

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

3 City Manager/  
4 Economic Development Manager

5 **RESOLUTION 24-024**

6  
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
8 PROVIDING DIRECTION TO THE PORT AND HARBOR ADVISORY  
9 COMMISSION AND PARKS, ART, RECREATION AND CULTURE  
10 ADVISORY COMMISSION REGARDING THE ANNUAL REVIEW OF  
11 THE LAND ALLOCATION PLAN.

12  
13 WHEREAS, Chapter 18.08.020(c) requires the City to adopt a land allocation plan; and

14  
15 WHEREAS, The property located at 3854 Homer Spit Road, Tract A-1 of the Fishin Hole  
16 Sub KPB parcel ID 18103117 is used for several different activities during the year; and

17  
18 WHEREAS, The Large Vessel Haul Out Task Force in 2014 recommended the  
19 construction of a barge and large vessel haul out facility; and

20  
21 WHEREAS, The project has been included in the Capital Improvement Plan since 2015,  
22 and the City has subsequently conducted initial engineering and cost estimation; and

23  
24 WHEREAS, The property is currently used seasonally for camping and theater  
25 productions in the summer, and is leased on an annual basis for the remainder of the year for  
26 as a large vessel haul out facility; and

27  
28 WHEREAS, In December the Port and Harbor Advisory Commission has expressed  
29 interest in development of some features of the Large Vessel Haul Out facility; and

30  
31 WHEREAS, The Parks, Art, Recreation and Culture has expressed interest in retaining  
32 camping in this location; and

33  
34 WHEREAS, The Pier One Theater lease expires in September 2026; and

35  
36 WHEREAS, The City will be reviewing the Land Allocation Plan in the coming months,  
37 the Comprehensive Plan over the next year, and now is a good time to discuss how the City as  
38 a land owner should plan for this property; and

39  
40 WHEREAS, It behooves the City to have an open and transparent dialogue about the use  
41 and future development of this property and to utilize the Commissions in their respective  
42 roles.  
43



44 NOW, THEREFORE, BE IT RESOLVED by the Homer City Council requests the Port and  
45 Harbor Advisory Commission to:

- 46 1. Review the revenue vs cost of a city run campground on this parcel.  
47 2. Work with staff to determine the costs of the initial improvements.  
48 3. Make a recommendation to the City Council on what part of the improvements the City  
49 should fund and those that a tenant would fund.  
50 4. Make a recommendation to the City Council on lease terms that would attract long term  
51 private investment to develop the facility.  
52 5. Respond to Council by the end of calendar year 2024.  
53

54 BE IT FURTHER RESOLVED, the Homer City Council requests the Parks, Art, Recreation and  
55 Culture Commission:

- 56 1. Consider the future of this property as a City run campground, and consult with Port  
57 and Harbor staff with regard to revenue vs cost to operating the campground.  
58 2. Engage with Pier One Theater about their long term facility plans.  
59 3. Report back to Council by the end of 2024.  
60

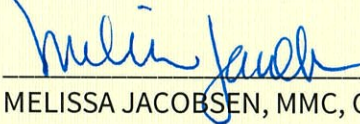
61 PASSED AND ADOPTED by the Homer City Council this 12<sup>TH</sup> day of February, 2024.  
62

63 CITY OF HOMER

64 

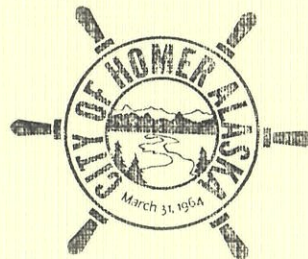
65 KEN CASTNER, MAYOR  
66

67  
68 ATTEST:

69   
70

71 MELISSA JACOBSEN, MMC, CITY CLERK  
72

73 Fiscal Note: N/A





# MEMORANDUM

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**Resolution 24-024, A Resolution of the City Council of Homer, Alaska Providing Direction to the Port & Harbor Advisory Commission and Parks, Art, Recreation, and Culture Advisory Commission Regarding Annual Review of the Land Allocation Plan. City Manager/Economic Development Manager.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Castner and Homer City Council  
**Date:** February 7, 2024  
**From:** Julie Engebretsen, Economic Development Manager  
**Through:** Rob Dumouchel, City Manager

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## Introduction

Each year the City reviews the Land Allocation Plan, with the goal of identifying property to offer for lease. Typically the plan goes to Commissions first, with recommendations provided to Council. The process can also be used to identify property considerations that merit further conversation, regardless of leasing status. This year, staff has identified that a property on the Spit is the subject of such a conversation and worthy of Council's attention early in the process.

The City property immediate down the Spit from the Fishin Hole currently is used for at least four activities: Pier One Theater, summer camping, seasonal parking, and barge/large vessel haul out in the off season. In the Capital Improvement Plan, this property is the site of a proposed Barge and Large Vessel Haul Out facility, and the Port and Harbor Advisory Commission has begun talking about how to make incremental improvements toward that goal. In the past, the Parks, Art Recreation and Culture Advisory Commission has been concerned with the loss of summer camping on the Spit. Staff recommends Council lead the conversation about the property by passing the resolution and providing direction to the Commissions on desired input. The process set out in the resolution provides the Commissions and community the time frame and opportunity to ask questions, become informed, and make recommendations to Council.

## **RECOMMENDATION:**

Adopt Resolution 24-024

## **Attachments**

CIP Project Page

Port and Harbor Commission Meeting Minutes excerpt from December 2023

Port and Harbor Commission Packet Excerpt, December 2023





## Barge Mooring & Large Vessel Haul Out Repair Facility

**Project Description & Benefit:** This project constructs safe moorage and an associated uplands haul out repair facility for large shallow draft vessels. This improvement supports the marine transportation needs of central and western Alaska. Because of the lack of facilities, these vessels currently have to travel elsewhere to perform annually required maintenance and repairs, which could otherwise be completed here in Homer. The new facility benefits the needs of the growing regional fleet of large vessels, the local marine trades businesses and the regional economy.

The mooring facility, proposed along the beach front of Lot TR-1-A (between the Nick Dudiak Fishing Lagoon and Freight Dock Road on the west side of the harbor) will stage barges in the tidal zone with the bow end pulled tight to the beach for accessing a haul out ramp. A dead-man anchoring system will be provided for winching vessels up the ramp above the high tide line for maintenance and minor repairs. Upland improvements will include six work sites with water, electrical pedestals, lighting, and security fencing and cameras. This site has accommodated approximately six to eight vessels (depending on size) with ample workspace; it will offer large vessels the ability to complete their required annual maintenance at the uplands repair facility while wintering over.

Completing repairs locally gives the marine trades sector greater opportunity to expand services, support a steady labor force and provide higher quality services more competitively. Availability of local repair services also delivers performance benefits to vessels operating in Alaska waters, saving significant time, fuel and other operating expense.



Three vessels hauled out for repairs on Homer Spit Lot TR 1 A.

**Plans & Progress:** Project development is being carried out in phases. Phase 1, initiated in 2014, consisted of forming a Large Vessel Haul Out Task Force to assist with site selection and completion of Best Management Practices, vessel owner use agreements, and vendor use agreements. Staff additionally completed a Stormwater Pollution Prevention

Plan (SWPPP) with the Alaska Department of Environmental Conservation for a portion of lot TR-1-A. Since completing these basic requirements, the haul out area has become a popular repair site option for some of our large vessel owners. This further justifies additional investments to improve our ability to serve these customers and bring more of these customers to Homer. Phase 2 completed design and permitting utilizing \$255,000 in State Legislative Grant funds and \$42,626 in additional City of Homer funds. The project is shovel-ready and the design is bid-ready. Phase 3 will complete construction project construction.

**Total Project Cost:** \$5,297,626

2019: Phase 2 Engineering/Permitting/ Geotechnical/Design: \$297,626 (Design completed June 2020).

2025: Phase 3 Construction: \$5,000,000 (Project is shovel ready.)

**Schedule:** 2027

**Priority Level:** 3



## City of Homer

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

## Port and Harbor

4311 Freight Dock Road  
Homer, AK 99603

[port@cityofhomer-ak.gov](mailto:port@cityofhomer-ak.gov)

(p) 907-235-3160

(f) 907-235-3152

# Memorandum

**To:** Port and Harbor Commission  
**From:** Ian Pitzman  
**Date:** 11/28/2023  
**Subject:** Advancement of Lighting, camera, and energy grid for the Large Vessel Haul Out Facility

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I write this memo to place on the agenda a discussion topic considering bifurcating the Large Vessel Haul Out Facility (LVHOF) project already on the CIP, and to move ahead quickly with the more immediately necessary portions of the project, specifically available three phase power so the users can turn off the diesel generators currently in use, and lighting and cameras for safety and security.

In an effort to support the needs of a fleet of vessels too large for local travelift operators, the Port of Homer began to operate the Large Vessel haul out facility on the east side of the spit between the harbor and the fishing hole. This facility is a fairly level gravel pad adjacent to a gradually sloped beach. For the last 10 years or more, local vessels have hauled out on airbags for drydocking and have performed maintenance and repair in this area. Unfortunately, following the success of airbag hauls to meet the immediate needs of the fleet, momentum to develop the facility into a proper drydock area has stalled.

Homer has in its CIP a shovel ready, comprehensive project to further develop the facility. I fully support this project but I feel like its scope works against it in regards to competition for city resources. The purpose of this discussion is to look at separating the more urgently needed elements into a smaller project that has a better chance of moving ahead quickly. The three elements that I think should be prioritized are as follows:

- 1) Connect to the electrical grid with a series of 100 amp 3 phase shore power stub ups so vessels can plug in as they do in the harbor. Currently all work in the large vessel haul out facility is done with portable diesel generators by necessity. These



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are noisy, expensive, and a waste of resources particularly considering that they are parked on a gravel pad that has available power running adjacent.

- 2) Install lighting. This is a human safety and security issue for the vessels and vendors in the haul out area.
- 3) Install cameras. This will be a small addition to electrical and lighting and will help a great deal with security and yard management.

As you all know, I operate boats that use this facility and also operate as a vendor (Fortune Sea Marine Services, llc) in this yard. These ideas came from a number of discussions with other vessel owners and local vendors. I thought it was time to bring this conversation to the port and harbor commission.

#### Attachments:

Construction Cost Estimate

Electrical Plans

Commented [AW1]: Bryan

**Barge Mooring & Haul-Out**  
 City of Homer  
 Prepared for Nelson Engineering by Estimations

**Construction Cost Estimate**  
 96% Design Submittal  
 June 26, 2020

| Description  | Estimated Cost     | Estimate With Distributed General Requirements | Estimated Cost Plus Contingency & Escalation |
|--|--------------------|--|--|
| <b>Basic Bid</b>                                   |                    |  |  |
| 01 - GENERAL REQUIREMENTS                          | \$382,965          | \$56,566                                       | \$59,908                                     |
| 101 - MOBILIZATION & DEMOBILIZATION                | \$45,432           | \$11,946                                       | \$12,652                                     |
| 102 - CONSTRUCTION SURVEYING                       | \$9,595            | \$18,676                                       | \$19,779                                     |
| 103 - TRAFFIC MAINTENANCE                          | \$15,000           | \$6,225  | \$6,593                                      |
| 104A - STORM WATER POLLUTION PREVENTION PLAN       | \$5,000            | \$1,676  | \$1,775                                      |
| 203 - REMOVAL OF OBSTRUCTIONS                      | \$1,346            | \$9,256  | \$9,803                                      |
| 304 - CONCRETE SLABS                               | \$7,434            | \$24,674                                       | \$26,131                                     |
| 602 - FURNISH & INSTALL WATER MAIN                 | \$19,817           | \$2,713  | \$2,873                                      |
| 603 - FURNISH & INSTALL GATE VALVE                 | \$2,179            | \$7,975  | \$8,446                                      |
| 604 - FURNISH & INSTALL FIRE HYDRANT ASSY          | \$6,405            | \$639,577                                      | \$677,356                                    |
| 6200 5A - FURNISH STRUCTURAL STEEL PILE            | \$513,685          | \$425,066                                      | \$450,175                                    |
| 6200 5B - DRIVE STRUCTURAL STEEL PILE              | \$341,398          | \$60,692                                       | \$64,278                                     |
| 134713 - CORROSION PROTECTION                      | \$48,746           | \$680,563                                      | \$720,764                                    |
| 260000 ELECTRICAL IMPROVEMENTS                     | \$546,604          |  |  |
|  | <b>\$1,945,606</b> | <b>\$1,945,606</b>                             | <b>\$2,060,532 &lt;&lt;&lt;&lt;&lt;&lt;</b>  |
| <b>Total Estimated Cost - Basic Bid:</b>           |                    |  |  |
| <b>Alternates</b>                                  |                    |  |  |
| A1 - ADD TWO ADDITIONAL PILE BENTS                 | \$289,600          |  | \$306,706                                    |
|  |                    |  |  |
| <b>Total Estimated Cost, Alternates:</b>           |                    |  | <b>\$306,706 &lt;&lt;&lt;&lt;&lt;&lt;</b>    |
| <b>Total Estimated Cost, Base Plus Alternates:</b> |                    |  | <b>\$2,367,238 &lt;&lt;&lt;&lt;&lt;&lt;</b>  |

|                           |          |      |      |
|---------------------------|----------|------|------|
| Estimating Contingency:   |          |      | 5.0% |
| Escalation For Inflation: | 3 Mths @ | 3.5% | 0.9% |

# Barge Mooring & Haul-Out

City of Homer  
Prepared for Nelson Engineering by Estimations

Construction Cost Estimate  
96% Design Submittal  
June 26, 2020

| Line No. | Description   | Qty | UNITS | Material Costs |           |        | Labor Hours |            |           | Equip Cost | Total Cost w/ OH & P |
|----------|---|-----|-------|----------------|-----------|--------|-------------|------------|-----------|------------|----------------------|
|          |   |     |       | Unit           | Total     | Units  | Totals      | Labor Cost | Cost      |            |                      |
| 217      |   |     |       |                |           |        |             |            |           |            |                      |
| 218      | 260000 ELECTRICAL IMPROVEMENTS  |     |       |                |           |        |             |            |           |            |                      |
| 219      |   |     |       |                |           |        |             |            |           |            |                      |
| 220      | 26 05 09 Conductors   |     |       |                |           |        |             |            |           |            |                      |
| 221      | Feeders & Subfeeds  |     |       |                |           |        |             |            |           |            |                      |
| 222      | Service Feed: 1200 Amp: 4 Sets, 3" GRC, 4#350 KCMIL, 1#3/0                    | 22  | LF    | \$180.00       | \$3,960   | 0.820  | 18.0        | \$1,632    | \$5,592   | \$6,990    |                      |
| 223      | MDS 1-6: 2 Sets 3" PVC, 3#500 KCMIL, 1#2                                      | 686 | LF    | \$80.00        | \$54,880  | 0.514  | 352.6       | \$31,965   | \$86,845  | \$108,556  |                      |
| 224      | Catholic Protection Power Service: 3/4" Cond, 2#12, G                         | 40  | LF    |                |           |        |             |            |           |            |                      |
| 225      | Trenching   | 640 | LF    | \$1.00         | \$640     | 0.100  | 64.0        | \$5,802    | \$3,584   | \$10,026   |                      |
| 226      |   |     |       |                |           |        |             |            |           |            |                      |
| 227      | 26 05 26 Grounding  |     |       |                |           |        |             |            |           |            |                      |
| 228      | Ground Bus 12x2x1/4   | 2   | EA    | \$35.00        | \$70      | 0.250  | 0.5         | \$45       | \$115     | \$144      |                      |
| 229      | 1" PVC #2 Ground  | 50  | LF    | \$1.57         | \$79      | 0.082  | 4.1         | \$372      | \$451     | \$564      |                      |
| 230      | Ground Rod 3/4" x 10'   | 2   | EA    | \$65.00        | \$130     | 1.000  | 2.0         | \$181      | \$311     | \$389      |                      |
| 231      | Exothermic Connection   | 2   | EA    | \$8.00         | \$16      | 0.250  | 0.5         | \$45       | \$61      | \$76       |                      |
| 232      |   |     |       |                |           |        |             |            |           |            |                      |
| 233      | 26 24 00 Switchboards & Panelboards   |     |       |                |           |        |             |            |           |            |                      |
| 234      | MDS/MCB/Meter: 1,200A, 480Y/277V, 3P, 4W w/ NEMA 3R SS Enclosure, Pad Mounted | 1   | EA    | \$82,700.00    | \$82,700  | 36.000 | 36.0        | \$3,264    | \$500     | \$86,464   |                      |
| 235      | Panelboard 150A 240/120V 1P w/ NEMA 3R SS Enclosure & Unistrut Rack           | 1   | EA    | \$3,500.00     | \$3,500   | 16.000 | 16.0        | \$1,450    | \$4,950   | \$6,188    |                      |
| 236      |   |     |       |                |           |        |             |            |           |            |                      |
| 237      | 26 27 33 Power Distribution Units   |     |       |                |           |        |             |            |           |            |                      |
| 238      | Marine Powerpoint Units   | 6   | EA    | \$29,800.00    | \$178,800 | 12.000 | 72.0        | \$6,527    | \$185,327 | \$231,659  |                      |
| 239      |   |     |       |                |           |        |             |            |           |            |                      |
| 240      | 26 56 13 Exterior Lighting  |     |       |                |           |        |             |            |           |            |                      |
| 241      | Luminaire On 30' Tall Pole, LED   | 3   | EA    | \$5,000.00     | \$15,000  | 10.000 | 30.0        | \$2,720    | \$17,720  | \$22,150   |                      |
| 242      | MDS-7: Wiring: 3/4" Cond, 3#10, G   | 650 | LF    | \$2.03         | \$1,320   | 0.085  | 55.3        | \$5,013    | \$6,333   | \$7,916    |                      |
| 243      |   |     |       |                |           |        |             |            |           |            |                      |
| 244      | 32 39 13 Metal Bollards   |     |       |                |           |        |             |            |           |            |                      |
| 245      | Bollard & Post Bases  | 56  | EA    | \$77.72        | \$4,352   | 2.000  | 112.0       | \$9,541    | \$3,640   | \$17,533   |                      |
| 246      | Bollards - 6" Pipe  | 54  | EA    | \$192.00       | \$10,368  | 1.500  | 81.0        | \$6,900    | \$540     | \$17,808   |                      |
| 247      | Polyethylene Cover  | 54  | EA    | \$75.00        | \$4,050   |        |             |            | \$4,050   | \$4,050    |                      |
| 248      | Equipment Rack Post - 4" Galv. Pipe   | 2   | EA    | \$180.00       | \$360     | 1.500  | 3.0         | \$256      | \$20      | \$636      |                      |



**Barge Mooring & Haul-Out**

City of Homer

Prepared for Nelson Engineering by Estimations

**Construction Cost Estimate**

96% Design Submittal

June 26, 2020

| Line No. | Description                                     | Qty | UNITS | Material Costs Unit | Material Costs Total | Labor Units | Labor Hours Totals | Labor Cost | Equip Cost | Total Cost | Total Cost w/ OH & P |
|----------|---|-----|-------|---------------------|----------------------|-------------|--------------------|------------|------------|------------|----------------------|
| 249      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 250      | Miscellaneous Site                              |     |       |                     |                      |             |                    |            |            |            |                      |
| 251      | New Signage Allowance                           | 1   | LS    | \$500.00            | \$500                | 8.000       | 8.0                | \$682      | \$150      | \$1,332    | \$1,332              |
| 252      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 253      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 254      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 255      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 256      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 257      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 258      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 259      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 260      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 261      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 262      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 263      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 264      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 265      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 266      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 267      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 268      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 269      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 270      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 271      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 272      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 273      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 274      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 275      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 276      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 277      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 278      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 279      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 280      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 281      | <b>Subtotal: 260000 ELECTRICAL IMPROVEMENTS</b> |     |       |                     |                      |             |                    |            |            |            |                      |
| 282      |   |     |       |                     | \$360,725            |             | 855.0              | \$76,395   | \$8,434    | \$445,554  | \$546,604            |
| 283      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 284      |   |     |       |                     |                      |             |                    |            |            |            |                      |
| 285      |   |     |       |                     |                      |             |                    |            |            |            |                      |



|     |          |      |
|-----|----------|------|
| NO. | REVISION | DATE |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |

**EPC**  
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2155 W. HIGHLAND AVE.  
ANCHORAGE, ALASKA 99503  
(907) 276-7268  
FAX (907) 276-7269

**CITY OF HOMER**  
**BARGE MOORING AND HAUL-OUT**  
ELECTRICAL LEGENDS AND ABBREVIATIONS

PROJECT NO. \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: JUNE 2020  
SCALE: NOTED  
HORZ. NOTED  
VERT. NOTED  
SHEET: **E1**  
1 OF 6

**GENERAL NOTES**

1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS AND SPECIFICATIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES AND GOVERNING CODES, THE CODES SHALL TAKE PRECEDENCE. ALL WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A JOURNEYMAN ELECTRICIAN EXHIBITING A CERTIFICATE OF FITNESS IN THE STATE OF ALASKA.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND PAY ALL ASSOCIATED FEES.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL ASPECTS OF THE PROJECT.
4. MATERIALS AND EQUIPMENT SHALL BE AS SPECIFIED AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SATISFACTORIAL FOR THE USE INTENDED. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY FOR THE PURPOSE FOR WHICH IT IS INSTALLED. WHENEVER POSSIBLE, SIMILAR ITEMS SHALL BE SUPPLIED BY THE SAME MANUFACTURER THROUGHOUT THE PROJECT.
5. DIMENSIONS OF EQUIPMENT ARE APPROXIMATE. INSTALLATION SHALL BE VERIFIED BASED ON ACTUAL MANUFACTURER'S DATA AND SHOP DRAWINGS.
6. ALL SITE WORK AND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. CONTRACTOR SHALL FIELD VERIFY ALL INSTALLATIONS PRIOR TO COMMENCEMENT OF WORK. COORDINATE ALL WORK WITH UTILITIES AS REQUIRED.
7. ALL CONDUCTORS SHALL BE COPPER. ALL CONDUCTORS IN UNLIMITED SPACES OR LOCATED IN UNLIMITED SPACES SHALL BE TYPE THHN UNLESS NOTED OTHERWISE. CONDUCTORS SHALL BE PER TABLE 310-15 (B)(16) OF THE NEC. USE THE 75-DEGREE C RATING FOR CIRCUITS TERMINATING ON DEVICES AND IN ENCLOSURES. DEBATE CONDUCTORS PER NEC REQUIREMENTS.
8. CONDUIT ROUTINGS ARE DIAGRAMMED AND SHALL BE FOLLOWED TO THE EXTENT POSSIBLE. NOT ALL CONDUIT ROUTINGS ARE SHOWN. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ROUTING/PENETRATIONS AND RECEIVING APPROVAL OF ROUTING/PENETRATIONS FROM OWNER'S REPRESENTATIVE.

| FIXTURE SCHEDULE |                |           |  |
|------------------|----------------|-----------|--|
| TYPE             | FIXTURE SYMBOL | LAMP SIZE | DESCRIPTION  |
| S1               | ⌋              | LED 244W  | LED AREA FLOODLIGHT, POLE MOUNTED WITH ADJUSTABLE SLIP FITTER, 30 DEG. TILT, FULL VISOX 360 DEG. BROWN, ASSY LED-75-400K-WFL-HVOLT-PY OR EQUAL |

**ABBREVIATIONS**

- A ANALOG SIGNAL, AMPERE
- AFF ABOVE FINISH FLOOR
- AFC ABOVE FINISH GRADE
- BCU BARE COPPER
- C CONDUIT
- CP CONTROL PANEL
- CT CURRENT TRANSFORMER
- CU COPPER
- E EMERGENCY
- FLA FULL LOAD AMPERES
- G GROUND CONDUCTOR
- GSS GROUNDING ELECTRODE SYSTEM
- GT GROUND FAULT INTERRUPTING
- GRC GALVANIZED RIGID (STEEL) CONDUIT
- GND GROUND
- HDPE HIGH DENSITY POLYETHYLENE CONDUIT
- HEA HOMER ELECTRIC ASSOCIATION
- HP HORSEPOWER
- KVA KILO-VOLT-AMPERES
- LTF LIQUID TIGHT FLEXIBLE CONDUIT (METALLIC)
- MLO MAIN LUG ONLY
- MTR MOTOR
- N.I.C. NOT IN CONTRACT
- NC NORMALLY CLOSED
- NO NORMALLY OPEN, NUMBER
- PH PHASE
- SS STAINLESS STEEL
- TYP TYPICAL
- UNLESS OTHERWISE NOTED
- V VOLTS
- W WATTS
- WP WEATHERPROOF
- XFMR TRANSFORMER
- XP EXPLOSION PROOF (HAZARDOUS AREA)

**ELECTRICAL LEGEND**

| SYMBOL | DESCRIPTION  |
|--------|--|
| ⊖      | EXPOSED CONDUIT  |
| ⊖      | UNDERGROUND/CONCEALED CONDUIT                                    |
| ⊖      | UNDERGROUND ELECTRIC   |
| ⊖      | OVERHEAD ELECTRIC  |
| ⊖      | 3/4" X 10' COPPER CLAD STEEL GROUND ROD                          |
| ⊖      | CONDUIT RUN - CHANGE IN ELEVATION                                |
| ⊖      | LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT                           |
| ⊖      | JUNCTION BOX OR FITTING  |
| ⊖      | MINIMUM CLEARANCE OVER WALKER, X = AMPERE RATING, Y = FEET ABOVE |
| ⊖      | KILOWATT-HOUR METER  |
| ⊖      | PANELBOARD   |
| ⊖      | DISCONNECT SWITCH - FUSED  |
| ⊖      | DISCONNECT SWITCH  |
| ⊖      | GFI RECEPTACLE, DUPLEX NEMA 5-20R                                |
| ⊖      | DUPLEX RECEPTACLE NEMA 5-20R                                     |
| ⊖      | DOUBLE DUPLEX RECEPTACLE NEMA 5-20R                              |
| ⊖      | SPECIAL RECEPTACLE, CONFIGURATION AS NOTED                       |
| ⊖      | SINGLE POLE SWITCH   |
| ⊖      | THREE-WAY SWITCH   |
| ⊖      | OTHER SYMBOLS ARE AS DEFINED BY NOTE.                            |

**CIRCUIT AND DEVICE LEGEND**

- MDS-1 GROUP OR EQUIPMENT IDENTIFICATION.
- "J" DENOTES PANEL NAME.
- "1" DENOTES CIRCUIT NUMBER.
- Lighting fixture type. See fixture schedule.
- "S" DENOTES SWITCH LEG AS INDICATED.



| NO. | REVISION | DATE |
|-----|----------|------|
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|     |          |      |

**ELC, INC.**  
211 W. PENNSYLVANIA  
ANCHORAGE, AK 99501  
(907) 273-7885  
LICENSE NO. 20274

**NELSON ENGINEERING**

**BARGE MOORING AND HAUL-OUT  
CITY OF HOMER  
ELECTRICAL SITE PLAN**

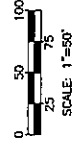
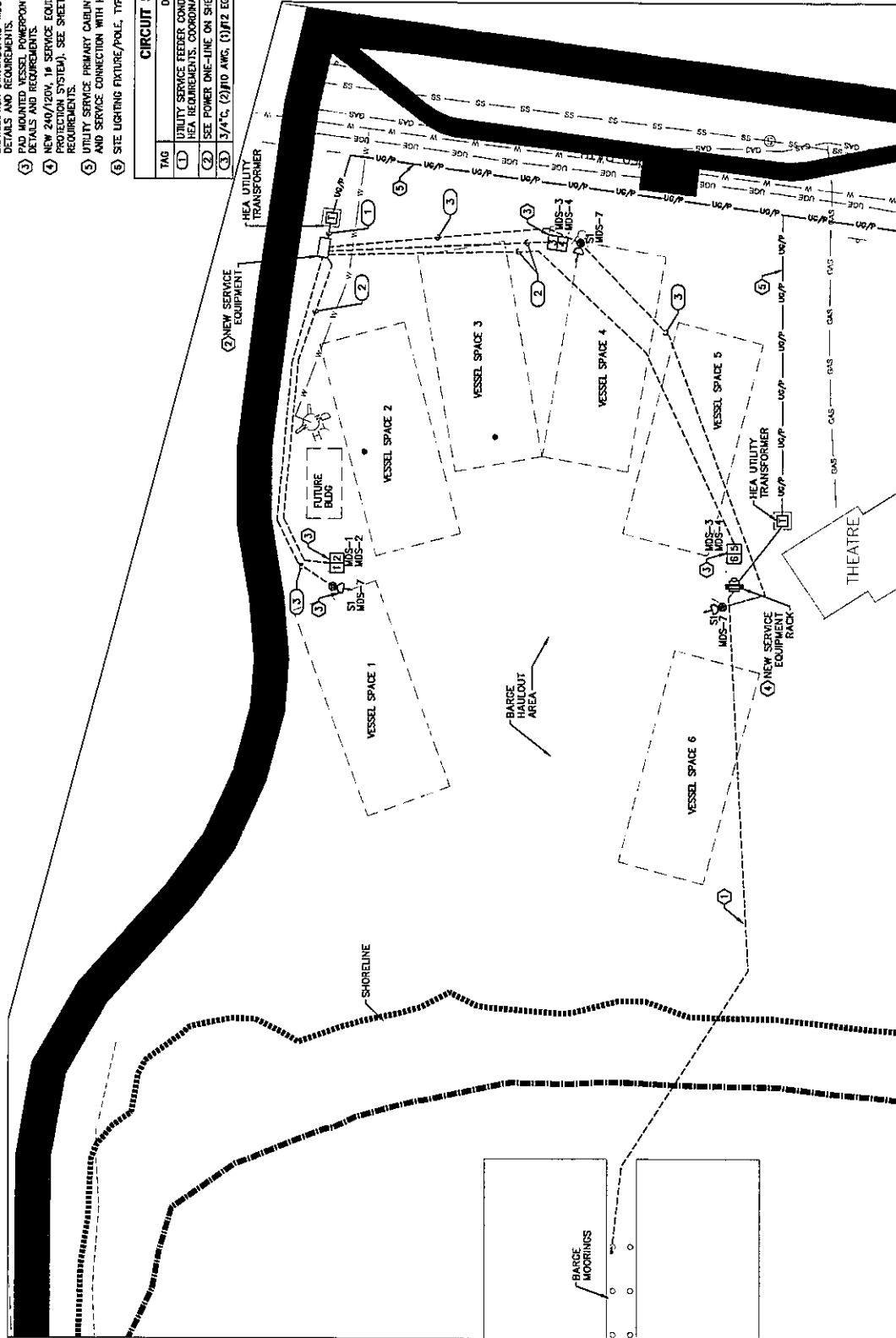
PROJECT NO. \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: JP  
DATE: JUNE, 2020  
SCALE: NOTED  
HORZ. NOTED  
VERT. NOTED  
SHEET: **E2**  
2 OF 6

**SHEET NOTES**

- 1 CATHODIC PROTECTION CABLING TO MOORING PILES. PROVIDE CIRCUIT INSTALLATION IN ACCORDANCE WITH CATHODIC PROTECTION CONTRACTOR SHOP DRAWINGS AND SPECIFICATIONS FOR INSTALLATION DETAILS.
- 2 NEW 480V, 3/4 PAD MOUNTED SERVICE EQUIPMENT AND MAIN DISTRIBUTION SWITCHBOARD, MDS. SEE SHEET E3 FOR EQUIPMENT DETAILS AND REQUIREMENTS.
- 3 PAD MOUNTED VESSEL EQUIPMENT. SEE SHEET E4 FOR EQUIPMENT DETAILS AND REQUIREMENTS.
- 4 NEW 240/208V, 14 SERVICE EQUIPMENT RACK (FOR CATHODIC PROTECTION SYSTEM). SEE SHEET E5 FOR EQUIPMENT DETAILS AND REQUIREMENTS.
- 5 UTILITY SERVICE PRIMARY CABLING (BY HEA, COORDINATE INSTALLATION AND SERVICE CONNECTION WITH HOMER ELECTRIC ASSOCIATION (HEA).
- 6 SITE LIGHTING FIXTURE/POLE, TYP. SEE SHEET E1 AND E6 FOR DETAILS.

**CIRCUIT SCHEDULE**

| TAG | DESCRIPTION   |
|-----|---|
| 1   | UTILITY SERVICE FEEDER CONDUITS, PROVIDE IN ACCORDANCE WITH HEA REQUIREMENTS. COORDINATE ALL WORK WITH HEA. |
| 2   | SEE POWER ONE-LINE ON SHEET E3 FOR CIRCUIT DETAILS.   |
| 3   | 3/4" HEA, (2) 1/2" EGC  |



**1**  
**E2**  
ELECTRICAL SITE PLAN - NEW WORK  
SCALE: 1"=50'-0"



There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SIEKANIEC/SHAVELSON MOVED THAT THE PORT AND HARBOR COMMISSION SUPPORTS STANDARDIZED ICE RATES WITH A 5% INCREASE.

Chair Matthews noted that it's been 15 years since the last ice increase, and reasoned that inflation is much more than 5% since then.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

9.B. Review of Moorage Agreement

Chair Matthews stated that there haven't been any additional changes made to the code of conduct, and the Commission agreed to postpone this item to the January meeting.

9.C. Property Leasing

Commissioner Shavelson informed the Commission that there are still some amendments he needs to make to the document. He added that he will be bringing a revised version back to the Commission's January meeting after the appropriate changes have been made in the language.

**10. NEW BUSINESS**

10.A. Advancement of Lighting, Camera, and Energy Grid for the Large Vessel Haul Out Facility

Commissioner Pitzman introduced his memorandum to the Commission. He stated that the point of his memo was to hopefully start working on a smaller project at the Large Vessel Haul Out Facility (one separate from the current project on the Capital Improvement Plan) that focuses on the most important elements that include, but are not limited to:

1. Connecting to the electrical grid for the vessels in a manner similar to the Harbor where you can plug in;
2. Install lighting;
3. Installing cameras;

Discussion ensued regarding the Commission's support for the project, funding for the project, return on investment, and potential benefits that this project would bring to the community.