

Session 14-05 a Regular Meeting of the Vessel Haul-Out Task Force was called to order by Chair Howard at 3:35 p.m. on May 5, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Howard, Pate, Stockburger, Hawkins, Pitzman, Lewis, Carroll

ABSENT: Pitzman, Stockburger (both excused)

STAFF: Deputy City Clerk Jacobsen

AGENDA APPROVAL

Chair Howard called for a motion to approve the agenda as presented.

LEWIS/PATE SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF SYNOPSIS

A. April 21, 2014 Meeting Synopsis

Chair Howard called for a motion to approve the meeting synopsis.

LEWIS/HAWKINS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Follow-up Regarding Meeting with Sea Lift Trailer Manufactures (Hawkins)

Harbormaster Hawkins said he spoke to Darrel Krause, his contact with Sea Lift Trailer Manufactures, and found out the company sold and has since been outsourced to China. Mr. Krause is working for another manufacturing company in Washington and would be interested in talking to the group about something suitable for the project. In talking with him about what is going on now, he suggested we would need a trailer that is not self-propelled, and he would be happy to talk to the group if they would like more information.

There was discussion that they seem to be narrowing the scope of need for this project in targeting the 70 to 100 ton deep draft vessels. The wider flat bottom vessels are more easily accommodated with the air bags.

B. Marine Industrial Use and Vessel Haul Out at Tr 1-A (Pier One Lot)

Harbormaster Hawkins reviewed information that helps define the lineage of how we acquired this land. This information was also provided to the Port and Harbor Advisory Commission at their last meeting.

There was discussion that it isn't clear whether the general fund or the port enterprise fund made the initial purchase of the property, but they would like it clarified. They also briefly discussed present uses on the lot and would like clarification of the lot boundaries.

C. Draft Business Plan Outline (Pate)

The task force reviewed the assumptions and projections suggested in the draft outline.

They considered that the \$500,000 outlined in the CIP for the barge mooring facility improvements could encompass the first assumption relating to minimal improvements for the area. They talked a bit about a portion of the haul out ramp being paved to accommodate a trailer.

They addressed the assumption of improving the present location for larger vessels, and that upgrading the road, beach area, and installing drains and catch area should be addressed as a separate assumption. They expressed their agreement to assumption 3 that the city will continue to maintain the ramp area and 4, that the city will administer use, leases and other administrative responsibilities. Another assumption could be the intent that the city won't pull the boats; it would be to privatize the operation, but not exclusively.

In looking at the projections, rebuilding and improving the existing road, improving the pad, and installing a catch system for waste and fluids should be addressed in phase 1.

They considered the notion of a company who may want to utilize the haul out area using their own air bags or equipment. There are several companies who are equipped to do that. A suggestion was that a portion of the area could be used as an “open shop” for people who have their own equipment and an area that is private with authorized contractors to do the work. They also touched on the idea that the city would likely want to have a lease with a company who will pay a set amount and not a percentage of the profit, to ensure income to the city.

Further discussion related to different scenarios of space usage and leasing.

Harbormaster Hawkins commented that they seem to come back to how we are going to manage the yard, so they need to start answering those questions. He said he will bring back some ideas for discussion at the next meeting. He also reiterated that they are not going to have a storage facility and references in the business plan should be reworded to something more appropriate.

They recapped that in the next packet should include a copy of a plat of the area, the November 26th memo from the Harbormaster to the Port and Harbor Commission, the memo with suggestions on how to manage the yard, and the survey response information. If it is possible to find out how much other haul out operations are being subsidized by their port or city, they would like to see that as well.

D. Outline for Report to Port and Harbor Commission and City Council.

The task force talked about different categories of information to include in their reports to the Port and Harbor Commission and City Council.

- Feasibility, including expense to the city versus revenue to the city, anticipated community impacts, both positive and negative
- Why this task force was called to order
- Documentation the group considered in the process
- Yard management plan
- Mitigating impacts of a year round facility

INFORMATIONAL ITEMS

- A. Resolution 14-015, Appointing the Vessel Haul-out Task Force to Review and Make Recommendations on a Large Vessel Haul-Out and Repair Facility at the Port
- B. Task Force Meeting Schedule

COMMENTS OF THE AUDIENCE

Mike Magill, Vice President of Foss Maritime Company, commented that the group has a great opportunity in front of them. He said in listening to the meeting, they have the same discussions about growing their facilities every day. He thinks in general the group will want to consider, for safety and environmental reasons, partnering with one person, because you will still want to have control of the facility. There is a lot of opportunity and a lot of ways to go about it. Foss has shipyards and partnerships all over the world and while he is unsure of the city’s process, Foss would be happy

VESSEL HAUL OUT TASK FORCE
REGULAR MEETING
MAY 5, 2014

to assist with information the group may need in moving forward. He appreciates the meeting being open to the public so they could sit in and listen.

In response to questions, Mr. Magill says they see potential here. Before becoming involved in a project like this they would want to see the facility is permitted. The permitting from outside entities can slow progress down. If there was a facility here he thinks that not only Foss, but other entities would be very interested in partnering on it. His opinion is that in most cases they would not want another partner besides the city and would want to have control of the space for security, environmental, and safety reasons. He agrees with the concept of long term leasing with a set lease rate, and thinks most of the larger players would agree with that. Foss would be look at serving all of the fleet that does not service in Seattle, including the fishing fleet.

COMMENTS OF CITY STAFF

None.

COMMENTS OF THE Task force

Mr. Carroll commented that they need to start making decisions on structure. They have to figure out where to go and how to get there.

Mr. Hawkins said it was a good meeting.

Mr. Pate agreed that it was a good meeting.

Mr. Lewis said we need to figure out what we want to be responsible for.

Chair Howard suggested that they not accept any new information after the June 16th meeting. That would give them two more meetings to get their thoughts set out.

ADJOURN

There being no further business to come before the Task Force the meeting adjourned at 5:03 p.m. The next regular meeting is scheduled for Friday, May 16, 2014 at 3:30 p.m. at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____