

POSSIBLE MOTION

I MOVE TO approve Resolution 2017-07A on second and final reading.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

To: Mayor Hunter and Assembly Members

From: Stan Eliason, Harbormaster
Maegan Bosak, Community Affairs Director

Subject: Resolution 2017- 07A Baranof Warm Springs Dock User Fees- **REVISED**

Date: May 16, 2017

The City and Borough of Sitka (CBS) seeks to proactively manage its infrastructure at the Baranof Warm Springs (BWS) townsite. CBS was transferred ownership of the new Baranof dock in October 2016. The cost of maintaining and completing routine and major maintenance will be substantial. Users of the dock, which includes nearly all persons accessing the uplands, will need to pay a share of these costs. CBS identified potential new sources of revenues to include fees for commercial or overnight use of the dock during the summer season or possible year-round dock use fees. Discussions of a dedicated fund for Baranof Warm Springs have occurred but at this time CBS intends to deposit these fees in the CBS Harbor Enterprise Fund.

To pay for the annual Baranof Warm Springs Dock expenses the Harbor Department is implementing new fees for users of the Baranof Warm Springs Dock. This first season local caretakers will periodically send fees collected from the "iron ranger" to Sitka for CBS processing. In the future, a summer caretaker to passively manage the process may be required. Members of the Baranof Property Owners Association (BPOA) have volunteered to help support this collection process.

A CBS dock charge for all vessels moored at the new CBS dock between May 15 and September 15, during the peak visitor season (no fees charged remainder of year unless modified) will be enacted following passing of the resolution. The Iron ranger is in place and signage is available.

Due to limited dock size, vessels longer than 65 feet will be expected to anchor out.

| Vessel length: | Daily Fee | Weekly Fee | Seasonal Fee |
|-----------------------|------------------|-------------------|---------------------|
| Up to 20' | \$10 | \$40 | \$100 |
| 20 to 35' | \$20 | \$80 | \$200 |

| | | | |
|-------------|------|-------|----------------|
| 35 to 50' | \$30 | \$120 | \$300 |
| 50 to 65' | \$40 | \$160 | \$400 |
| Float Plane | \$20 | \$80 | \$200- REVISED |

This is a suggested starting point for fee structure. It attempts to balance a reasonable, non-punitive charge for using the City's new dock without causing hardship and in some cases dissuading users from coming to Baranof. The fees must be high enough to generate needed revenues but not so high that they are considered excessive or unacceptable.

CBS will develop policies to protect the new dock but recognizes enforcement will be difficult. Signage about fees and policies such as not "rafting out" more than three vessels, not obstructing aircraft access, not parking vessels longer than 65 feet at the dock, and maintaining areas for skiffs may be posted, but compliance will remain voluntary.

The Port and Harbors Commission approved the rates on April 12, 2017.

RECOMMENDED ACTION: Pass the resolution.