

**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. August 8, 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 17**
 - B. Updated CIP requests **Page 19**
 - C. Aerial Picture of Tr. 1-A and the Fishing Lagoon **Page 21**
 - D. Draft Business Performa **Page 23**
 - E. Task Force Meeting Schedule **Page 25**
- 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 14-10 a Regular Meeting of the Vessel Haul-Out Task Force was called to order by Chair Howard at 3:30 p.m. on August 8, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: Pitzman (excused)

STAFF: Deputy City Clerk Jacobsen

AGENDA APPROVAL

Chair Howard called for a motion to approve the agenda.

LEWIS/STOCKBURGER SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

Carl Smith, Director of Sales and Marketing for Foss Maritime in Seattle, commented that Foss expressed potential interest in being an operator for the facility. He said it in the report from the task force it appears they decided the right approach is something similar to Wrangell or Kodiak's operation. He asked if the information regarding the market research they reference in the report is available for review.

Harbormaster Hawkins pointed out that no final decisions have been made at this point and he could provide the information on the research. Chair Howard reviewed the groups schedule of reporting to the Port and Harbor Advisory Commission and then to Council and that they plan to bring options to the Council for their consideration.

RECONSIDERATION

APPROVAL OF SYNOPSIS

A. July 25, 2014 Meeting Synopsis

Chair Howard called for a motion to approve the synopsis.

HAWKINS/ LEWIS 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

- A. Review of Draft Report to City Council and Power Point presentation to Port & Harbor Advisory Commission and City Council

The group reviewed the concepts in the rough draft power point. Discussion included:

- Including private or cooperative options as an alternative. If the city spends the money for the facility, it will come from taxes or selling bonds. While this will be a benefit to the community, there will be people who don't feel they will benefit from it.
- Cooperative benefits-
 - Shared expenses.
 - City works with private enterprise and delineates management and allocation of cost and revenues.
 - Participants could include people currently involved in haul out work, like Mr. Brock; also barge companies and others who would want to participate and invest in it.
 - A travel lift won't pay for itself and other services coming in and working together will bring in other monies to make this financially feasible.
- Putting out an RFP for this service would entail listing options and priorities for the use and what the City plans to offer, and then see what comes in with the proposals.
- Whether the facility is a co-op, private, or city run, it has to incorporate the marine trade services in Homer.
- Recommendations should fall in line with what is in the draft report to Council, packet page 8 starting on line 35.

Relating to the recommendations in the report to Council it was suggested the \$105,000 for the design, engineering, and permitting come from the City. The payback will come in the form of sales tax from the work being done. It shows that it's City and Harbor bringing this forward. Regarding the phase II funding at \$500,000, it's a small amount and could be requested from the legislature, and the city could provide the 25% matching funds.

The reports will include recommendation for an RFP.

The goal with the report and power point will be to educate and get buy in at least to the CIP upgrade, approval of the money. The Council can also give direction whether this group should continue and prepare a new resolution with directives.

They briefly touched on the presentation at the Port and Harbor Commission meeting and that it should also include an action item so they can make recommendations if they choose to.

The task force agreed to meet at 3:45 on Friday, September 5th.

NEW BUSINESS

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. Updated CIP requests
- C. Aerial Picture of Tr. 1-A and the Fishing Lagoon
- D. Draft Business Performa
- E. Task Force Meeting Schedule

COMMENTS OF THE AUDIENCE

None

COMMENTS OF CITY STAFF

None

COMMENTS OF THE TASK FORCE

Mr. Stockburger thinks it's hard to know for sure which way this will go, as we saw last spring. We didn't think it was going anywhere, and then all of a sudden it took off. If there is money to be made, someone will figure out how to do it.

Mr. Lewis thinks the two main things they need to get done are focus on servicing our fleet and doing it with our people. Other than that we should be open to options that will make it happen.

Mr. Hawkins added that we aren't opposed to bringing in new vessels as well. The goal is to service the fleet that can't be hauled in Homer and welcome new business. He said he is getting inquiries about hauling out in the fall.

Mr. Carroll expressed his concern that they haven't taken or solicited much input from industry.

Mr. Pate agrees with the comments tonight. He agrees with the core reason we are here and at the same time, he hopes they don't limit consideration of the scope of what this can become for the city. He thinks there is a distinct potential economic driver for the entire community. If we can do it without it adversely impacting the tax payers, he doesn't think anyone can say no.

VESSEL HAUL OUT TASK FORCE
REGULAR MEETING
AUGUST 8, 2014

Chair Howard thanked everyone for their work today. In her years of experience in council chambers, we hold these public meetings, this group has had eleven, and when the gavel goes down and the vote comes in, everyone comes out of the woodwork come all the people who say, "I just heard about this". Perhaps they could have advertised it better. In her mind its government's job is to make the public's input to be all it can be so private industry can be be all they can be.

ADJOURN

There being no further business to come before the Task Force the meeting adjourned at 4:57 p.m. The next regular meeting is scheduled for Friday, September 5, 2014 at 3:45 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____

MISSION OF THE LARGE VESSEL HAUL-OUT TASK FORCE

- Resolution 14-015: Make recommendations to City Council on a large vessel haul-out & repair facility**
- Discuss possibility of such a facility at the Port
 - Explore the benefits & challenges
 - Review & discuss all facets of a vessel haul-out & repair facility
 - Provide recommendation no later than October 1, 2014

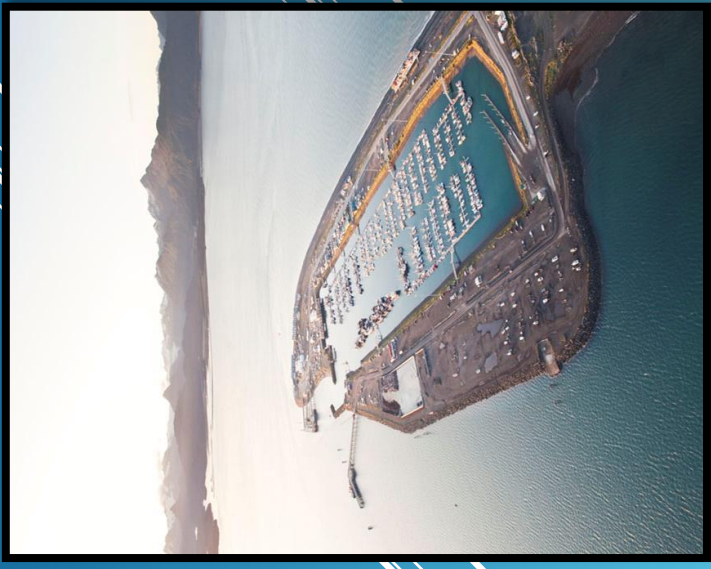


WHAT THE TASK FORCE HAS BEEN DOING

- Sent survey of interest to vessel owners & fleet managers
- Reviewed repair yard management plans/policies
- Reviewed methods/costs for hauling vessels
- Developed short & long-term goals
- Developed business Performance
- Held 12 public meetings

LARGE VESSEL HAUL- OUT FACILITY

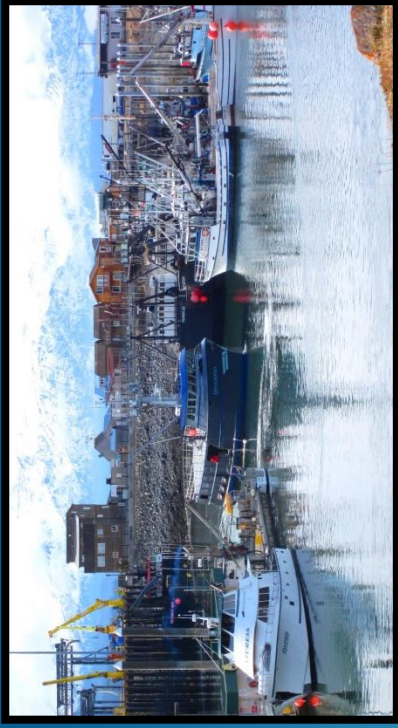
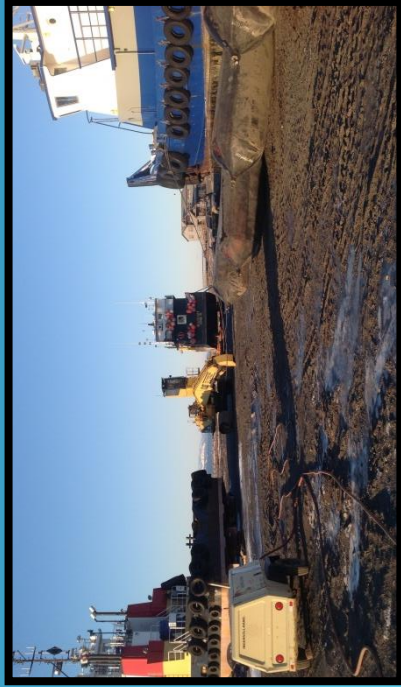
- Local fleet of larger vessels
 - want to stay local for services
- Locally available marine trades
- Great Location



WHY NOT HOMER!

WHO BENEFITS?

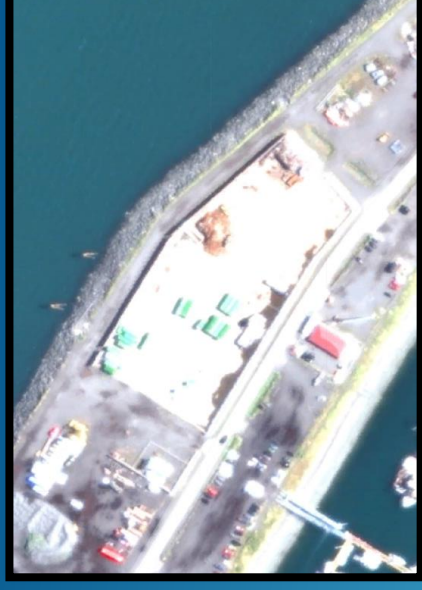
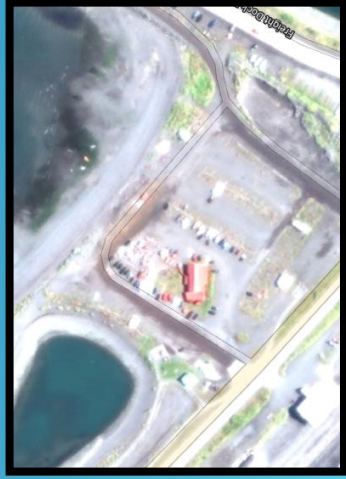
- Larger vessels that currently have to travel for services
- Local marine trades people
- Other business owners
- City of Homer



WHERE?

Option 1 – Barge Haul-Out Area (between Fishing Hole & Harbor)

- Gently sloping beach
- Lowest uplands elevation
- Marine Industrial zoning
- Electricity & water available



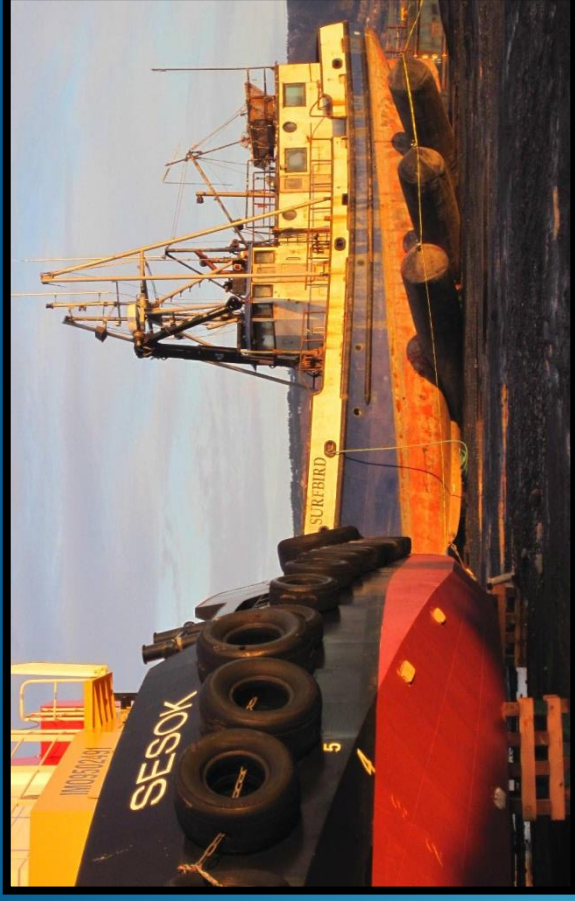
Option 2 – Concrete Pad & Adjoining Areas

- Large (5 acre, industrial pad)
- Runoff water treatment development would be easier to achieve in this location
- Lot 21 – currently set aside for boat lift

WHEN?

A.S.A.P.

- Seven large vessels were hauled out Spring 2014
- Growing list of requests for upcoming Fall 2014
- Multiple projects on the horizon for Cook Inlet
- Revenue opportunities for the community



HOW?

METHODS USED TO HAUL OUT LARGE VESSELS:

- **Marine Ways – Railway to pull boats out**
- **Lifts - Traveling or Stationary**
- **Trailers – Towed or Self Propelled**
- **Pneumatic Bags**
- **Combinations of the above**

VESSEL REPAIR YARD MANAGEMENT OPTIONS

- **Open yard**, vessel owners are allowed to work on their own vessels and hire contractors from an approved list of vendors.
- **Closed yard**, vessel owners contract with the repair facility for all repairs, yard employees perform the work
- **City managed facility**
- **Privately managed facility under a long term lease with the city**

TASK FORCE RECOMMENDATIONS

- **Continue September to May large vessel haul-out at Barge Haul-out Area**
- **Resolve land use issues to provide for year-round use**
- **Support the Barge Mooring & Marine Ways CIP's, fund phase 2, design, engineering, and permitting for repair yard uplands improvements**
- **Develop & advertise an RFP for developing the facility**

RFP GOALS

1. Haul-out facilities for local and new large vessel customers
2. Safe environment for workers to complete maintenance tasks
3. Develop environmentally approved full service facilities
4. Encourage year round job growth in the marine trades and support industry
5. Promote marine trades related, skills/ job training in Lower Peninsula schools and colleges

City does not want to compete with established, privately owned and operated haul-out facilities but instead wants to bring new business into the community. RFP should reflect these goals.

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

3
4 City Manager/Port and Harbor
5 Advisory Commission

6 **RESOLUTION 14-015**

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.
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41

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

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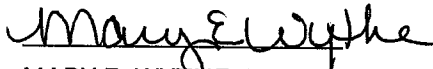
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CITY OF HOMER

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MARY E. WYTHE, MAYOR

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50 ATTEST:

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JO JOHNSON, MMC, CITY CLERK

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Fiscal Note: Staff time and advertising costs.

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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

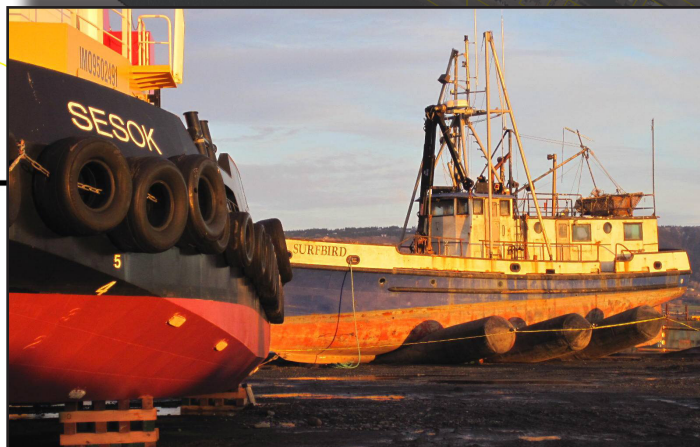
Phase 2 - Uplands Improvements

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 Performance
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

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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