docks	Administration	Operations	531520101	4670-0000	Land lease revenue	-	-	0	-	-	-	-	-	-
Docks & Harbors	Docks	Administration	Operations	531520101	4800-0000	Interest Income in Lawson	148	(55,000)	-	-	-	-	-	-	-
Docks & Harbors	Docks	Administration	Operations	531520101	4950-0225	Marine passenger fee	(457,600)	(55,500)	(97,536)	(448,500)	-448,500	-448,500	-448,500	-	0.0%
Docks & Harbors	Docks	Administration	Operations	531520101	4950-0232	Port Development	-	(358,500)	-	-	-	-	-	-	-
Docks & Harbors	Docks	Administration	Operations	531520101	4950-0233	State Marine Passenger Fee	-	-	(350,964)	-	-	-	-	-	-
Total							(2,474,803)	(771,284)	(510,934)	(848,500)	(1,559,800)	(2,199,800)	(2,229,800)	(1,351,300)	

## 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	1,904,500	1,909,700
Commodities and Services	1,432,100	1,680,100	1,682,100	2,020,800	2,059,700
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>4,666,200</b>	<b>4,711,100</b>
<b>FUNDING SOURCES</b>					
Charges for Services	2,791,900	3,000,000	2,825,000	3,105,000	3,105,000
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>4,702,600</b>	<b>4,712,600</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	232,300	647,900	647,900	930,700	967,100
Increase (Decrease) in Fund Balance	415,600	24,500	282,800	36,400	1,500
<b>End of Period Available</b>	<b>\$ 647,900</b>	<b>672,400</b>	<b>930,700</b>	<b>967,100</b>	<b>968,600</b>
<b>STAFFING</b>					
	16.33	16.33	16.33	16.83	16.83

Division	Program	Component	Accounting Unit	Account Code	Account Description	FY2019 Actuals	FY2020 Actuals	FY2021 Actuals	FY2022 Amended	FY2022 Projected Actuals	FY2023 Proposed	FY2024 Proposed	Change Amount	Change Percent
Harbors	Administration	Non-program	530010101	5950-0430	Transfers Out - Harbor projects		155,000						-	
Harbors	Administration	Non-program	530010101	7500-5881	Depr Building	2,144,856	2,186,216	2,165,708					-	
Harbors	Administration	Non-program	530010101	7500-5882	Depr Equipment	49,628	47,382	43,042					-	
Harbors	Administration	Non-program	530010101	7500-5883	Depr Infrastructure	590,474	1,322,620	1,599,914					-	
Harbors	Administration	Operations	530510101	5110-0000	Salaries	1,045,853	992,992	885,094	1,157,200	1,134,700	1,173,200	1,177,200	16,000	1.4%
Harbors	Administration	Operations	530510101	5111-0000	Overtime	52,885	59,204	29,920	40,000	40,000	40,000	40,000	-	0.0%
Harbors	Administration	Operations	530510101	5116-0000	Accrued leave	123,699	117,249	112,825	-	-	-	-	-	-
Harbors	Administration	Operations	530510101	5120-0000	Benefits	594,230	571,215	525,594	658,900	583,500	672,900	674,100	14,000	2.1%
Harbors	Administration	Operations	530510101	5130-0000	Workers compensation	13,700	13,700	18,900	18,900	18,900	18,400	18,400	(500)	(2.6%)
Harbors	Administration	Operations	530510101	5200-0000	Business travel	897	-	-	1,500	1,500	5,100	5,100	3,600	24.0%
Harbors	Administration	Operations	530510101	5201-0000	Mileage	967	707	305	1,000	800	800	800	(200)	(0.6%)
Harbors	Administration	Operations	530510101	5202-0000	Travel and training	12,909	7,471	4,518	15,400	13,700	15,500	7,600	100	0.6%
Harbors	Administration	Operations	530510101	5205-0000	Contractual training	2,309	1,044	2,200	2,500	2,500	2,500	2,500	-	0.0%
Harbors	Administration	Operations	530510101	5310-0000	Telephone	24,674	25,059	19,745	20,000	20,000	20,600	20,700	600	3.0%
Harbors	Administration	Operations	530510101	5310-0000	Printing	4,697	7,024	3,767	7,000	4,000	4,000	4,000	(3,000)	(42.9%)
Harbors	Administration	Operations	530510101	5322-0000	Advertising	648	1,027	1,383	1,100	1,500	1,500	1,500	400	36.4%
Harbors	Administration	Operations	530510101	5330-0000	Rents	11,083	12,367	10,861	35,000	40,000	240,000	240,000	205,000	585.7%
Harbors	Administration	Operations	530510101	5332-0000	Electricity	105,627	143,063	128,690	140,000	130,000	140,000	140,000	-	0.0%
Harbors	Administration	Operations	530510101	5333-0000	Fuel oil & propane	27,979	24,134	22,697	30,000	25,000	25,800	26,800	(4,200)	(14.0%)
Harbors	Administration	Operations	530510101	5334-0000	Refuse disposal	196,155	212,530	198,977	200,000	200,000	206,000	212,000	6,000	3.0%
Harbors	Administration	Operations	530510101	5335-0000	Water service	24,828	21,101	30,069	30,000	30,100	30,900	30,900	900	3.0%
Harbors	Administration	Operations	530510101	5336-0000	Wastewater service	10,662	9,355	8,897	11,000	10,000	11,000	11,000	-	0.0%
Harbors	Administration	Operations	530510101	5340-0000	Repairs	36,669	66,623	124,328	185,000	200,000	200,000	200,000	15,000	8.1%
Harbors	Administration	Operations	530510101	5341-0000	Electronic repairs	628	-	1,107	1,000	1,100	1,100	1,100	100	10.0%
Harbors	Administration	Operations	530510101	5342-0000	Maintenance contracts	-	112	-	-	-	-	-	-	-
Harbors	Administration	Operations	530510101	5344-0000	Maintenance - buildings	769	-	-	-	-	-	-	-	-
Harbors	Administration	Operations	530510101	5345-0000	Building Maint Division Charges	29,827	32,600	53,300	59,400	60,800	56,600	57,600	(2,800)	(4.7%)
Harbors	Administration	Operations	530510101	5347-0000	Maintenance - software	3,271	-	-	3,500	3,500	3,500	3,500	-	0.0%
Harbors	Administration	Operations	530510101	5350-0000	Landscape Division Charges	36,000	36,000	36,000	36,000	36,000	35,500	35,500	(500)	(1.4%)
Harbors	Administration	Operations	530510101	5360-0000	Equipment rentals	4,800	433	3,262	5,500	5,000	5,500	5,500	-	0.0%
Harbors	Administration	Operations	530510101	5361-0000	Fleet equipment maintenance	43,754	39,791	41,450	52,000	52,000	64,800	65,400	12,800	24.6%
Harbors	Administration	Operations	530510101	5362-0000	Fleet replacement reserve	20,000	20,000	20,000	20,000	25,000	40,000	40,000	15,000	60.0%
Harbors	Administration	Operations	530510101	5363-0000	Equipment maint - non-fleet	14,331	5,074	3,647	1,000	3,500	3,800	4,000	2,800	280.0%
Harbors	Administration	Operations	530510101	5370-0000	Spec & Prop	110,637	113,092	120,803	124,800	124,800	203,500	237,900	78,700	63.1%
Harbors	Administration	Operations	530510101	5375-0000	General Liab, Auto & EE Pract	5,200	5,150	8,200	8,200	8,200	1,300	1,300	(6,900)	(84.1%)
Harbors	Administration	Operations	530510101	5380-0000	Dues and subscriptions	2,907	2,812	3,017	6,500	7,500	7,500	7,500	1,000	15.4%
Harbors	Administration	Operations	530510101	5389-0000	Fleet gasoline	15,486	11,903	11,556	14,000	14,000	14,500	15,000	500	3.6%
Harbors	Administration	Operations	530510101	5390-0000	Contractual services	244,947	233,706	197,208	295,630	295,000	300,000	300,000	4,370	1.5%
Harbors	Administration	Operations	530510101	5394-0000	Full Cost Allocation	193,200	193,200	215,400	195,800	195,800	206,200	206,200	10,400	5.3%
Harbors	Administration	Operations	530510101	5397-0000	Bank card fees	62,268	80,360	80,483	80,500	80,500	83,000	86,000	2,500	3.1%
Harbors	Administration	Operations	530510101	5480-0000	Office supplies	3,914	5,183	4,661	5,300	5,000	5,000	5,000	(300)	(5.7%)
Harbors	Administration	Operations	530510101	5481-0000	Postage and parcel post	6,808	4,847	5,207	5,000	5,300	5,300	5,300	300	6.0%
Harbors	Administration	Operations	530510101	5488-0000	Uniforms and safety equipment	8,794	5,588	5,540	10,000	10,000	10,000	10,000	-	0.0%
Harbors	Administration	Operations	530510101	5490-0000	Materials and commodities	49,783	43,037	53,706	50,000	50,000	50,000	50,000	-	0.0%
Harbors	Administration	Operations	530510101	5491-0000	Safety programs and equipment	6,508	6,628	3,944	8,000	8,000	8,000	8,000	-	0.0%
Harbors	Administration	Operations	530510101	5494-0000	Loss contingency	-	1,000	1,000	1,000	1,000	1,000	1,000	-	0.0%
Harbors	Administration	Operations	530510101	5496-0000	Minor equipment	8,032	7,277	6,839	8,000	8,000	8,000	8,000	-	0.0%
Harbors	Administration	Operations	530510101	5497-0000	Minor furniture and fixtures	2,388	372	330	3,000	1,500	1,500	1,500	(1,500)	(50.0%)
Harbors	Administration	Operations	530510101	5498-0000	Minor Software	-	-	-	1,500	1,500	1,500	1,500	-	0.0%
Harbors	Administration	Operations	530510101	5510-0000	Vehicles and equipment	11,858	-	-	-	-	-	-	-	-
Harbors	Administration	Operations	530510101	5820-0000	Interest and service charges	(6,439)	-	-	-	-	-	-	-	-
Harbors	Administration	Operations	530510101	7005-0000	Reimbursable Expense - External	(150)	-	-	-	-	-	-	-	-
Harbors	Convention	Operations	530510401	5330-0000	Rents	650	3,975	-	-	-	-	-	-	-
Harbors	Convention	Operations	530510401	5390-0000	Contractual services	2,635	35,950	-	-	-	-	-	-	-
Harbors	Convention	Operations	530510401	5490-0000	Materials and commodities	256	7,774	-	-	-	-	-	-	-
Harbors	Debt Service	2015-II Refunding2007-	530510106	5810-0000	Principal	380,000	395,000	415,000	435,000	435,000	460,000	470,000	25,000	5.7%
Harbors	Debt Service	2015-II Refunding2007-	530510106	5820-0000	Interest and service charges	266,307	251,325	241,736	302,600	302,600	280,900	271,700	(21,700)	(7.2%)
Total						6,604,800	7,559,268	7,469,830	4,292,730	4,196,800	4,666,200	4,711,100	373,470	

Department	Division	Program	Component	Accounting Unit	Account Code	Account Description	FY2019 Actuals	FY2020 Actuals	FY2021 Actuals	FY2022 Amended	FY2022 Projected Actuals	FY2023 Proposed	FY2024 Proposed	Change Amount	Change Percent
Docks & Harbors	Harbors	Administration	Non-program	530010101	4700-0000	Cash over/short	0							-	-
Docks & Harbors	Harbors	Administration	Non-program	530010101	4799-0000	Miscellaneous revenue	(9)	(1,035)	(2,135)					-	-
Docks & Harbors	Harbors	Administration	Non-program	530010101	4800-0000	Interest income in lawson	(145,201)	(158,444)	(26,143)	(52,500)	(27,600)	(27,600)	(27,600)	24,900	(47.4%)
Docks & Harbors	Harbors	Administration	Non-program	530010101	4890-0000	Loss on disposal of assets	30,700	-	263,364					-	-
Docks & Harbors	Harbors	Administration	Non-program	530010101	4950-0219	CARES Relief		(26,912)						-	-
Docks & Harbors	Harbors	Administration	Non-program	530010101	4950-0430	Harbor projects	(905)	-	(270)					-	-
Docks & Harbors	Harbors	Administration	Operations	530510101	4013-0000	State shared revenues	(447,875)	(409,173)	(391,373)	(300,000)	(407,000)	(350,000)	(350,000)	(50,000)	16.7%
Docks & Harbors	Harbors	Administration	Operations	530510101	4030-0000	Federal grant revenue				(24,730)				24,730	(100.0%)
Docks & Harbors	Harbors	Administration	Operations	530510101	4300-0000	User fees	(2,875,593)	(3,065,755)	(2,841,192)	(3,075,000)	(2,900,000)	(3,180,000)	(3,180,000)	(105,000)	3.4%
Docks & Harbors	Harbors	Administration	Operations	530510101	4410-0000	Permit revenues		(1,283)	(5)	(130,000)	(350,000)	(350,000)	(350,000)	(220,000)	169.2%
Docks & Harbors	Harbors	Administration	Operations	530510101	4450-0001	Minor Violations	(15,370)	(12,295)	(7,445)	(10,000)	(10,000)	(10,000)	(10,000)	-	0.0%
Docks & Harbors	Harbors	Administration	Operations	530510101	4500-0000	Land sales	(23,780)	-						-	-
Docks & Harbors	Harbors	Administration	Operations	530510101	4570-0000	Land lease revenue	(886,389)	(925,733)	(855,398)	(800,000)	(860,000)	(860,000)	(870,000)	(60,000)	7.5%
Docks & Harbors	Harbors	Administration	Operations	530510101	4720-0000	Bad debts	142,185	58,223	51,448	75,000	75,000	75,000	75,000	-	0.0%
Docks & Harbors	Harbors	Administration	Operations	530510101	4799-0000	Miscellaneous revenue				-				-	-
Docks & Harbors	Harbors	Administration	Operations	530510101	4800-0402	AR interest and fines	(5,389)	(3,956)	(4,127)	-				-	-
Docks & Harbors	Harbors	Convention	Operations	530510401	4110-0000	Donation revenues		(6,549)						-	-
Docks & Harbors	Harbors	Convention	Operations	530510401	4300-0000	User fees								-	-
Docks & Harbors	Harbors	Convention	Operations	530510401	4420-0000	Fee revenues		(38,690)						-	-
Total							(4,227,625)	(4,597,601)	(3,813,275)	(4,317,230)	(4,479,600)	(4,702,600)	(4,712,600)	(385,370)	

# 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 Charge.

...

(j) 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—keep the fee(s) the same as the previous fiscal year.

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

### 05 CBJAC 15.040 Port maintenance fee

...

(f) 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—keep the fee(s) the same as the previous fiscal year.

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

### 05 CBJAC 15.060 Vessel Lightering fees

...

(f) 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—keep the fee(s) the same as the previous fiscal year.

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

**05 CBJAC 15.080 Loading permit 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 for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may—by motion—keep the fee(s) the same as the previous fiscal year.

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

**05 CBJAC 15.110 Boom truck services**

...

(c) *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—keep the fee(s) the same as the previous fiscal year.

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

**05 CBJAC 20.020 Special annual moorage 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 fee 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 for the calendar year preceding the start of the calendar year. The Docks and Harbors Board may—by motion—keep the fee(s) the same as the previous year.

**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, ~~2013~~ 2021 through June 30, ~~2014~~ 2022, ~~\$0.53~~ \$0.58 per foot; and

(2) *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—keep the fee(s) the same as the previous fiscal year.

~~(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~~

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

...

(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, 2022 ~~2016~~ to June 30, 2023 ~~2017~~: \$4.25 per foot.

(2) *Statter Harbor.* From July 1, 2022 ~~2016~~ to June 30, 2023 ~~2017~~: \$7.15 per foot.

(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—keep the fee(s) the same as the previous fiscal year.

~~(e) *Moorage fee adjustment.* Each moorage year, beginning July 1, 2017, the moorage rates at the Statter and Downtown Harbors will be adjusted by an amount equal to the change in the Downtown harbors moorage rate when 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.~~

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

...

(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 for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may—by motion—keep the fee(s) the same as the previous fiscal year.

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

...

(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—keep the fee(s) the same as the previous fiscal year.

**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 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 for the calendar year preceding the start of the calendar year. The Docks and Harbors Board may—by motion—keep the fee(s) the same as the previous year.

**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 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 for the calendar year preceding the start of the calendar year. The Docks and Harbors Board may—by motion—keep the fee(s) the same as the previous year.

**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 2015 permit: \$300.00 per vessel plus \$1.25 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity. Calendar year 2016 permit: \$400.00 per vessel plus \$1.50 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity. Calendar year 2017 permit: \$500.00 per vessel plus \$1.50 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity.
  - (2) Each calendar year after 2017, a fee equal to the previous year's fee adjusted by the Anchorage Consumer Price Index (CPI) as reported by the Alaska Department of Labor for the calendar year preceding the start of the moorage year, rounded to the nearest \$1.00 for the vessel permit and nearest \$0.10 per passenger, unless the docks and harbors board takes action to keep the fee the same as the previous year.
  - (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 2015 permit: \$50.00 per vessel plus \$1.00 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity. Calendar year 2016 permit: \$100.00 per vessel plus \$1.25 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity. Calendar year 2017 permit: \$150.00 per vessel plus \$1.50 per passenger each calendar day that one or more facilities is used for passenger-for-hire activity.
  - (2) Each calendar year after 2017, a fee equal to the previous year's fee adjusted by the Anchorage Consumer Price Index (CPI) as reported by the Alaska Department of Labor for the calendar year preceding the start of the moorage year, rounded to the nearest \$1.00 for the vessel permit and nearest \$0.10 per passenger, unless the docks and harbors board takes action to keep the fee the same as the previous year.
  - (3) No charge for non-profit use when approved by the Harbormaster on a case-by-case basis.
- (f) *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 for the calendar year preceding the start of the calendar year. The Docks and Harbors Board may—by motion—keep the fee(s) the same as the previous year.

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

**05 CBJAC 20.090 Statter lower parking lot permit fee**

...

(d) 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 for the calendar year preceding the start of the calendar year. The Docks and Harbors Board may—by motion—keep the fee(s) the same as the previous year.

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

**05 CBJAC 20.100 Grid usage fees**

...

(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—keep the fee(s) the same as the previous fiscal year.

**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 for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may—by motion—keep the fee(s) the same as the previous fiscal year.

**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 for the calendar year preceding the start of the fiscal year. The Docks and Harbors Board may—by motion—keep the fee(s) the same as the previous fiscal year.

**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 for the calendar

year preceding the start of the fiscal year. The Docks and Harbors Board may—by motion—keep the fee(s) the same as the previous fiscal year.

**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 for the calendar year preceding the start of the calendar year. The Docks and Harbors Board may—by motion—keep the fee(s) the same as the previous year.

**Section 21. Amendment of Section.** 05 CBJAC 30.010 is amended to read:  
**05 CBJAC 30.010 Shorepower access fees**

- ...
- (j) 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—keep the fee(s) the same as the previous fiscal year.

**Section 22. Amendment of Section.** 05 CBJAC 40.010 is amended to read:  
**05 CBJAC 40.010 General moorage management policy**

- ...
- (j) 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—keep the fee(s) the same as the previous fiscal year.

**Section 23. 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—keep the fee(s) the same as the previous fiscal year.

**Section 24. 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 **January XX**, 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: \_\_\_\_\_

\_\_\_\_\_  
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: \_\_\_\_\_

\_\_\_\_\_  
Robert H. Palmer III  
Municipal Attorney

### Assembly Review

These regulations were presented to the Assembly at its meeting of \_\_\_\_\_. They were adopted by the Assembly.

Date: \_\_\_\_\_

\_\_\_\_\_  
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 \_\_\_\_:\_\_\_\_ a.m./p.m. on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.
- (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: \_\_\_\_\_.

Date: \_\_\_\_\_

\_\_\_\_\_

At the last Finance Sub-Committee meeting (12/22/2021), board members were asked to brainstorm ideas to generate additional revenue in light of anticipated short falls in harbor enterprise funding. Although any rate increase can be painful to our users, and we should be sensitive to this, I would like to present an argument for instituting a permanent moorage surcharge for Statter Harbor. **Specifically, I would like to propose that we add a 25% surcharge for permanent moorage at Statter Harbor in addition to regular moorage rates.** Below is some information and reasoning to support this proposal.

- 1.) **Possession of a permanent slip offers multiple benefits over transient moorage, and costs should reflect this.**
  - a. Users of permanent slips have guaranteed moorage even on the most congested harbor days. This is an especially valuable benefit considering that on many weekends in the summer, transient users are forced to tie to the outside of the breakwater or even anchor in the bay due to lack of available moorage. This has led some users to forgo taking trips on weekends due to the fear that they will not have a spot to tie to when they return.
  - b. Slips are easier for boat operators to enter than parallel parking on the main fingers.
  - c. Users of permanent slips are not subject to rule that they must move their boats every 10 days.
  - d. Permanent slips have year-round water.
  - e. Permanent slips are closer to the harbor office and more visible, which may offer a security benefit.
  - f. Permanent slips are closer to the gangways. This makes for easier access and easier gear transportation.
  - g. Permanent slips likely have less wind and wave/swell action due to closer proximity to shore and greater distance from the breakwater.
- 2.) **Demand greatly outstrips supply for permanent slips in Statter Harbor.** There are currently 63 patrons on the 32-foot waitlist for stalls, while the next-in-line patron has been on the waitlist for almost 7 years (since 3/2/15). There are 48 patrons on the 42-foot waitlist for stalls, while the next-in-line patron has been on the list for approximately 7.5 years (since 8/6/14). It seems likely that these figures actually understate demand for permanent slips. Many users who would otherwise be interested in a permanent slip may not sign-up on the waitlist due to the apparent difficulty in ever attaining a permanent slip. Laws of supply and demand suggest that our demand can support this relatively modest surcharge. In personal conversations with patrons in the harbor, I have spoken people who say they would be willing to pay double the current rate for the privilege of permanent moorage.
- 3.) **In the current system, patrons with permanent slips have the opportunity to pay less in total harbor fees than those in transient moorage.** This is because electricity is metered in the permanent slips, while it is paid on a flat rate in transient. As an example, a non-liveaboard in transient who is hooked up to electricity will pay \$54 as a flat rate in the summer, regardless of how much electricity is being used. Many of those in transient are primarily using their power hook-ups to run trickle chargers to top off their batteries. The user in this example is likely using significantly less electricity than they are paying for. Conversely, a similar user in a permanent slip running a trickle charger to keep batteries charged will be charged only for the power they use, resulting in a total cost savings. The opportunity for users of permanent slips to pay less in total costs does not seem fair when

the same opportunity is not afforded to our transient users. The opportunity for patrons using permanent moorage to pay less in overall fees is especially troubling when the benefits of permanent moorage (listed above) are considered.

- 4.) **If patrons with permanent slips are unwilling or unable to pay the proposed surcharge, there remain opportunities for moorage in the transient section of the harbor.** Although it is important to be sensitive to any additional demands on our patrons' finances, this proposal should not be thought of as "forcing out" current permanent slip holders. There is still moorage in Statter Harbor that is available for all users, and no one will be losing access to the waters north of Juneau if they do not wish to pay the proposed surcharge. Statter Harbor has historically been managed as a transient harbor. Considering the benefits listed above, permanent moorage should be considered a luxury in our current system, and as such should be billed as a luxury.
- 5.) **Based on current rates (pre-rate study), this additional surcharge would generate \$47,367 per year.** It seems likely that the actual additional revenue would be greater than this for two reasons. First, the general moorage rate may increase after our rate study, which would in turn lead to more revenue from the proposed surcharge because it is linked to the general moorage rate. Secondly, these calculations assume that all users pay by the slip size (for instance, a user of a 32' slip would pay for 32 feet). However, this is not the case. Permanent users actually pay for the length of their vessel *or* the length of the slip, whichever is greater. So in fact, the total feet of permanent moorage paid is likely greater than the figures shown below. It may be valuable to move forward with this proposal sooner rather than later so that any additional revenue it provides can be factored into the calculations which our consultants will be making in the rate study.

Slip Size	Total # of slips	Cost per slip per boat per year	Total Revenue from slips per year	Additional Revenue from proposal
Up to 32'	53	32' x \$7.30 per foot x 12 months x 90% (for yearly payment discount) = <b>\$2523 per boat per year</b>	53 x \$2523= <b>\$133,719</b>	\$133,719 x 25%= <b>\$33,294</b>
32-42'	17	42' x 7.30 per foot x 12 months x 90% (for yearly payment discount) = <b>\$3311 per boat per year</b>	17 x \$3311= <b>\$56,292</b>	\$56,292 x 25%= <b>\$14,073</b>
	70		\$133,719 + \$56,292= <b>\$190,011</b>	\$33,294+\$14,073 <b>\$47,367</b>