



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4350 Homer Spit Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum 14-146

TO: MAYOR BETH WYTHE & HOMER CITY COUNCIL
FROM: VESSEL HAUL-OUT TASK FORCE
DATE: SEPTEMBER 22, 2014
SUBJECT: FINAL REPORT

Executive Summary: After careful research, discussion and evaluation the Vessel Haul-Out Task Force presents the following for your consideration.

The need for a vessel haul-out facility of some configuration is highly desired by the commercial fishing fleet; deep v-haul and wide body vessels and barges. The amenities of good weather, ice-free harbor area, marine services and upland facilities make the Port of Homer a very attractive consideration for general maintenance work as well as emergency repair work. During the shoulder months of 2013-2014 in the beach area near Lot TR1-A, approximately seven vessels of various types were hauled out for repairs. Two additional vessels were turned away.

The skilled jobs this created, along with additional income to the Harbor Enterprise fund, was a welcomed economic surge. Because of this unexpected activity the task force was organized to dream about the "what if's". Bottom line is: the perfect all-accommodating haul-out facility is not in the near future for the Homer Harbor because of the tremendous, upfront facility costs. What is feasible is to improve what we have going for us by beefing up the beach mooring system, establishing electrical power hook-up service, and building an environmentally adequate wash-down facility. The task force's research gives up the cost to be about \$650,000.00. The upgrades needed are on the existing CIP list and we recommend prioritizing these projects for this year.

RECOMMENDATION: Approve the CIP beach and harbor improvements as described in CIP Barge Mooring Facility Phase II in the amount of \$105,000.00 with the funding source to be from the general fund balance account. Instruct staff to apply and receive all necessary permits this type of marine activity requires. Further, it is recommended the public involvement is restricted to scheduling and supervising rules and regulations, leaving the balance of the activities to the private sector as an open shop. The task force recommends a tariff rate schedule for this new harbor service to be developed and approved. Finally, instruct staff to write and advertise a Request for Proposal for developing the facility

Background: At the December 4, 2013 meeting of the Port and Harbor Commission, Port Director/Harbormaster Hawkins presented the concept of a vessel haul out facility that is further described in a supporting memorandum. In addition to the commissioners' comments, several members of the community (user groups) identified the need to provide a service to the larger vessels. City Manager Wrede also spoke about the projects potential. The commission requested the City Council form a committee to research the possibilities of a vessel haul-out repair facility.

On January 7, 2014 the City Council adopted Resolution No. 14-015 authorizing the formation of the Vessel Haul-Out Task Force.

The Task Force has held twelve meetings and made one presentation to the Port and Harbor Commission. All meetings were well attended by members of the public and government agencies. The staff members for the City Clerk; Finance; Planning; Public Works and Port and Harbor provided valuable and timely information requested.

Members of the Task Force were selected as a good representation of the user groups and interested parties: Glen Carroll; David Lewis; Ian Pitzman; Mike Stockburger; Mike Pate; Bryan Hawkins and Barbara Howard were appointed by the mayor to serve on the task force.

Recent Haul-Out Activities: During March through May 2014, as many as six large vessels of various types were on the beach area of Lot TR1-A. Tugs, barges, and other fishing vessels were being hauled out on air bags and tractors for maintenance and repair. Economically, this activity was a welcome boom to the shoulder months for all marine trades of the Homer area. Income generated by the mooring for the enterprise fund was approximately \$18,000. This amount is low because we did not have a tariff schedule to reflect the true value of the facility. As many as twenty workers were on-site doing high, wage-earning work. Welders, carpenters, mechanics, painters, and other services were readily working for three months. The restaurants and other businesses noted a welcomed increase to business during this period. The beach area was restored to “better than before” status by May 20th in plenty of time for Parks and Recreation staff to prepare the area for campground use and other recreational activities

Result of Research: As part of our research, we developed and sent out a questionnaire to the user groups of approximately 300 vessel owners/operators. We received 44 replies. Copies of the questionnaire and staff memo of the results are included with this report. The need for such service was once again confirmed.

Management Options: A Business Performance was developed as a guiding tool for our assumptions and timeline. A copy of this document is included as well.