

**NOTICE OF MEETING
REGULAR MEETING**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. SYNOPSIS APPROVAL**
 - A. July 25, 2014 Meeting Synopsis **Page 3**
- 6. VISITORS**
- 7. STAFF REPORTS**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. Review of Draft Report to City Council and Power Point Presentation to Port & Harbor Advisory Commission and City Council **Page 7**
- 10. NEW BUSINESS**
- 11. 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 **Page 25**
 - B. Updated CIP requests **Page 27**
 - C. Aerial Picture of Tr. 1-A and the Fishing Lagoon **Page 29**
 - D. Draft Business Performa **Page 31**
 - E. Task Force Meeting Schedule **Page 33**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF CITY STAFF**
- 14. COMMENTS OF THE TASK FORCE**
- 15. ADJOURNMENT NEXT REGULAR MEETING IS SCHEDULED at a Time to be Determined** in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.

Session 14-09 a Regular Meeting of the Vessel Haul-Out Task Force was called to order by Chair Howard at 3:37 p.m. on July 25, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Carroll, Hawkins, Howard, Lewis

ABSENT: Pate, Pitzman, Stockburger (all excused)

STAFF: Deputy City Clerk Jacobsen

AGENDA APPROVAL

Chari Howard called for a motion to approve the agenda.

LEWIS/CARROLL SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

None

RECONSIDERATION

APPROVAL OF SYNOPSIS

A. June 16, 2014 Meeting Synopsis

Chair Howard called for a motion to approve the synopsis.

LEWIS/HAWKINS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION

Motion carried.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. CIP Project Rewrite for Barge Moorage Facility and Large Vessel Haul Out

Harbormaster Hawkins reviewed the CIP information updates for the barge moorage facility project. He added a second phase that has to do with uplands improvements like the wash down pad and the storm water pollution prevention plan; and also rough numbers relating to costs.

The group discussed the layout of the dolphins, power, walkways, permitting, and other aspects of the project.

Harbormaster Hawkins reviewed the CIP information updates for the marine ways large vessel haulout facility. This was challenging to update because initially it was tied to the east harbor expansion. Over time the discussion has changed from a marine ways to a travel lift, but we shouldn't eliminate any of the possibilities, and he has included them all. He has gotten some numbers together for buying a travel lift and building a pier to support it. In looking at the cost it is a broad range range derived from talking to other harbors about their costs.

The group discussed the size of vessels that will be serviced which includes 70 tons and up and logistics in tying in with chip pad as the facility needs grow.

B. Description of Customer Base

Including the survey information with the report will best outline this information.

C. Best Management Practices for the Facilities

Harbor staff and city staff are knowledgeable about permitting and working with industry standards.

D. Draft Report to City Council

The task force reviewed the first draft of the report to council. Suggested amendments included:

- Line 9, change wide body to wide beam
- Line 10, change cargo carriers to barges
- Line 17, change six vessels to seven
- Line 15, changed high paying to skilled marine trades jobs
- Line 25 & 34, correct the cost to match the CIP revisions
- Line 27, strike the paragraph
- Line 38, delete "This plan would not require additional staff or equipment
- Line 65, change months to October, 2013 to May 2014
- Line 71, change to read A small army of workers doing skilled labor each week
- Line 73, change three months to six months

VESSEL HAUL OUT TASK FORCE
REGULAR MEETING
JULY 25, 2014

The group discussed information to include in a power point.

Chair Howard reviewed that the task force will report to the Port and Harbor Advisory Commission at their August 27th meeting and then be prepared for the Council's September 22nd worksession and regular meeting.

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. Barge Moorage Facility Plan
- C. Aerial Picture of Tr. 1-A and the Fishing Lagoon
- D. Draft Business Performa
- E. Task Force Meeting Schedule

COMMENTS OF THE AUDIENCE

Earl Brock commented that he didn't hear any talk about making this a year round activity and he hopes that will be addressed. He sees that there is a need for year round capability and support.

COMMENTS OF CITY STAFF

None

COMMENTS OF THE TASK FORCE

Mr. Carroll commented that the harbor enterprise fund purchased the property where the haul out is taking place, it was zoned marine industrial, and we gave it over to parks and rec who is deriving the income from it.

There was discussion that parks and recreation maintains all of the restrooms on the spit, which is a big deal, especially as new restrooms are being built. It was also clarified that there wasn't an enterprise fund when the land was initial purchased, harbor money and city money was used to acquire the land in the early 80's.

Harbormaster Hawkins said he would work to have a rough draft of a power point ready for August 8.

Mr. Lewis said he was going to suggest including a history of the property in the power point, but thinks it would add too much controversy to everything. There are many urban myths about how that land came about and who paid for it.

Chair Howard commented that she wished the rest of the group would have been here, they got a lot done this meeting. She will work on updating the draft report for the next meeting.

ADJOURN

VESSEL HAUL OUT TASK FORCE
REGULAR MEETING
JULY 25, 2014

There being no further business to come before the Task Force the meeting adjourned at 5:15 p.m. The next regular meeting is scheduled for Friday, August 8, 2014 at 3:30 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____

1 Date: September 22, 2014
2 TO: Mayor and City Council
3 From: Vessel Haul-Out Task Force
4 Subject: Final Report

DRAFT #2

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

8 The need for a vessel haul-out facility of some configuration is highly
9 desired by the commercial fishing fleet; deep v-haul and wide **beam**
10 vessels and **barges**. The amenities of good weather, ice free harbor
11 area, marine services and upland facilities make the Port of Homer a
12 very attractive consideration for general maintenance work as well as
13 emergency repair work. During the shoulder months of 2013-2014 the
14 beach area near lot **TR 1** approximately **seven** vessels of various types
15 were hauled out for repairs. **Two additional vessels were turned**
16 **away**. The skilled jobs this created ,along with additional income to the
17 Harbor Enterprise fund, was a welcomed economic surge. Because of
18 this unexpected activity the task force was energized to **dream** about
19 “what if”. Bottom line is; the perfect all accommodating haul-out facility
20 is not in the near future for the Homer harbor because of the
21 tremendous costs. What is feasible is to improve what we have going
22 for us by beefing up the mooring system; establishing electrical power
23 hook-up service and building an enviromently adequate wash-down

24 facility. The task force's research gives up the cost to be about
25 **\$650,000.00**. The upgrades needed are on the existing CIP list and we
26 recommend prioritizing these projects for this year.

27 ~~The downside to this limited approach is the deep v-haul and wide body~~
28 ~~vessels cannot be effectively lifted out of the water using the existing air~~
29 ~~bag technology. They require a mobile lift system and upland facilities~~
30 ~~and those are the big ticket items.~~

31 **Additional work that will need to be developed, if this concept is**
32 **approved, would be "best practice plan" and operational**
33 **procedures.**

34
35 RECOMMENDATION: Approve the CIP beach and harbor
36 improvements as described in CIP **Barge Mooring Facility Phase I in**
37 **the amount of \$105,000 from the enterprise depreciation fund. This**
38 **phase would be for design, engineering and permitting work.**
39 **Phase II in the amount of \$500,000 be funded as a loan from the**
40 **city's general fund balance to the harbor enterprise fund.** Instruct
41 staff to apply and receive all necessary permits this type of marine
42 activity requires. Further it is recommended the city's involvement be
43 restricted to scheduling and supervising rules and regulations leaving
44 the balance of the activities to the private sector as an open shop. This
45 ~~plan would not require additional staff or equipment.~~ **Finally, the task**

46 **force recommends tariff rate schedule for this new harbor service**
47 **be developed and approved.**

48

49 **Background:**

50 At the December , 2013 meeting of the Port and Harbor Commission,
51 Harbor Master Hawking presented the concept of a vessel haul out
52 facility that is further described in Memorandum **dated November 26,**
53 **2013.** In addition to the commissioners comments, several members of
54 the community (user groups) identified the need to provide a service to
55 the larger vessels. City Manager, Wrede, also spoke about the projects
56 potential. The commission requested the city council form a committee
57 to research the possibilities of a vessel haul-out repair facility.

58

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

61

62 The Task Force has held eleven meetings and made one presentation
63 to the Port and Harbor Commission. All meetings were well attended by
64 members of the public and government agencies. The staff members
65 for the city clerk; finance; planning; public works and harbor master
66 provided valuable and timely information requested.

67 Members of the Task Force were selected as a good representation of
68 the user groups and interested parties: Glen Carroll; David Lewis; Ian

69 Pitzman; Mike Stockburger; Mike Pate; Brian Hawkins and Barbara
70 Howard were appointed by the mayor to serve on the task force.

71 **Recent Haul-Out Activities**

72 **From October, 2013 – May, 2014** as many as seven large vessels of
73 various types were on the beach area of **Lot TRI**. Tugs, barges and
74 other fishing vessels were being hauled out on air bags and tractors for
75 maintenance and repair. Economically this activity was a welcome boom
76 to the should months for all marine trades of the Homer area. Income
77 generated by the mooring for the enterprise fund was approximately
78 **\$\$\$\$**. **A small army** of workers **were** on site doing skilled work.

79 Welders; carpenters; mechanics; painters and other **marine** services
80 were readily working for **six** months. The **marine trade services** and
81 other businesses noted a welcome increase to business during this
82 period. The beach area was restored to “better than before” status by
83 May 20 in plenty of time for the staff to prepare the area for camp
84 ground use and other recreational activities.

85

86 **Result of Research**

87 As part of our research we developed and sent out a questionnaire to
88 the user group of approximately 300 vessel owner/operators. We
89 received 44 replies. A copy of the questionnaire; the replies and staff
90 summary are included with this report. The need for such service was
91 once again confirmed.

92 **Management Options:**

93 A business performance was as developed as a guiding tool for our

94 assumptions and time line. A copy of this document is included as well.

95 **Environmental Issues:**

96 **Costs:**

97 **Resources:**

98 Wrangle Economic Study-Northern Economics

99 Kachemak Marine Haul Out Services, LLC

100 CIP: Barge Moorage Facility 2014-2019

101 CIP:

102 Letter to vessel owners regarding questionnaire –April 4, 2014

103 Resolution No. 14-015

104 Aerial photos of beach area

105 Research on haul-out yard management options

106 Port of Townsend ship yard data

107 Kodiak boatyard data

108 Valdez small boat harbor fee schedule

109 Seward Marine Industrial Center Report

110 Corp of Engineers letter of March 2, 2012

111 Minutes of Port and Harbor Advisory Commission December 4, 2013

112 Minutes of all task force meetings

Vision

Homer is in the business of boats!

Safe moorings

New Construction

Repair/Maintenance

It has been a long term goal of the Port and Harbor Enterprise and the vessel owners to be able to haulout large vessels (over 70 displacement tons) for repair and maintenance here in Homer.

Who

- Our regular home port fleet includes a large number of boats that have to go to other communities or even other States for their vessels haulout maintenance/repair needs. For years large vessel owners have reported to us their frustration in having to spend their maintenance dollars on logistics and lodging for an out of town yard visit rather being able to spend those dollars locally on the actual project.
- We also heard from many new large vessel customers that answered our market survey expressing interest in hauling out for maintenance in Homer.
- Barge owners and large landing crafts represent a possible niche market opportunity for Homer in that because of these vessels large beam, there is only one other location in the central gulf capable of pulling them from the water.
- Homer has a very well established marine trades support industry already serving our fleet but the tradesmen/woman are frustrated at seeing these maintenance dollars leave town.

What does a haulout/repair facility do?

In short facilitating the removal of vessels from the water onto level ground for the purpose of maintenance and repair to the vessel.

Yard management is normally handled in two ways, either as an open yard where vessel owners are allowed to work on their own vessels or as a closed yard where the yard management provides all the personnel required to perform the required work on the vessel.

Where

- The haulout task force has identified two possible locations for vessel haulout. Lot 12 the (Chip Pad) and or a portion of lot TR-1-A (the camp ground behind Pier One)

When

- The truth is that it's already began!
- During the winter of 2013/14 seven large vessels were removed from the bay at the Pier one campground location using pneumatic airbags.
- Vessel owners managed their maintenance/repair projects using their own employees, and both local and out of town skilled labor.
- The campground was returned to parks and recreation prior to Memorial day in better than before condition, vessels returned to work at sea, and local tradesmen and woman added yet more vessel owners to their clientele list.

How

- There are several methods in use for hauling large vessels from the water.
- Sling lift type machines
- Marine Ways
- Trailers
- Pneumatic airbags

Process

The City Council of Homer formed and appointed a task force to review and then make recommendations on a large vessel haulout and repair facility in Homer.

What has the haulout task force been doing?

- Since being formed the task force has met ?? In public meetings to work this important issue.
- Developed a business Performance
- Reviewed, costs, methods, and requirements of Marine ways, sling lift machines, trailers, and Pneumatic airbags.
- Reviewed vessel repair yard management methods (open yards and closed yards) used in Port Townsend WA., Wrangell, Valdez, Seward, and Kodiak.
- Discussed preferred locations on the Spit.

Operating costs

- What would the up front cost be to the Enterprise for the various haulout options?
- What are the staffing requirements?
- What are the maintenance and replacement costs?
- Sling lift, 6mill and two full time employees for seven day a week operations with part time employees to cover the peak use times
- Ships ways to the chip pad 6 to 10 mill? Two full time, along with contract divers and part time employees on haulout days.
- Large vessel trailer, the task force was not able to locate a manufacturer that could supply a machine capable of performing this task.
- Pneumatic airbags, contractor and or vessel owner supplied and staffed. No operational costs to the Enterprise.
- All the above methods including the airbags will require yard management.

Operations costs continued

- Open yard management method will require staff time for scheduling, oversight, and fee collections.
- The closed yard management method would require much less staff time as the contractor managing the facility would be required to take care of the leg work.

CIP projects that support vessel haulout and repairs in Homer.

- Barge Mooring Facility
- Marine Ways Large Vessel Haulout Facility

Recommendations

- Due to cost considerations to the Enterprise and the current level of Enterprise reserves project spending. The task force recommends continuing to facilitate the Pneumatic air bag vessel haulout operations to the Pier One campground location. Further we recommend that Staff work to develop and establish a haulout and repair yard management plan along with a fee schedule for this activity.
- The task force recommends changing the barge mooring CIP to show the uplands improvements as being Phase 1 and pilings and bollards being phase 2. However, the task force recommends no large capital spending for this project until after the operation has been in place for at least one more year so that we can determine what the real needs are.

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/Port and Harbor
4 Advisory Commission

5 **RESOLUTION 14-015**
6

7 A RESOLUTION OF THE HOMER CITY COUNCIL APPOINTING A
8 TASK FORCE TO REVIEW AND MAKE RECOMMENDATIONS ON A
9 LARGE VESSEL HAUL-OUT AND REPAIR FACILITY AT THE PORT.
10

11 WHEREAS, The Port and Harbor Advisory Commission has discussed the possibility of
12 a vessel haul-out and repair facility at the port; and
13

14 WHEREAS, There are options of building a vessel haul-out and repair facility that is
15 either privately owned or enterprise-owned; and
16

17 WHEREAS, The benefits and challenges of building such a facility can be explored in
18 more detail by a task force; and
19

20 WHEREAS, A task force can review and discuss all facets of a vessel haul-out and repair
21 facility and provide recommendations to Council.
22

23 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council supports the
24 establishment of a task force to review and make recommendations on a large vessel haul-
25 out and repair facility.
26

27 BE IT FURTHER RESOLVED that the committee will consist of seven members, two
28 representatives from the Homer City Council (to be appointed by the Mayor and approved by
29 the Council), the Harbormaster, two members from the Port and Harbor Advisory
30 Commission (to be selected by the Port and Harbor Advisory Commission), and two members
31 of the marine trades. Other staff members will provide administrative and consultative
32 support as requested by the task force or directed by the City Manager.
33

34 BE IT FURTHER RESOLVED that the task force will establish its own work schedule,
35 provide a recommendation to Council no later than October 1, 2014, and shall be disbanded
36 when the scope of work is complete.
37

38 BE IT FURTHER RESOLVED that the City Clerk is authorized to advertise for parties
39 interested in serving as representatives of the marine trades.
40
41

42 PASSED AND ADOPTED by the Homer City Council this 13th day of January, 2014.

43

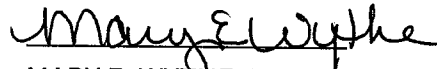
44

CITY OF HOMER

45

46

47


MARY E. WYTHE, MAYOR

48

49

50 ATTEST:


51

52

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54

55



JO JOHNSON, MMC, CITY CLERK

56

57

Fiscal Note: Staff time and advertising costs.

58

59



Barge Mooring Facility

Project Description & Benefit: Constructing a barge mooring facility at Lot TR 1A (east of the Nick Dudiak Fishing Lagoon) will meet the growing freight needs of existing Homer businesses and attract additional large vessel business. Phase 1 of the mooring facility will consist of a row of piles driven perpendicular to the beach that extend down through the tidal area in conjunction with a stern anchoring system and bollards above the high water line. This will provide secure moorings for vessels that cannot currently be accommodated within the harbor's basin due to lack of space. Phase 2 includes uplands support facilities such as a wash down pad and stormwater pollution prevention plan (SWPPP). The project is a response to requests from vessel owners and managers seeking safe moorage and uplands haulout area for large shallow draft vessels.

Total Project Cost (2014): \$1,850,000

Phase 1 - Pilings and Bollards

Design/Engineering/Permitting/Geotechnical (2015): \$250,000

Construction - (2016): \$1,000,000

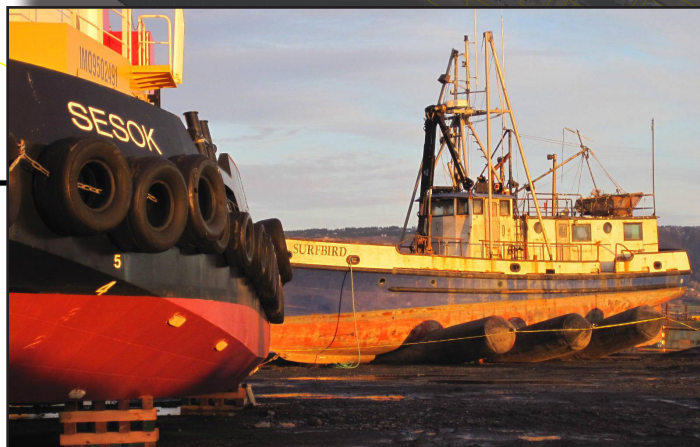
Phase 2 - Uplands Improvements

Design/Engineering/Permitting (2018): \$105,000

Construction - (2019): \$495,000



Site of proposed barge mooring facility



A ramp has been 'roughed in' at the site of the barge mooring facility allowing for the Sesok and Surfbird, pictured left, to undergo winter repairs in Homer. The proposed improvements would greatly expand the capacity of the Homer Port for large vessel haul out and maintenance.



Marine Ways Large Vessel Haulout Facility

Project Description & Benefit: This project will construct a “marine ways” facility for hauling out large vessels (over 70 tons) for dry-dock, maintenance, inspection, and repairs utilizing the existing 5-acre concrete pad at Lot 12. Currently there are no private facilities in Homer capable of hauling out vessels of this size. With construction of the marine ways facility, the Port of Homer would also be able to serve large freight barges that require inspections in order to be Coast Guard certified for their trade.

Since the wood chip business that formerly used Lot 12 left Homer, the lot and its concrete pad have been under utilized. Construction of the Marine Ways facility will accomplish a project that has been discussed for years and capitalize on the marine trades skill set that already exists in Homer. It is estimated that the facility would eventually support at least 50 full-time, long-term jobs.

Plans & Progress: A Large Vessel Haulout Task Force has been established to discuss how best to meet the need of this class of vessels. Different haulout options are being considered to serve our large vessel fleet, such as a travel lift, cylindrical air bags, a large vessel boat trailer, or possibly creating long ramp and marine ways to the East of the Chip pad that would allow operators to pull these vessels from the bay on rails up onto the chip pad for repair.

Total Project Cost: \$6,000,000 - \$10,000,000
(Project cost is dependent on method of haulout chosen)

Schedule: 2016

Priority Level: 2





Business Performa
Large Vessel Haul Out
Assumptions and Projections

ASSUMPTIONS

- 1. Minimal construction to include excavation and improving the existing beach site, installing a permanent ramp area, driving mooring pilings, and investigating and/or constructing and/or purchasing a cradle and/or trailer to assist in pulling vessels with deeper hull designs.**
- 2. Future projects and needs include improving the present storage area adjacent to the ramp for larger vessels, rebuilding the existing access road from the current beach site to the concrete pad, installing the necessary drains and catch systems at the pad, considering permanent and/or portable structures at the pad, considering other means of pulling vessels, i.e. a travel lift.**
- 3. The City of Homer will continue to own and maintain the ramp area, the storage area and the concrete pad.**
- 4. The City of Homer will administer the use and occupancy of all areas, will establish minimum qualifications for all users, will monitor all related activities and will gain remuneration from user fees, rental agreements and/or leases.**

PROJECTIONS

Phase I

- 1. Cost of ramp construction.**
- 2. Cost of piling installation.**
- 3. Cost of storage area improvements.**
- 4. Cost of purchasing a saddle or trailer for deeper draft vessels.**
- 5. Cost of additional working necessary on site, i.e. lighting, power, etc.**
- 6. Deferred maintenance expenses related to noted improvements.**
- 7. Cost of related debt service.**
- 8. Projected administrative expenses for the City of Homer.**
- 9. Expected annual remuneration from all user fees.**

Phase II

- 1. Cost to rebuild and improve existing road from ramp site to existing pad.**
- 2. Cost of improving pad and installing a catch system for waste fluids and/or materials.**
- 3. Additional equipment and/or improvements necessary to operate and maintain pad area.**
- 4. Deferred maintenance expenses related to noted improvements.**
- 5. Cost of related debt service.**
- 6. Projected administrative expenses for the City of Homer.**
- 7. Expected annual remuneration from all user fees.**



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: VESSEL HAUL-OUT TASK FORCE
FROM: BARBARA HOWARD, CHAIR
DATE: APRIL 17, 2014
SUBJECT: TASK FORCE MEETING SCHEDULE

Please bring your calendars to review the upcoming task force meeting schedule.

Monday, April 21st

Monday, May 5th

Friday, May 16th

Monday, June 2nd

Monday, June 16th

~~Monday, July 7th~~

Friday July 25th

Friday August 8th

Monday, August 18th – Report due to Clerk

Wednesday, August 27 – Report to Port & Harbor Commission

Monday, September 15th – Report due to Clerk

Monday, September 22nd – Report to City Council