

**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. April 21, 2014 Meeting Synopsis **Page 3**
- 6. VISITORS**
- 7. STAFF REPORTS**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
  - A. Follow-up Regarding Meeting with Sea Lift Trailer Manufactures (Hawkins)
  - B. Marine Industrial Use and Vessel Haul Out at Tr 1-A (Pier One Lot) **Page 9**
  - C. Draft Business Plan Outline (Pate) **Page 25**
  - D. Outline for Report to Port and Harbor Commission and City Council
- 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 27**
  - B. Task Force Meeting Schedule **Page 29**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF CITY STAFF**
- 14. COMMENTS OF THE TASK FORCE**
- 15. ADJOURNMENT NEXT REGULAR MEETING IS SCHEDULED FOR FRIDAY, MAY 16, 2014** in the City Hall Conference Room located at 491 E. Pioneer Ave, Homer, Alaska.



Session 14-04 a Regular Meeting of the Vessel Haul-Out Task Force was called to order by Chair Howard at 3:35 p.m. on April 21, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: City Manager Wrede  
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**

Larry Slone, city resident, commented that he doesn't think the city should be in direct competition with free enterprise on this issue. Let them take the risk. The city doesn't have the expertise or resources such as infrastructure, equipment, and staff. The city can manage the lease and give administrative assistance with grant, loans, and permits. The city's biggest problem will be how to structure the lease so that all parties, including the service providers can benefit. The group has touched on Co-op's and public/private partnerships, but is unsure if they have considered a consortium where major industries band together. It will be challenging to establish parameter and performance standards because there are many unknowns for the full scope of the haul out. Another issue is the need for a single supervisory authority to manage the haul out area and the chip pad. It's busy there now, and will get easily congested during peak times with many activities going on.

### **RECONSIDERATION**

### **APPROVAL OF SYNOPSIS**

A. April 7, 2014 Meeting Synopsis

Chair Howard called for a motion to approve the synopsis.

LEWIS/STOCKBURGER SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **VISITORS**

## **STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS**

## **PUBLIC HEARING**

## **PENDING BUSINESS**

## **NEW BUSINESS**

### **A. Update on Water Treatment at Chip Pad**

Harbormaster Hawkins explained that Nelson Engineering has been working on the improvements for water treatment at the chip pad and currently have completed the 65% design. The design is stopped at this point as it needs to be reviewed by DEC to ensure they approve. It has been on the back burner for a while with all the harbor improvement projects that have been going on, but at this point they will probably be picking it up, getting the okay from DEC, and moving forward to the 95% design.

The system will deal with sedimentation issues from what is going on there. They are proposing to set it up like a weir, where sediment will be trapped in the weir. The water could go across to remove the oil. Ultimately the water would be treated to the point it could go a back into the bay. The city would maintain it and would likely charge the user or lessee to offset the cost.

They briefly discussed current activity on the chip pad and basic expectation of the needs of boats that might be placed there to have maintenance done.

Chair Howard noted that this will likely make up a small portion of the report that the group will provide to Council.

### **B. Marine Trade Benefit**

Harbormaster Hawkins commented that over the last week he has talked to the vessel managers and owners about what they thought they might be spending there. A conservative amount being spent by on the boats that are there now is in the range of \$350,000 to \$400,000. There is a big community benefit as there are crews working all over. He is also seeing the wheels turning out in the fleet as Northland is talking about barges coming next year. That is the market they had focused on in developing the CIP project for the barge mooring facility. The original goal of this group is service to our fleet. The air bag haul out has opened a lot of eyes to what can happen here. It doesn't address all of the boat types but it is a good starting place.

Relating to the community impact he explained his thought that what benefits the fleet, will benefit the community. There is a diverse fleet at the Homer harbor and he feels that the more revenue

streams coming into the enterprise, the healthier your economy is. The vessel haul out is a revenue stream that hasn't been realized before and it's pretty exciting.

There was discussion about systems for barge haul out and that any improvements they do to the ramp area will expand usage and will pay the city back. Capping the area with gravel would be helpful and locating deadmen to assist with the haul out.

C. Viable Options for Haul Out

Harbormaster Hawkins reviewed the barge mooring facility proposal that is included in the Capital Improvement Projects. He talked about the basic idea of being able to service a fleet of vessels that work in northwest Alaska, barges and a landing craft, that service the villages that are looking for winter time mooring for vessels. Vessels could be stored or moored on the beach in the winter and create a ramp where they could land, tie up to the pilings, and haul out, which would facilitate the operation better than what it is now. From there it can be expanded to accommodate deep draft vessels with improvements that enable hauling vessels by trailer to the chip pad and back.

There was brief discussion about the market for inspecting barges and factors like weather and ice pack.

Harbormaster Hawkins said that he talked to Greg Meissner, Wrangell Harbormaster, about Wrangell's facility. It has been in operation for 7 years and their original funding was \$1.7 million through an EDA federal grant and \$1.2 million of city funds to build their first dock and a 200 ton travel lift. State appropriations came in over the years to do improvements like paving over the old mill site, a boat wash station, and dealing with ground water control. They will be taking shipment of their 2<sup>nd</sup> sling lift machine, a 300 ton lift that they purchased for \$1.3 million. Despite Travel Lift going after them to buy American, they purchased an Italian made machine and saved about \$400,000. The new lift is a wider machine and they had to make adjustments to accommodate their pier. A long range project is to build a pier to accommodate the wider equipment. They talked about the airbag system and Mr. Meissner's responded that if you have a ramp to roll vessels up then you should look at a hydraulic, heavy lift trailer. He didn't get a chance to ask whether they are subsidizing the operation with city or enterprise funds. They supply the personnel to run the lift and the boatyard and the have an approved list of contractors. He was very positive about the project.

D. Memorandum from Chair Howard Re: Vessel Haul-Out Meeting Schedule

The group reviewed the task force meeting schedule provided by Chair Howard. The schedule was amended to remove the July 7<sup>th</sup> meeting.

**INFORMATIONAL ITEMS**

**COMMENTS OF THE AUDIENCE**

Don Lane, city resident, said he owns a deep draft, combination boat that is difficult to haul. He thanked everyone for their work and said he supports this project. He looks forward to a day when he can work on his boat here, instead of having to haul all of his gear to Kodiak on the ferry or to Seward

by truck. With the money that will be saved in fuel and travel costs, vessel owners can put it back into their boats for upgrades to make them safer and more efficient. This is important work. He talked about the specs of his vessel relating to haul out. He plans to try to attend the meetings and is happy to offer feedback as it is important issue to his bottom line and also in his commitment to the community that he spend his money here if he can. He does have concerns about ensuring waste water is dealt with and best practices are used in the facility. He explained at other facilities, his vessel is hauled out and is washed at a cleaning station where the wastewater is treated, and then it's moved to a location to be blocked. At that point there is no more washing, only work where the debris can be controlled. He also noted that when boats are trailered, they can be placed closer together, and with a travel lift you are restricted to how wide the lift is. That is a concern if you are limited on space.

Larry Slone commented that having heard more information today regarding the idea of the barge mooring facility, he sees that it is more feasibility and city should build infrastructure for it. It sounds like there is some low hanging fruit available there with little risk, and it's a direction they should consider pursuing.

Dan VeerHusen agrees with Mr. Lane's comments and backs what he says. He doesn't know the financial differences of the options available but he knows these things take a lot of energy and money with a lot of years in between. A temporary solution would be an adjustable trailer. If they decide to go with a travel lift, he encouraged that they go with one that is crazily wide, not only for the fatboys, but there are more and more catamarans being used around the world. He talked about the specs of his vessel relating to haul out.

Catherine Ulmer thanked everyone for their work on the task force.

#### **COMMENTS OF CITY STAFF**

City Manager Wrede said he is impressed with what is going on down on the spit, and if anyone needs to be convinced that there is a market for this they just have to go down and see all the local guys who are working. He thinks their meeting schedule will work well with the CIP process. If there is a good report with a specific plan and this ranks high on the CIP list, then Council will turn the administration loose to go after this. They can prepare financial packages and start lobbying for funds. He recognized that it does take a while when considering a Travel Lift, but as mentioned earlier in getting the low hanging fruit, he would encourage Council to put in mooring stations for barges and some sort of ramp. At \$500,000 he thinks they should go for that. There are some options for a financing package.

#### **COMMENTS OF THE TASK FORCE**

Mr. Pitzman said he appreciates everyone's input today, the fishermen and the City Manager. To him it seems more and more that the harbor is going to have to be the administrators and management of this venture. He doesn't see how private enterprise is going to be able to pull all the pieces together. It's more than just the \$500,000 to put the infrastructure together, but he agrees that the low hanging fruit gives credibility to the whole project. The travel lift would be really beneficial for the varieties of

hull types. If we can continue and improve what is going on already, we should do it as quickly as we can.

Mr. Lewis had no comments.

Mr. Stockburger commented that is interesting to see all the aspects of what comes into play when the boats are out of the water. It's a lot bigger than just the vessel haul out. It is good to get this started and find ways to fit everyone's needs.

Mr. Carroll is excited about this from the stand point that it's something we can grow in to. The business itself will determine the growth and thinks a day will come when they want a travel lift. With the haul out system now it takes several hours to pull a boat. Hopefully financial indicators will show they need a lift in one area and have barges in the other area. He would like to see them nail down what the city's role will be. He is also interested in having a company talk to them about trailering larger vessels.

Harbormaster Hawkins commented about an email from Wayne Barrowcliff who manages the stevedores that work on the Deep Water and Pioneer Docks. He had another viewpoint about the chip pad and laydown areas, in that those areas have been used to support the dock activity. He wanted to point out that dedicating it to on specific thing creates a cause and effect. The area has been used for a lot of things, and the oil field support is growing there now. Mr. Hawkins said that, personally, he sees how they can make it all work out there, but he wanted to share Mr. Barrowcliff's concerns. This year they have given two quotes for pipeline and rig load out projects. It went to Port Mackenzie. He did another quote for a rig to come in by barge. There is a lot going on in a small area and they need to keep their options open. Lastly he commented that his takeaway from tonight is that he realizes that using the chip pad water treatment would be the solution to vessel wash down is probably not the case. We probably need to have a wash down station someplace in the camp ground area and transport to the pad.

Mr. Pate thanked everyone for their feedback. He agrees that it makes sense to start at one level and grow in to it. He also agrees that with the idea of the harbor being the administrators to some degree. It looks like with a finite amount of money, we can improve on what is happening now. He thinks that before we give this to Council, we need to have a business plan that makes it work. It needs to be simple and concise so that it will be easy to explain when we or the Council are asked about it.

Chair Howard said she will work with the Harbormaster to establish the next agenda. Mr. Hawkins expects to have some information to share relating to equipment.

#### **ADJOURN**

There being no further business to come before the Task Force the meeting adjourned at 4:55 p.m. The next regular meeting is scheduled for May 5, 2014 at 3:30 p.m. at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_





## City of Homer

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

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3130

(f) 907-235-3143

### Memorandum

TO: CHAIR ULMER AND THE PORT AND HARBOR ADVISORY COMMISSION  
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK  
DATE: APRIL 17, 2014  
SUBJECT: TR. 1-A, THE FISHIN HOLE SUBDIVISION NO. 2 (PIER ONE LOT)

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At the March 26<sup>th</sup> Port and Harbor Advisory Commission meeting the request was made for information relating to the purchase and intended usage of above mentioned lot.

Included with this memo are the following documents:

- Ordinance 83-26 authorizing the purchase from World Seafood
- Memorandum 85-136 from the Finance Director re: Refinancing of the Property
- Resolution 89-36(A) Reserving land around the lagoon on the spit for recreational purposes with minutes excerpt.

Also included are documents relating to more recent actions regarding the lot:

- Resolution 11-104(A) approving the Pier One lease.
- Objectives for the lot as outlined in the Homer Spit Comprehensive Plan adopted November 2011
- Maps from the Homer Spit Comprehensive Plan showing current land ownership and proposed future land use.
- Resolution 13-020 regarding the Kachemak Bay Water Trail trailhead site.



1 CITY OF HOMER

2 HOMER, ALASKA

3 ORDINANCE 83-26

4  
5 AN ORDINANCE AUTHORIZING THE CITY OF HOMER TO  
6 PURCHASE CERTAIN LANDS LOCATED ON THE HOMER SPIT  
7 FROM WORLD SEAFOODS, INC. AND TO ENTER INTO A  
8 CONTRACT THEREFOR REQUIRING THE PAYMENT OF FUNDS  
9 FROM AND SUBJECT TO APPROPRIATIONS BY COUNCIL  
10 DURING MORE THAN ONE FISCAL YEAR.

11 WHEREAS, certain lands located on the Easterly side of  
12 the Homer Spit have recently become available for purchase,  
13 and

14 WHEREAS, the location of such lands is deemed advantageous  
15 to the City because of proximity to the Small Boat Harbor,  
16 and

17 WHEREAS, the City has made an offer to World Seafoods,  
18 Inc. to purchase such lands, which offer has been accepted  
19 subject to the passage of an ordinance approving appropriations  
20 from more than one fiscal year as required under A.S.29.48.190(b),

21 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

22 Section 1. AUTHORIZATION TO PURCHASE. The Common  
23 Council of the City of Homer hereby approves the purchase of  
24 the hereinafter described real property, from World Seafoods,  
25 Inc. and authorizes the City Manager to execute all necessary  
26

documents to consummate said purchase. The lands are described as:

1. That portion of Government Lot 17 lying Northeasterly of the Northerly right-of-way of HOMER SPIT ROAD within Section 35, Township 6 South, Range 13 West, Seward Meridian, located in the Homer Recording District, Third Judicial District, State of Alaska;
2. At LOT TWELVE (12), EXCEPT that portion taken for highway for Declaration of Taking Recorded June 13, 1967 in Book 44, at Page 342, and that portion of LOT THIRTEEN (13), lying Northerly of the Homer Spit Road as set forth in Declaration of Taking Recorded June 13, 1967, in Book 44, at Page 342, all in Section 35, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, Third Judicial District, State of Alaska;
3. Government Lots 11 and 18, Section 35, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, Third Judicial District, excepting therefrom that portion conveyed to the State of Alaska by Warranty Deed recorded August 23, 1966, and rerecorded October 26, 1966, Homer, Recording District.

Section 2. TERMS OF PURCHASE. The total purchase price for the above described lands is \$1,500,000.00 with a down payment of \$250,000.00, an assumption of existing encumbrances in the approximate aggregate amount of \$500,000.00, with annual payments of \$122,000.00 including interest at 10% for a period of approximately ten years on the balance of \$750,000.00. The purchase is contingent upon annual appropriations by the City Council as required by State Law. The purchase is further contingent upon approval of the United States Bankruptcy Court not later than October 1, 1983. Additional terms and conditions are contained in that certain Receipt and Agreement to Purchase dated June 1, 1983, which Agreement is incorporated by this reference as though fully set forth herein, and is hereby approved.

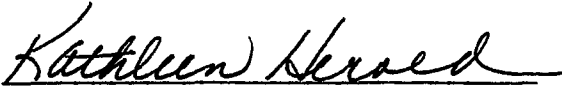
Section 3. SUBSEQUENT APPROPRIATIONS. The Council specifically approves and authorizes the payment of funds for the purchase of the above described lands from the budgetary appropriations

1 of more than one fiscal year and the same may be made during the life  
2 of the purchase contract subject to annual appropriation by the  
3 Council.

4  
5 CITY OF HOMER

6   
7 \_\_\_\_\_  
8 Erle Cooper, Mayor

9 ATTEST:

10   
11 Kathleen Herold, City Clerk

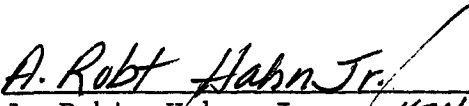
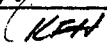
12 First Reading: 8/8/83

13 Public Hearing: 8/22/83

14 Second Reading: 8/22/83

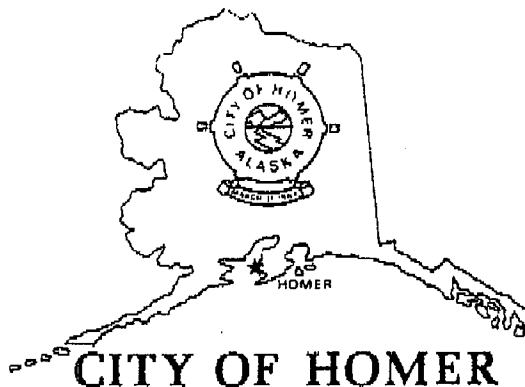
15 Effective Date: 8/23/83

16 Reviewed and approved as to form this  
17 5th day of August, 1983.

18   
19 A. Robt. Hahn, Jr.   
20 City Attorney



3670 LAKE STREET  
HOMER, ALASKA 99603-7647



REPLY TO:

- ☐ City Hall  
Ph. (907) 235-8121
- ☐ Port of Homer  
Ph. (907) 235-8597
- ☐ Harbor Master  
Ph. (907) 235-8959
- ☐ Public Works Dept.  
Ph. (907) 235-8120
- ☐ City Engineer  
Ph. (907) 235-6368

MEMORANDUM 85-136

TO: Mayor and City Council  
FROM: *Christopher L. Newby*  
Christopher L. Newby  
DATE: June 15, 1985  
SUBJECT: World Seafoods Property Note - Refinance

Background

During the recently completed Budget Process, it was determined that refinancing the subject note could decrease the Port's annual cash requirements and, thereby, help reduce the projected Port Fund operating deficit. In this regard, Rainier Bank Alaska has committed to refinance the note with very favorable terms, see copy of commitment letter attached.

Recommendation

Authorize the City Manager to sign the appropriate documents to refinance the World Seafoods Note utilizing Rainier Bank Alaska.

enclosure

CLN/mp



Rainier Bank Alaska, N.A.  
Pouch 7007 (550 W. 7th Avenue), Anchorage, Alaska 99510-7007  
(907) 276-8080

Chris Newby  
Finance Director  
City of Homer  
3670 Lake Street  
Homer, Alaska 99603

RECEIVED

City of Homer  
Finance Dept.

Dear Chris:

Rainier Bank Alaska, N.A. is pleased to make available to the City of Homer a credit facility which will enable the City to refinance land purchased for expansion of your dock and port facilities. This credit facility is subject to the following terms and conditions:

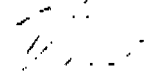
Amount:	\$970,000.
Type:	Term loan secured by land
Amortization:	12 year quarterly amortization, 5 year call
Rate:	70% of RNB Prime fully floating subject to a cap of 11.5%
Purpose:	To refinance land purchased in 1984 for dock/port expansion
Tax Indemnification:	If there is a change in the tax law which changes the yield in this note, the rate will be increased (or decreased) to keep the tax equivalent yield at the same level as it was before the change in law
Security:	Loan is secured by Port revenues and by the land being financed

Documentation:

All necessary legal documentation in form and substance acceptable to the bank, including approving legal opinion from bond counsel.  
All legal fees to be paid by the City of Homer.

If you have any questions, please call.

Sincerely,

  
Marcey Rawitscher  
AVP  
Public Finance

CITY OF HOMER  
HOMER, ALASKA

RESOLUTION 89-36(a)

A RESOLUTION OF THE HOMER CITY COUNCIL RESERVING LAND  
AROUND THE LAGOON ON THE SPIT FOR PUBLIC RECREATIONAL  
PURPOSES.

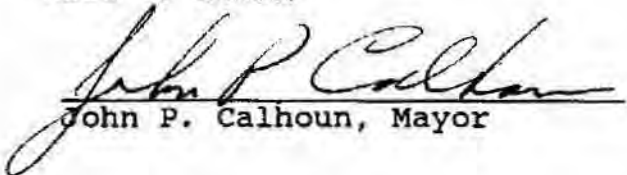
WHEREAS, the City of Homer has adopted the Interim Spit Plan  
which includes the designation of recreation/parking in the  
vicinity of the lagoon fishing hole on the Spit as well as Pier 1  
Theatre; and

WHEREAS, the Parks and Recreation Commission at a special  
meeting held March 31, 1989 recommended that the City Council  
reserve the land in the vicinity of the lagoon and Pier 1 Theatre  
as indicated in the Interim Spit Plan for recreation/parking.

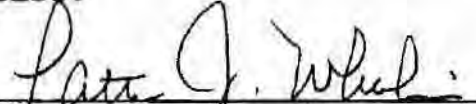
NOW, THEREFORE, BE IT RESOLVED by the Common Council of the  
City of Homer, Alaska that the recreational/parking designation  
as indicated in the Spit Interim Plan is hereby acknowledge and  
continued for such period of time as sport fishing in the lagoon  
and the summer theatre activities at that location continue.

DATED at Homer, Alaska this 10th day of April, 1989.

CITY OF HOMER

  
John P. Calhoun, Mayor

ATTEST:

  
Patti J. Whalin, City Clerk



HOMER CITY COUNCIL  
REGULAR MEETING MINUTES  
APRIL 10, 1989

questions and also had a recommended change to the resolution. Mr. Strutz advised that he had talked with Borough Mayor Don Gillman who has assured him that if the City formally requested that the 25-acres of land be deeded to the City, that he felt it would go through. Mr. Strutz requested this amendment be made to the resolution.

HENRY/RINGER - MOVED TO AMEND RESOLUTION 89-34 TITLE FOR THE KENAI PENINSULA BOROUGH TO DEED THE TWENTY-FIVE ACRES OF LAND TO THE CITY OF HOMER FOR PUBLIC USE AND NOW THEREFORE CLAUSE TO CHANGE WORD CLASSIFY TO DEED.

VOTE: YES: Hanoski, Henry, Gregoire, Ringer, Ronda  
Calhoun

Motion Carried.

VOTE (Main Amended Motion): YES: Calhoun, Hanoski, Henry  
Gregoire, Ringer, Ronda

Motion Carried.

PARKS/PUBLIC  
USE LAND

Paul Banks Elementary

C. RESOLUTION 89-35, OF THE HOMER CITY COUNCIL REQUESTING  
USE PERMIT TO UTILIZE A PORTION OF THE PAUL BANKS SCHOOL  
PROPERTY FOR PUBLIC USE.

HENRY/CALHOUN - MOVED FOR ADOPTION OF RESOLUTION 89-35 BY  
READING OF TITLE ONLY.

HENRY/CALHOUN - MOVED TO AMEND RESOLUTION 89-35 TO ADD  
WORDING TO TITLE AND NOW THEREFORE CLAUSE AFTER USE PERMIT TO  
READ, OR JOINT USE AGREEMENT.

VOTE: YES: Gregoire, Ringer, Ronda, Calhoun, Hanoski, Henry

Motion Carried.

RONDA/CALHOUN - MOVED TO AMEND TITLE TO INSERT WORD "PARK"  
BETWEEN PUBLIC AND USE.

VOTE: YES: Ringer, Ronda, Calhoun, Hanoski, Henry,  
Gregoire

Motion Carried.

VOTE (Main Amended Motion): YES: Henry, Gregoire, Ringer,  
Ronda, Calhoun, Hanoski

Motion Carried.

PARKS/PUBLIC  
RECREATION  
LAND

D. RESOLUTION 89-36, OF THE HOMER CITY COUNCIL RESERVING  
LAND AROUND THE LAGOON ON THE SPIT FOR PUBLIC  
RECREATIONAL PURPOSES.

CALHOUN/HENRY - MOVED FOR ADOPTION OF RESOLUTION 89-36 BY  
READING OF TITLE ONLY.

Councilmember Ronda noted that the "disclaimer" at the end of the resolution noting that the recreational/parking designation will be continued for only such time as sport fishing in the lagoon and the summer theatre activities continue was needed and was in fact the intent of the Council.

RONDA/CALHOUN - MOVED TO AMEND RESOLUTION 89-36 BY INSERTING THE WORD AT THAT LOCATION BETWEEN ACTIVITIES AND CONTINUE IN THE NOW THEREFORE CLAUSE.

VOTE: YES: Calhoun, Hanoski, Henry, Gregoire, Ringer, Ronda

Motion Carried.

VOTE (Main Amended Motion): YES: Ronda, Calhoun, Hanoski, Henry, Gregoire, Ringer

Motion Carried.

Nick Dudiak of the Homer Fish & Game Office was present and spoke to Council noting the importance of local government support for fish & game stocking projects to keep the funding for them, such as the lagoon.

E. RESOLUTION 89-37, OF THE COMMON COUNCIL OF THE CITY OF HOMER ADOPTING REVISIONS TO THE LIBRARY ADVISORY BOARD BY-LAWS. (Memorandum 89-106 from Librarian Barbara J. Mauseth.)

LIBRARY/  
ADVISORY BO-  
BYLAWS

CALHOUN/RONDA - MOVED FOR ADOPTION OF RESOLUTION 89-37 BY READING OF TITLE ONLY.

VOTE: YES: Hanoski, Henry, Gregoire, Ringer, Ronda, Calhoun

Motion Carried.

#### INFORMATIONAL MATERIALS

#### INFORMATION MATERIALS

##### A. Minutes

1. Planning Commission Minutes of March 29, 1989.
2. Port/Harbor Commission Minutes of March 15, 1989.
3. Parks/Recreation Commission Special Minutes of March 31, 1989.
4. Library Advisory Board Minutes of March 13, 1989.

EXXON VALDE  
OIL SPILL/  
UPDATE FROM  
City Manager

##### B. Staff Reports/Memorandums

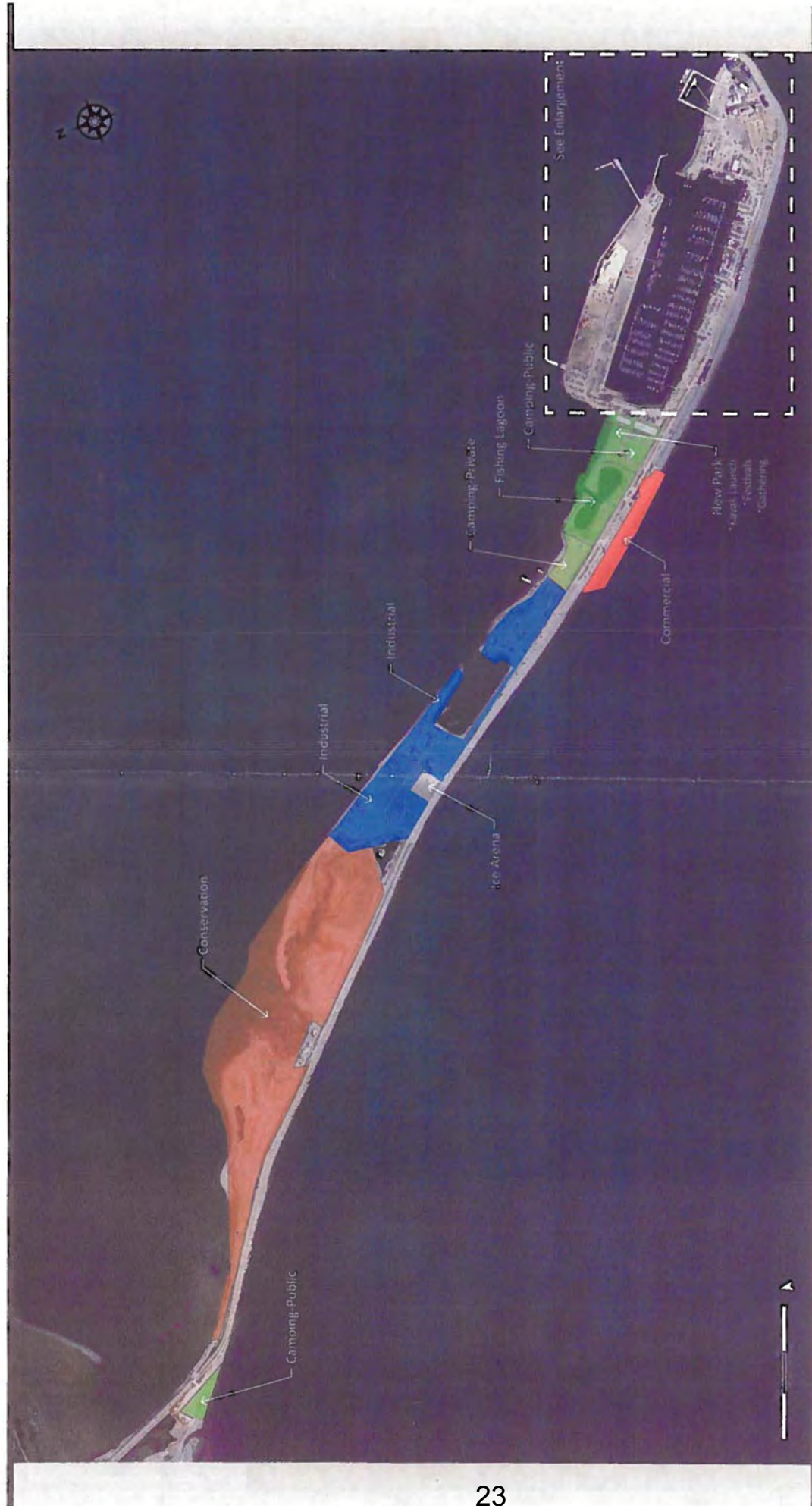
1. Memorandum to Council from City Manager, Oil Spill update.

LAND ACQUIS:  
HAZEL HEATH  
Glacierview  
#18-Lot 1  
PUBLIC SAFE  
HOMER PD  
Commendatior  
from Asst. I

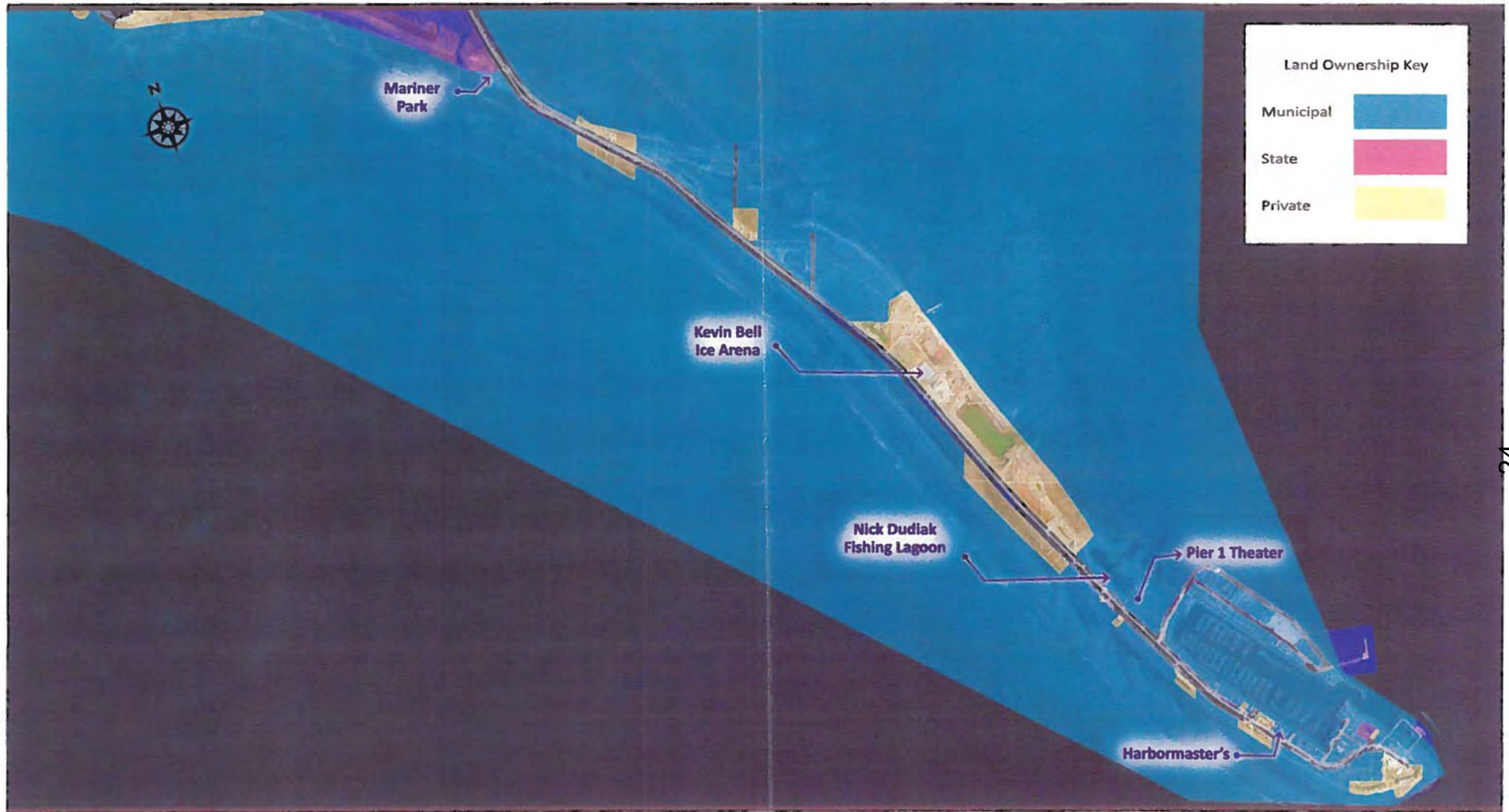
##### C. Correspondence

1. Letter to Hazel Heath from City Manager dated April 4, 1989, negotiations for Lot 1, Glacier View #18.
2. Letter to Chief Daugherty from Assist. D/A Shannon Turner dated March 29, 1989, regarding commending Homer Police Department.

Map 4: FUTURE LAND USE



**Map 3: CURRENT LAND OWNERSHIP**



Adopted November 1, 2011

**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 Manager/Port and Harbor  
Advisory Commission

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

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

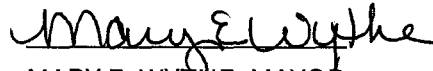
WHEREAS, A task force can review and discuss all facets of a vessel haul-out and repair facility and provide recommendations to Council.

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


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

PASSED AND ADOPTED by the Homer City Council this 13<sup>th</sup> day of January, 2014.

CITY OF HOMER

  
MARY E. WYTHE, MAYOR

ATTEST:

  
JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Staff time and advertising costs.



## City of Homer

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

## Office of the City Clerk

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[clerk@cityofhomer-ak.gov](mailto: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

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

Monday, April 21<sup>st</sup>

Monday, May 5<sup>th</sup>

Friday, May 16<sup>th</sup>

Monday, June 2<sup>nd</sup>

Monday, June 16<sup>th</sup>

~~Monday, July 7<sup>th</sup>~~

Friday July 25<sup>th</sup>

Friday August 8<sup>th</sup>

Monday, August 18<sup>th</sup> – Report due to Clerk

Wednesday, August 27 – Report to Port & Harbor Commission

Monday, September 15<sup>th</sup> – Report due to Clerk

Monday, September 22<sup>nd</sup> – Report to City Council