



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Port and Harbor

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## Memorandum17-087

TO: BRYAN ZAK, MAYOR AND HOMER CITY COUNCIL  
FROM: BRYAN HAWKINS, PORT DIRECTOR / HARBORMASTER  
DATE: JUNE 6, 2017  
SUBJECT: HOMER PORT AND HARBOR TARIFF REVISION

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### BACKGROUND

A Port or Terminal Tariff is defined as a “policy document approved by the governing authority of a Port or Terminal. It is an implied contract established for marine terminals which is designed to include all terms, conditions and rates for all the facilities under the Port management authority. The tariff system was designed to eliminate complex and diversified contracts.” The publishing of the Tariff on our website meets the U.S. Federal Maritime Commission rules for availability. When the FMC reviews a Tariff, they are verifying that the Tariff applies equally to all vessels and cargo handled and does not allow for preferential treatment.

The current Port of Homer Terminal Tariff No. 600 had its last extensive revision in 1994. Since then, annual updates have been added; but the language remained antiquated, difficult to understand and the formatting made it challenging to find information. Staff revised the entire document with the assistance of Jeff Monroe, a Port management consultant from MARPRO Associates. Mr. Monroe has developed many Tariffs throughout the US and Canada. As part of the agreement, he will continue to apprise the Homer Port and Harbor of industry changes that he becomes aware of.

The Port and Harbor Advisory Commission reviewed the proposed new tariff at three consecutive meetings, March 22, 2017, April 26, 2017 and May 24, 2017. They suggested four additional changes that are incorporated below and are in italics. The Commission recommended the adaptation of Tariff 1 at their May 24, 2017 meeting.

The resulting Tariff #1 has been reorganized into 4 sections:

1. All Facilities
2. Pioneer Dock & Deep Water Dock
3. Fish Dock
4. Small Boat Harbor

**Changes to the Fees and other updates are outlined below by Section. They are highlighted in red in Tariff.**

#### **All Facilities:**

Used Oil fee \$3.35/gallon

Used antifreeze disposal \$8.00/gallon

*Increase from 15 to 25 gallons for used oil and antifreeze disposal at Ramp 2 and Ramp 8*

Oily Water / Bilge Slop \$5.00/gallon delivered in drums

Hot Work Permits	New requirement and form
Failure to pay vehicle parking tickets	\$25.00/month
Aggregate (gravel) wharfage	\$1/ton Fish Dock Ice
Agricultural products (grains, etc.)	\$3.50/ton
Containerized cargo	\$8/ton
Fish Dock Ice Wharfage	\$14.50/ton (was under Freight N.O.S. (Fish Dock))
Hazardous materials wharfage	\$8/per ton / Minimum charge 1 ton
Freight N.O.S. Pioneer & DWD up to 100T	\$7.96/ton
“ “ “ “ up to 1000T	\$6/ton
“ “ “ “ in excess 1000t	\$5/ton
“ “ “ “ in excess 10000T	\$4.50/ton
Boat moved over docks	DELETED
Wood Chip Wharfage	DELETED

**Pioneer Dock and Deep Water Dock:**

Deep Water Dock Rates	Rates for Docking on the Inside berth of 1/6 of daily rate for up to 4 hours and ½ of daily rate for up to 12 hours have been <u>DELETED</u> .
Dock Security	Section added regarding the Maritime Transportation Security Act and US Coast Guard /Federal Regulations (33CFR part 105)

**Fish Dock:**

*Defined Fish Dock as open access dock with primacy for loading and unloading of fish and delivery of City's ice*

Cold Storage Lock 9 (10'x22')	\$920.90/per month
	\$849.60/per month for two consecutive months
	\$778.90/per month for three consecutive months
	\$708.20/per month for nine month season

Graduated Ice Rates	0>100 tons	\$130.90/ton
(Total tons purchased accumulated throughout year & accounts reviewed each Dec. for rate adjustment based on previous year's actual tons of ice purchased.)	101>300 tons	\$128.00/ton
	301>500 tons	\$124.00/ton
	501>700 tons	\$121.00/ton
	701>1000 tons	\$118.00/ton
	Over 1000 tons	\$115.00/ton

Approval for non-fish loading	“Failure to obtain approval for a use other than loading and unloading fish, fish products or fishing gear will result in the imposition of a surcharge of \$30.00 per hour in addition to the regular fee.” <u>DELETED</u>
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Ice Plant Bin Storage (Roofed storage bins 16'x12'at west end of ice plant)	\$200/per month, minimum 2 months <u>DELETED</u>
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**Small Boat Harbor:**

Annual moorage rate	\$44.88 per lineal foot (effective 1/1/17)
Reserve Stalls	Sale or assignment of vessels **explanation below

<i>Stall Wait List</i>	<i>"individual" changed to "applicant" since an entity can sign up</i>
Electricity available on System 5	480v 3 phase has been added
Electricity on System 5 – less than 7 days	Vessels plugged in less than 7 consecutive days will be charged the daily rate
Electricity Charge on System 5	\$28.80 connect/disconnect fee <u>DELETED</u>
Upland Storage Secure Storage	Fenced Rate \$ .22/sf
Boat Trailer Storage	\$7.00/foot per month in dedicated area, no boats on trailers stored
Marine Repair Facility	
Upland Dry Dockage use Fee	\$.25 per square foot/per month for vessels not paying moorage
Commercial Fish Grinding Fees	\$30/tote (1,000 lbs.) and \$5/tub (100 lbs.)

**\*\* Explanation on Reserve Stall Sale or Assignment changes**

The change came as a means to adopt policies equally (including corporations); and, to promote economic development by streamlining transition for commercial entities.

The criteria for allowing the transfer of stalls with the sale of the boat are:

- a. Owner in full compliance with the Moorage Agreement.
- b. There has been a change of ownership of an entity, reorganization of an agency, or death of an individual owner.
- c. The nature of the owner’s business or enterprise, if applicable, and the use of the vessel and the stall will remain substantially the same after the transfer or assignment.
- d. Request must be made in writing to the harbormaster no more than 30 days after change in ownership, death or reorganization occurs.

Examples:

1. Big Fish Charters, LLC has a reserve stall and “Big Fish Charters, LLC” appears on the proof of ownership. The State filings for corporation listings (State of Alaska website) shows Joe Martin and Carol Martin as “officials” of the LLC. The LLC is sold to Frank Collins, business & boats. If LLC name of Big Fish Charters, LLC stays the same then the stall can be transferred to Frank Collins even if the names on the filings have changed.
2. Joe Smith has a reserve stall as an individual. If he sells to Jane Fitzsimmons than Jane will have to get on the Stall Wait List and wait for a new issue. There is no entity involved, criteria has not been met.
3. Harry Castle has his pleasure boat under a LLC. If he sells to Tom Selleck then Tom will have to get on the Stall Wait List and wait for a new issue. Tom will not be purchasing Harry’s LLC with the vessel.
4. Joe Smith has a reserve stall as an individual. If he dies, stall can be inherited if notice is given to the harbormaster.

**RECOMMENDATION**

The Port and Harbor Commission reviewed Tariff No. 1 at three consecutive meetings March 22, 2017, April 26, 2017 and May 24, 2017. During the May 24, 2017 meeting the Commission voted to recommend to the Homer City Council to approve and adopt Tariff No. 1.