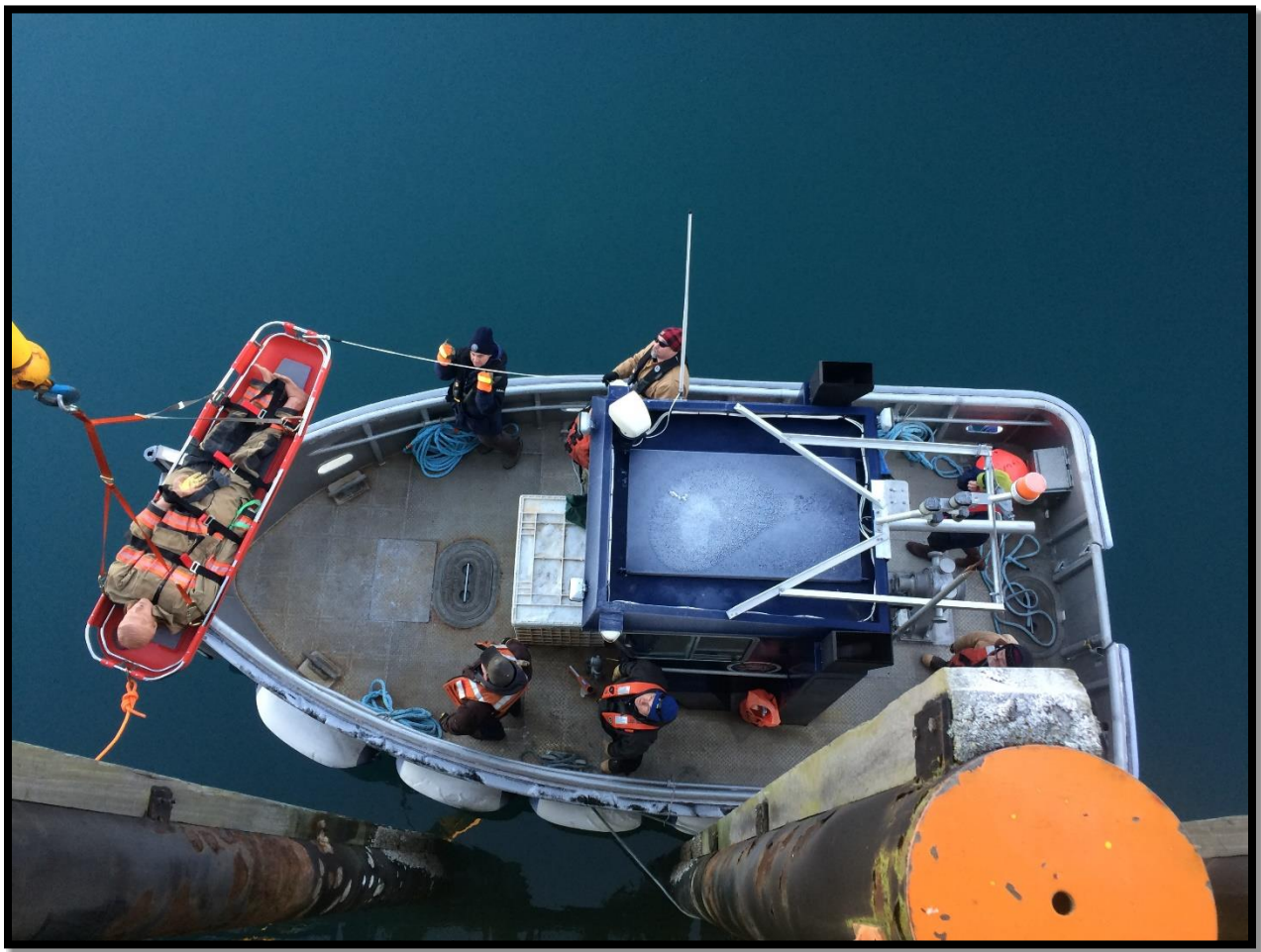


PORT AND HARBOR ADVISORY COMMISSION

Regular Meeting

Wednesday,
January 25, 2017



2017 ETT Training

5:00 P.M.
City Hall Council Chambers
491 E. Pioneer Ave.
Homer, AK 99603



REGULAR MEETING AGENDA

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

4. RECONSIDERATION

5. APPROVAL OF MINUTES

- A. December 7, 2016 Regular Meeting Minutes and January 4, 2017 Special Meeting Minutes
Page 5

6. VISITORS/PRESENTATIONS

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

- A. Port and Harbor Director's Report for January 2017
Page 17

8. PUBLIC HEARING

9. PENDING BUSINESS

- A. Fish Pump RFP
Page 19
i. Draft Request for Proposals for the Operation of Fish Pumps on City Dock
- B. Homer Marine Repair Facility
i. Haul Out Trailer Info (*if provided by commissioners*)

10. NEW BUSINESS

- A. Recommendation from CityScape re: Wireless Communication Tower for Homer Spit Property
Page 27

11. INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report for December 2016 **Page 29**
- B. EOY 2016 Port & Harbor Statistical Report **Page 31**
- C. Water/Sewer Bills Report for December 2016 **Page 33**
- D. Crane and Ice Report **Page 35**
- E. Deep Water Dock Report **Page 37**
- F. Pioneer Dock Report **Page 41**
- G. Dock Water Report **Page 43**
- H. 2000-2016 Load & Launch Comparison **Page 45**
- I. EOY 2016 Fuel Wharfage Report **Page 47**
- J. EOY 2016 Parking Pass Statistics **Page 49**
- K. EOY 2016 Ramp 1-4 Parking Statistics **Page 51**
- L. Memorandum from Deputy City Clerk Re: Joint Worksession with Council on the Deep Water Dock Feasibility Study **Page 53**
- M. Commissioner Attendance at City Council Meetings **Page 55**

12. COMMENTS OF THE AUDIENCE

13. COMMENTS OF THE CITY STAFF

14. COMMENTS OF THE COUNCILMEMBER (*If one is assigned*)

15. COMMENTS OF THE CHAIR

16. COMMENTS OF THE COMMISSION

17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, FEBRUARY 22, 2016 at 5:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska

Session 16-10, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 6:00 p.m. on December 7, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, HARTLEY, STOCKBURGER, ULMER, ZEISET, ZIMMERMAN

ABSENT: DONICH (excused)

STAFF: HARBORMASTER HAWKINS
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF THE AGENDA

The agenda was amended to move Item C. Icicle Seafoods New Lease up to Item A under pending business.

The agenda as amended was approved by consensus of the Commission.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

There were no public comments. Written comments from Kevin Hogan were provided as a laydown.

RECONSIDERATION

APPROVAL OF MINUTES

A. October 26, 2016 Regular Meeting Minutes and November 9, 2016 Special Meeting Minutes

Chair Ulmer called for a motion to approve the minutes.

CARROLL/HARTLEY SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

A. Port and Harbor Director's Report for November/December, 2016

Harbormaster Hawkins reviewed his staff report.

There was brief discussion about the Seattle Pacific Marine Expo, the vessel fire on November 3rd, the RFP for harbor lighting, and work with Derry and Associates addressing land platting issues.

PUBLIC HEARING

PENDING BUSINESS

- A. Memo to Port & Harbor Advisory Commission from Port Director Re: Icicle Seafoods New Lease dated December 1, 2016
 - i. City of Homer Ground Lease and Security Agreement
 - ii. Memo to Port & Harbor Advisory Commission from City Manager Re: Icicle Seafoods Lease Recommendations dated November 2, 2016
 - iii. Resolution 16-xxx Awarding New Lease to Cooke Aquaculture, dba Icicle Seafoods

Duff Hoyt, Icicle Seafoods Manager, was in attendance to answer questions.

Harbormaster Hawkins reviewed the information provided to the Commission. The actual lease is still being negotiated and isn't complete, so the attorney's weren't comfortable providing it yet. A copy of a blank ground lease document is included to show the Commission they are working on with Icicle. Fish Dock usage won't be included in the ground lease but addressed through a memorandum of agreement with the city.

There was brief discussion about lot 42 and confusion with lot lines and ownership. Once the title is cleaned up the city would like to own the property and Icicle is interested in leasing it as well.

The commission reviewed the "Next Steps" outlined in the memo and provided in italics below and provided the following feedback:

The Fish Pump and Covered Awning

The City Manager and staff have discussed the fish pump and have come to the opinion that this opportunity should be opened up to other businesses in a competitive bid. We propose that a Request for Proposals (RFP) be advertised for the purpose of seeking bids from qualified firms to provide fish pump offloading services on the Fish Dock. We feel that this MOA should be a three to five year contract and that we would be seeking proposals that detailed how they would service not only their own fleet but other buyers' needs as well.

I think we should also discuss the possibility of allowing a second fish pump operation to be installed on the facility. Could another pumping operation help to alleviate congestion while at the same time bring more business across the dock?

The commission agreed that another fish pump operation on the Fish Dock would be beneficial for the users. They spoke about what a request for proposal might entail and discussed scheduling a special meeting further consideration.

HARTLEY/CARROLL MOVED TO SCHEDULE A SPECIAL MEETING ON JANUARY 4, 2017 TO DISCUSS THE RFP FOR A FISH PUMP ON THE FISH DOCK.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Ice Delivery System

Icicle currently has a pneumatic ice delivery system plumbed out onto the City's Fish Dock from their ice plant on Lot 41. Other buyers that bring their own ice onto the dock do so by tote and pay wharfage on the ice by the ton.

I would like to hear the commission's views on if Icicle should be allowed to continue have a distribution system on the dock, or not. Some talking points to consider:

- *Does Icicle's delivery system compete with the City's ice sales?*
- *During peak use times, is there a fleet benefit to having another system that can deliver ice to the boats?*
- *Is this second system an effective backup system to our own ice plant in case our system breaks down?*
- *In the past there was no revenue (ice wharfage) paid to the City for ice delivered to the dock by Icicle. If the delivery system were allowed to remain on the dock what would the potential new revenue be?*
- *If allowed to continue, could there be parameters detailed in a MOA that would limit the impact on the City's ice sales? Examples: active during peak use times only, specify customers that they may deliver to (their fleet), tote delivery off season?*

FYI – Even with this delivery system and ice plant at peak times, Icicle buys ice from the City. In the 2016 season they purchased 300 tons.

The commission concurred that Icicle's delivery system competes with City's ice sales. Mr. Hoyt noted that Icicle does not sell their ice to anyone else, and buys ice from the city when needed. There have also been times the city's ice plant has been down and Icicle has stepped in. Icicles ice production is about half of the city's ice house.

The commission also see value in having two icing stations and for them to work together to ensure adequate and efficient ice delivery to vessels. There was discussion of the current set up with Icicle's pneumatic delivery system and the city's system, also trestle delivery and tote delivery.

There was no recommendation for ice wharfage and they will discuss it further at another meeting.

Fish Buying Shack

Currently Icicle is the only buyer allowed to leave a buying shed on the dock. All other buyers bring a shed onto the dock for the offload and then remove the shed once the transaction is completed. What are the commission's thoughts on this issue?

There was discussion that there have been other requests for permanent shacks out there. Harbormaster Hawkins explained how temporary buying shacks have been dealt with in the past and that it isn't practical to have permanent shacks. He doesn't think it should be allowed for one but not

for all. Mr. Hoyt noted that currently they are the only processor that may be doing 24 hour days during the salmon runs.

They agreed to talk about this further at their next meeting.

Chair Ulmer asked if there is approval from the commission to support the following recommendation:

The City Manager and Port and Harbor Staff recommends approving Resolution 16-xxx, awarding Cooke Aquaculture, Inc., dba Icicle Seafoods a 20-year lease with two, five-year options for Lot 41, HOMER SPIT SUB AMENDED ADL 18009, with an annual base rent of \$35,070.00, and authorizing the City Manager to move forward with lease negotiations and execute the appropriate documents.

STOCKBURGER/HARTLEY SO MOVED

There was brief discussion clarifying this only addresses what's on lot 41 and that there are no performance clauses at this time.

VOTE: YES: ZIMMERMAN, ULMER, ZEISET, CARROLL, HARTLEY, STOCKBURGER

Motion carried.

- B. Homer Marine Repair Facility
 - i. Haul Out Trailer Info *(if provided by commissioners)*

Commissioner Carroll brought in a concept drawing that had drawn of a trailer being hauled out to help give a mental picture of what we are talking about.

Commissioner Stockburger commented that he spoke with the owner of Hostar at the Fish Expo. He offered some ideas about different things; one point was that 13 degrees is pretty steep to haul a large boat. They talked about trying to haul out at the beach where there is a shallower slope and some design options. There has been discussion with the Marine Trades group about trying to come up with a cooperative venture to purchase a trailer.

Commissioner Carroll added that he has talked to a company called Roodberg out of Holland that has been doing this for a lot of years. He is pursuing the question if a large trailer can haul a small vessel to have on trailer doing both. He is going to send pictures of the beach where the Kona Kai is hauled out and will let the commission know what he hears back. Mr. Carroll said the person he spoke to is interested in dealing with us.

Chair Ulmer asked for a recess at 6:50 p.m. and the meeting resumed at 6:53 p.m.

- C. Port & Harbor Crane Use Policy Draft Review
 - i. Crane Use Policy – Staff Guidelines
 - ii. Packet A: Individual User Agreements/Policies
 - iii. Packet B: Commercial User Agreements/Policies

Harbormaster Hawkins explained that this is a policy change that harbor staff has been working on with the attorney for over a year and that he would like the commission's support. They discussed the online training and testing that Port Maintenance Supervisor Aaron Glidden helped develop, and the process for getting permits and cards to use the cranes, and also the cost involved. Harbormaster Hawkins noted that a practical test will still be done on the dock.

HARTLEY/CARROLL MOVED TO ACCEPT THE STAFF GUIDELINES AND CRANE USAGE AGREEMENTS.

There was no further discussion.

VOTE: YES: ULMER, ZEISSET, ZIMMERMAN, CARROLL, HARTLEY, STOCKBURGER

Motion carried.

NEW BUSINESS

INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report for October and November 2016
- B. Water/Sewer Bills Report for October 2016 and November 2016
- C. Crane and Ice Report
- D. Deep Water Dock Report
- E. Pioneer Dock Report
- F. Dock Water Report
- G. KSTK News Article Re: AAHPA Pushing for Tighter Derelict Vessel Laws dated November 4, 2016
- H. Anchorage Daily News Article Re: State Sues Company over Abandoned Barge dated November 25, 2016

There were brief comments regarding the stall wait list.

Harbormaster Hawkins commented that the budget passed for 2017 and there is a list of projects they got funding for, including putting zincs on the pilings in the harbor. He explained there are about 500 pile in the harbor and there is a company that specializes in electrolysis to help lay out a plan. They don't put zincs on new pilings because they would cause the galvanized material to go away faster. After about 20 years, the zincs need to be put on to protect and extend the life of the piling.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Deputy City Clerk Jacobsen advised Chair Ulmer and Commissioners Hartley and Stockburger that their terms expire on February 1, 2017. She will be sending them an email to confirm whether or not they want to request reappointment. She wished everyone Merry Christmas.

Harbormaster Hawkins thanked the Commission for their patience and support; he thinks we are doing good work here. He wished everyone Merry Christmas.

COMMENTS OF THE COUNCILMEMBER *(If one is assigned)*

COMMENTS OF THE CHAIR

Chair Ulmer showed a t-shirt that has two circle hooks in the shape of a heart. She said she will be absent at the January 25th meeting.

COMMENTS OF THE COMMISSION

Commissioner Carroll said they are making progress. He told someone that being on the Port & Harbor Commission is most of the time death by minutia, stuff that is totally unrewarding, but once in a while something comes along like the large vessel haul out and he can get excited about working on that.

Commissioner Zeiset said he got to do a class at the college last night about marine electronics. Nine students signed up and two were younger folks interested in getting marine industry. They are taking every course available, not only electronics, and he thinks that's encouraging thing to see young people wanting to get involved in marine trades and stay here in Homer.

Commissioner Zimmerman said it was a smooth meeting and wished everyone happy holidays, be safe, and see you next year.

Commissioner Stockburger will be absent at the January 4th special meeting.

Commissioner Hartley had no comment.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:26 p.m. The next regular meeting is scheduled for Wednesday, January 25, 2017 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved:_____

Session 17-01 a Special Meeting of the Port and Harbor Advisory Commission was called to order at 5:03 p.m. by Chair Cathy Ulmer on January 4, 2017 at the City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ZIMMERMAN, ULMER, DONICH, ZEISET, HARTLEY, AND CARROLL

ABSENT: COMMISSIONER STOCKBURGER(EXCUSED)

STAFF: HARBORMASTER HAWKINS
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

ZIMMERMAN/CARROLL – MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA *(3 Minute Time Limit)*

NEW BUSINESS

- A. RFP for Fish Pump
 - 1. Memorandum from Bryan Hawkins, Port Director/Harbormaster dated January 3, 2017

Discussion was entertained on opening the opportunity to other businesses in a competitive bid by issuing a Request for Proposals from qualified firms to provide fish pump offloading services on the Fish Dock. This Memorandum of Agreement (MOA) was recommended by staff and agreed by the City Manager to be no more than a five year contract and that the proposals should detail how the service would be provided to the individual fish buyer's fleet but the other buyer's as well. The Commissioners were reminded that the City reserves the right to accept or reject any or all proposals, to waive irregularities or informalities in the proposals and to award a contract to the respondent that best meets the selection criteria and the city's needs.

Jeff Burger, city resident and employed at the Auction Block, commented on proprietary information previously submitted to the city and advocated for a preference to businesses that have substantial investment already in place.

Harbormaster Hawkins stated he has not shared any of the proprietary information with the Commission since he was requested not to.

The commission discussed at length the following questions:

1. Should the existing fish pump located on the NE side of the dock under the permanent awing, go out to Request for Proposal (RFP) for the purpose of seeking bids from qualified firms to provide fish pump offloading services on the Fish Dock?
2. If yes to the RFP process, what parameters should be established?
 - a. Length of the term?
 - b. Cost of Utilities?
 - c. Should competitive wharfage rates be allowed?
3. Truck Loading: Is there a way to alleviate heavy truck congestion? Staff suggests they recommend in the RFP that the bidder propose a more efficient method for loading/unloading of fish totes.
4. Should there be a second fish pump location on the Fish Dock?

Pros: A possible solution for fair market competition and being able to handle higher volumes of Fish.

Cons: If improperly executed it could lead to higher congestion on the road due to trucks loading/unloading and may not be a viable business opportunity.

The commissioners expressed concerns and questions regarding but limited to the following:

- receiving input from the processors and receiving feedback since the last meeting
- executed in a fair manner to all who would use a fish pump
- having a processor with a monopoly and controlling the dock
- forcing the processors to service other vessel outside their own and that it should be a first come first serve basis.
- processing is set up prior to the actual action and would be an impediment to be required to serve first come first serve basis

Chair Ulmer requested some input from the Mr. Berger in the audience regarding the use of fish pumps. He provided limited input but agreed that a system can be implemented based on the anticipated volume. He provided some information on Bristol Bay and their facility and that the City owning the dock and wanting to generate revenue, dealing with exclusivity issues, investment from the processors, and role of the city since they are the owners of the dock. He went on to further add that when you want to encourage economic activity and considering all the various revenue streams, it is not simple enough to state that you are going to do this for everyone especially with the amount of investment that will be required.

Commissioner Hartley requested clarification on issuing one RFP or two. He then questioned if Icicle would be required to bid on this even though they have equipment currently in place. Harbormaster Hawkins responded in the affirmative. It was noted that there would be an advantage to having the equipment already in place. Discussion ensued on soliciting for proposals for the existing location then a separate RFP for a second, new, pump & location on the dock.

The commission was in general agreeance to issuing two separate RFPs, one for each location.

Questions and answers between the commission and Mr. Berger and Mr. Duff Hoyt with Icicle regarding costs, investment and the quantity or volume produced by the processors continued. Mr. Berger noted that there was currently still an offer on the table from Auction Block from 2016; Harbormaster Hawkins inserted that the offer was pulled from the table and Mr. Berger acknowledged that Auction Block would be interested in putting the offer in for 2017, along with additional comments

advocating for consideration given to those processors who have put substantial investments within the community, and the impact that would cause to the dock traffic no one would want to work there.

Commissioner Carroll provided anecdotal information on assuming the Tutka Bay Hatchery would start producing volume in the next couple of years which technically means approximately 8,000,000 fish at 3-4 pounds apiece which could exacerbate the situation.

Supplementary comments on the following were made by the commission and with participation from the audience members as requested by the commission:

- Lack of use of the fish pump this past year
- Statistics on the number of smaller vessels that want the fish pumped off
- Mostly the larger tenders that use the pumps
- Dewatering and removing fish totes from vessels
- Capability of pumping smaller vessels may bring higher demand
- What would the demand be from out of town processors to use the fish pumps
- Tenders dewater and
- Typically fish pumped in Homer are put in totes and processed in Seward so Homer does not benefit in the Fish Tax

Chair Ulmer requested that the commission re-focus on the questions as presented in the memorandum. She offered her opinion on the benefits of having a second pump and then read the first question into the record and received responses from the commissioners as follows:

1. Seek proposals for the existing location and a new location, two separate request for proposals
2. Parameters:
 - a. Length of Term - 4-5 years
 - b. Cost of Utilities - Proposer bears the costs of all utilities
 - c. Competitive Wharfage Rates?

Commissioner Zimmerman stated that they were discussing if they should force the processors to pump other people's fish; Chair Ulmer responded yes and posed the question isn't that what doing business is all about? It was noted that they can only have two pumps so two RFPs in response to a question about a third pump.

Comments made by the audience regarding issuing the RFP to the general public and overlooking the folks that have already heavily invested in the Spit, if they could establish within the RFP that a preference would exist for RFP submittals from existing entities on the Spit.

Commissioner Zimmerman asked about using pumps to pump fish up into totes. Harbormaster Hawkins expressed his concerns on pumping fish and putting them in totes and then gridlock with the inability to get the totes onto the trucks. It was acknowledged that they did try that back several years ago but it did not work out well and that is why he suggested requesting solutions in the proposals. They also discussed in the past about lining the dock with pumps and pumping fish into totes but then you had no way to load the totes into the trucks. That is why is would like to possibly address that in the RFP.

Discussion on the amount of room that it takes to stage, dewater, move and load totes and the size of the dock once a large tender is at the dock there is no more room and would be difficult to do more

with the size of the current dock. Mr. Hoyt explained that they are able to unload a small boat on the end of dock in response to a direct question from the commission.

Further information was shared on the space required to load trailers from the side and two or three flatbed semi-trucks and the bottle neck that creates plugging up the road from Harbormaster Hawkins.

Discussion on possible reconfigurations to make optimal use of the ability to load totes ensued.

Discussion by the commission and audience members came back to the fairness in forcing the proposer to pump others; issuing RFP first to local companies then cast wider net if no suitable response; offer on the table that is still good they just ran out time to get it done last year; others chose to let the opportunity expire; Assuming all entities doing or done business on the Spit and Fish Dock need a level playing field, there are only two companies that process fish in Homer. It was reiterated that the RFP could state a preference for businesses on Fish Dock Road.

HARTLEY/DONICH - MOVE TO REQUEST THAT THE HARBORMASTER PREPARE TWO RFPS FOR FISH PUMPS ON EACH END OF THE FISH DOCK WITH CONSIDERATION TO THOSE WHO HAVE A HISTORY OF DOING BUSINESS WITH THE HOMER HARBOR AND ON FISH DOCK ROAD.

Discussion ensued on the request for proposal is not always the lowest or best price, it is what is the best revenue for the city. Questions on preferences for bringing in more Fish Tax across the dock in Homer; above all fairness to all users; economic reality of the huge fleet that lives in Homer; throwing an RFP out to the many when there has been sole provider for 37 years; the blow back that has been heard because of the past. This proposal is to create a equal playing field and is the result of actions by the city in the past and that the city has paid because of that issue. By doing this they are privatizing part of their dock. The City has a procurement policy that establishes a local bidder preference which defines as a business that lives and maintains a business in the city. Clarification and establishing a time limit; establishing within the scoring criteria and using a matrix to score the proposals and build that to suit the goals. It was determined to vote this motion then work on the criteria. Further definition on the information that would be contained within the RFP was provided.

Commissioner Hartley called for the vote.

VOTE. YES. DONICH, ZEISET, CARROLL, ULMER, ZIMMERMAN, HARTLEY.

Motion carried.

Chair Ulmer referenced the memorandum for the next item to discuss. Commissioner Carroll directed the Chair's attention to the audience. Chair Ulmer addressed a request for clarification from Mr. Berger regarding the motion made.

Deputy City Clerk Krause requested a Point of Order and informed the Chair that it was getting difficult to follow the discussion with everyone speaking at the same time and inclusion of the audience members. She allowed that if the Commission had a direct question that they wished input from the members in the audience that it could be addressed.

Chair Ulmer brought the meeting back to order and requested the commission discuss criteria for the proposal. The following items were discussed for criteria or inclusion in the proposal:

- Point system used to rate the proposals received
- Proposers will be encouraged to pump fish from other vessels besides those to processed those agreeing to that will receive higher points
- Fleet size
- Dealing with Truck congestion – Creative ideas or proposals on loading and moving fish totes
- No additional area available for use of fish loading
- Length of term – 4-5 years to allow for amortization of the equipment
- Cost of utilities
- Wharfage – Fish coming across the dock – What is the projected number of fish that they will move.
- Fish tax revenue
- Local bidder preference to apply with history and investment
- Number of employees

Comments from the commission on the requirement to follow policy and procedures that have been established and generating additional business and revenue that benefits the community overall without additional regulations in response to a statement from Mr. Berger which was not audible to the Clerk or recorded.

Commissioner Donich questioned the size of Icicle Fleet based in Homer and how many fisherman that they are purchasing from to get any idea on quantity.

Mr. Hoyt responded that approximately 120+ permits. Tenders delivered to Homer approximately 10 boats to a dozen but could expand.

Harbormaster Hawkins requested any additional criteria the commission would like to include. There was none forthcoming, comments were offered on revisiting this in the future.

Brief discussion on process ensued with input from staff regarding timelines and approvals from council to issue RFP. It was determined that a resolution could be on the January 23rd Council agenda to approving the issuing of the RFP, the draft RFP will be on agenda for the next regular meeting. It could be advertised the first & second weeks of February. As long as the Commission did not make any major changes to the RFP it could be offered and awarded by the second meeting in February the soonest.

COMMENTS OF THE AUDIENCE

Jeff Berger, city resident, commented and questioned the use of the existing pump and no one opposing Icicles operations. He recommended when moving forward with better fish moving operations consideration should be given to winter business involving the Cod and Pollock fleets. There is considerable investment in that industry also but also a huge opportunity for Homer that has been overlooked for a long, long time.

COMMENTS OF THE CITY STAFF

Harbormaster Hawkins commented on the Council meeting on Monday and the request from the Tutka Bay to be able to set pins for upwards of three months and there is local opposition to that request.

Commissioner Carroll will be attending since he is not in favor and Commissioner Donich commented on the other predators in the area. Another issue on the agenda is the Crane contract for approval.

Deputy City Clerk Krause commented that it was a pleasure as usual.

COMMENTS OF THE CHAIR

Chair Ulmer will be attending the boat show so she will not be in attendance at the January 25th meeting and asked if the call in number could be emailed to her.

COMMENTS OF THE COMMISSION

Commissioner Carroll, Zeiset, Zimmerman had no comments.

Commissioner Hartley one more step forward.

Commissioner Donich will be absent but can be telephonic and requested the call in number also. He also commented on the summer activity bringing in higher revenue to the city.

ADJOURN

There being no more business to come before the Commission Chair Ulmer adjourned the meeting at 6:50 p.m. The next regular meeting is scheduled for January 25, 2017 at 5:00 p.m. in the City Hall Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

Approved:_____



JANUARY 2017 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- Department Head Staff Meeting
- Matt Johnson, RDI – Review of New Marina Program RFP
- Bob Hartley – Upcoming Harbor Items for Meetings
- Lease Advisors Meeting – Discussion Re: Communication Tower RFP with CityScape
- Katrina Chambon, ADEC – Fish Grinder Compliance Report
- City Attorney – New Ground Lease with Icicle Seafoods
- Homer Marine Trades Association Board Meeting
- Ron VanSickle, AMHS – Bird Deterrents on Pioneer Dock
- Kenny & Snooks Moore, Northern Enterprises – Harbor Expansion & Haul-out Plans
- AAHPA Planning Meeting
- Mike McCune, Alaskan Fish Factory – New Fish Grinder MOA & Outfall Line Agreement for New Company
- City Attorney – Teleconference Re: Crane Use Agreements
- Alaska Corp of Engineers – Teleconference Re: Dredge Contract Bid Opening
- Rachel Lord, AAHPA – Bylaws Review
- ATS – Teleconference Re: Crane/Ice Software Upgrade

2. Operations

During the first week of January, 13 City employees (primarily Port and Harbor staff) participated together in a 40-hour state of Alaska ETT training course, conducted at the Port and Harbor Office. This training occurs once every two years, focusing on port & harbor-specific scenarios involving medical emergency response. During this training effort, seamless coverage of the harbor facilities could not be accomplished without our port director providing operational duties and the former, retired port director covering a week of graveyard shifts.

Operation staff participated with Port Maintenance and Fish Dock staff in completing the Hardhat on-line crane operations training course. They also installed new potable water delivery hoses to be utilized on the D/W/D and P/D during bulk water deliveries, and installed a new pressure washer and mount to be utilized by harbor assistants while cleaning/sanitizing the public fish cleaning stations.

Landings at all harbor facilities included the following vessels: Tustumena, Bob France, CISPRI Perseverance & Barge 141, and Pacific Freedom & DBL54.

Other notable events:

- On 12/13, the port director and deputy harbormaster safely towed and returned the disabled 120' USCG Naushon from B float to its berth on system 5.
- On 12/14, operations staff responded to a disabled 24' pleasure craft with five POBs that had drifted inside of the pioneer dock during northeasterly conditions. The vessel was safely maneuvered under tow, between dock pilings and returned to the harbor.
- On 12/19, operations and maintenance staff responded to a fire aboard a 40' charter vessel on D float. Staff worked with good Samaritans aboard a neighboring vessel to quickly tow/remove an adjacent 50' commercial

fishing vessel and utilized fire pumps aboard the harbor tug and fire cart to knock down the flames and prevent the spread of the fire. The burned vessel was towed to the L&L ramp for removal the same day.

- In the morning of 12/20, operations staff discovered a deceased male aboard a 42' commercial fishing vessel located on the wood grid. The vessel was towed to ramp 1 where operations staff assisted HPD with investigation and HFD with the extraction of the body. Later that morning, the port director and deputy harbormaster provided emotional support for the uninformed widow at the harbormaster's office until HPD arrived.
- On 12/26, operations staff responded to a 40 gallon oil/fuel spill originating from a 100' gold dredge vessel on B float. Staff initiated the deployment of absorbent material and assisted the vessel's crew with clean up. Approximately 1,000 lbs. of oil/water saturated absorbent material was recovered in the clean-up effort. The hazardous material was later transported to the National Response Corporation in Nikiski for proper disposal.
- On 12/30, operations staff assisted HPD with an investigation of a stolen vehicle from the ramp 1 parking lot.
- On 1/11, operations staff assumed tow of a 50' disabled commercial fishing vessel outside of the harbor entrance and returned it to its stall on C float.
- On 1/12, upon request by the commanding officer of the USCG Naushon, operations staff used the harbor tug and patrol skiff to provide safe escort for USCG Naushon while departing its berth and maneuvering the channel entrance, outbound for sea and the ship yard in Ketchikan.
- On 1/17, operations staff and EMS responded to a 25 year old male suffering from a head injury and broken collar bone. The injury occurred at sea and patient was transported from a merchant vessel, via pilot boat, to the L&L ramp for hospitalization.

3. Ice Plant

- George Tyrer retired after 13 years of great service to the community. He was always a strong advocate for the marine trades, especially refrigeration. Burt Gregory was promoted to Fish Dock Supervisor, and Peter Alfiche was promoted to full-time Fish Dock Operator.
- Cold weather resulted in two unscheduled additions to normal winter maintenance.
 - The swing motor on Crane 5 froze up. (A missing gasket allowed water penetration into the brake.)
 - The fresh water on the dock froze, with at least one broken pipe (Icicle end). Investigation revealed that the heat trace had burned out in two spots, one of which had started a small fire which melted the firehose in the fire suppression cabinet. Fortunately, the fire self-extinguished.
 - Burt and Peter completed ETT training while Don did routine compressor maintenance.
- Normal winter projects currently underway:
 - Don is doing an in-depth inspection and repair of the two small compressors which run continuously.
 - Peter is completing routine ice-bin maintenance.
 - Burt is engaged in an office treasure hunt—searching for the important addresses and part numbers that are mixed up with 20 years of paperwork.
 - Burt is also consulting with other staff members on up-coming changes to the crane training program.

4. Port Maintenance

In addition to routine tasks, and the occasional plowing and sanding, Port Maintenance has:

- Finalized the RFP for the high-mast light LED conversion project and assisted with the pre-bid meeting
- Replaced the nonskid surface on ramps 1, 2, and 4
- Completed a quick re-hab of the dry fire line and fire cart following a vessel fire
- Completed ETT training
- Received the new boom lift
- Completed the new crane operation/safety course
- Installed a small davit for AMHS dock crew
- Performed maintenance on P/D camel fenders
- Swapped and charged P/D dolphin marker light
- Assisted HVFD with pictures for a power point

REQUEST FOR PROPOSAL
AND QUALIFICATIONS FOR
Wet Fish Pump Transfer Services
Homer Port & Harbor

Insert Picture of Harbor or Fish Dock

CITY OF HOMER, ALASKA

Bryan Zak, Mayor

CITY MANAGER

Katie Koester

Request for Proposal & General Qualifications

January 2017

REQUEST FOR PROPOSAL FOR WET FISH PUMP TRANSFER SERVICES

The City of Homer, Alaska has begun the competitive selection process for two Wet Fish Pump Transfer Services Leases at the Homer Port & Harbor Fish Dock. The City is soliciting proposals and statements of qualifications from individuals or firms interested in this business opportunity.

Each designated area is XXX square feet on the north drive of the trestle and XXX square feet at the south drive on the trestle. These locations are shown on the overview map included in this RFP. The Lease will be awarded pursuant to a Request for Proposal process.

This RFP document contains:

- Instructions for submitting a Proposal
- Schedule of important dates and deadlines
- Evaluation Criteria
- Lease Application
- Lease Agreement

You are encouraged to review this RFP carefully so you may offer your feedback or request clarification prior to the submittal deadline. We look forward to your participation.

Bryan Hawkins, Harbormaster/Port Director

SCHEDULE

ACTIVITY

DATES

Publish Dates: Homer News or Tribune: February 2 & 9th, 2017

Submittal Deadline: Thursday, February 16, 2017 at 4:00 PM

Submittal Address/Location: City Clerk's Office
Homer City Hall
491 East Pioneer Avenue
Homer, AK 99603

Proposal Review & Recommendation: February 17-22, 2017

Homer City Council Approval of Successful Proposals and Lease Agreements: March 13, 2017

Estimated Lease Award Date: After March 13, 2017

Please note that this schedule is subject to change. Any date(s) may be extended by the City Manager when in the interest of the City to do so.

PART I

Please note that the economic and other terms of this Business Opportunity, including the provisions relating to rent, Lease term, deposits, insurance, and operational requirements, are described in more detail in the attached Lease.

1. INTRODUCTION

This RFP is intended to inform interested parties about the competitive selection process for a General Business Opportunity at the Homer Port & Harbor Fish Dock. It is anticipated that the selection process will take one month, culminating with the City Council's award of two Leases.

2. DESCRIPTION OF THE LEASE

In participating in this selection process, each Proposer will be seeking the opportunity to conduct the Permitted Use, as described in Section I.3.b below, within the Harbor pursuant to the Lease. The Lease describes the business and operational requirements of this Business Opportunity, including the premises, rent, Lease term, deposits, insurance requirements, nondiscrimination requirements, and other important requirements.

The Proposer is encouraged to provide in detail every aspect of the activity, equipment, type, brand names and capacities, attachment points to the dock. All details and drawings are to be detailed and to specifications and include the offload process from pump location, dewatering tote loading plan, icing and loading.

Additional information to be included in the proposal is the need to reduce truck loading congestion on Fish Dock Road and is seeking responses to address that issue in the proposals.

The City Manager reserves the right to revise the form of the Lease prior to its execution to:

- (a) reflect the Business Opportunity developed pursuant to this RFP,
- (b) incorporate any City requirements adopted or deemed applicable after the drafting of such draft Lease; and
- (c) incorporate any other non-substantive provisions desired by City Council.

3. SUMMARY OF BUSINESS TERMS

a. Term. General leases will have a lease term of three years with the option for two one year renewals. The Rent Commencement Date refers to the date the Lessee takes possession of the Premises, as determined by the City Manager and/or Harbormaster.

b. Permitted Use. The Lease is intended for the north and south trestle areas and for no other use without Landlord's consent. Without limiting the generality of the foregoing, Lessee shall operate the Premises in strict conformity with the requirements herein, including those set forth in the Lease and provide the following to include but not limited to:

- No one entity may own or control both locations.
- Pumps are for the purposes of increasing fish offload speeds

- Increasing volume of fish crossing the dock
- providing fish offload service for hire

Business hours? Minimum?

c. Rent. Per Lease Year, the base rent is structured as follows:

_____ plus taxes, payable in **monthly installments of** _____ plus taxes.

In addition, 10% of Lessee's Gross Sales ("Percentage Rent"), but in no case shall the Percentage Rate be lower than \$200.00 per month.

d. Deposit Amount. At the time of execution of the Lease, the Lessee is required to provide a \$_____ **security deposit.**

e. Utilities and Service. Applicant will be responsible for any type of utilities required to perform the services.

f. Comprehensive General Liability and Workers Compensation Insurance. Upon signing of lease, Lessee shall maintain comprehensive general liability insurance with a single combined liability limit of not less than **five hundred thousand dollars (\$500,000.00)** insuring against all liability of Lessee, it's employees, and authorized representatives in regard to the Premises. The City of Homer shall be named as additionally insured.

If employees are hired, proof of workers compensation insurance is required.

PART II

1. INQUIRIES REGARDING RFP

A Pre-Proposal Meeting will be conducted or granted upon request.

Technical Inquiries regarding the RFP and all requests for written modification or clarification of the RFP must be directed to:

Bryan Hawkins, Harbormaster/Port Director

Email: bhawkins@cityofhomer-ak.gov

Phone: (907)235-3160

Proposal Submittal process inquiries of a general nature regarding the RFP can be directed to the City Clerk's Office to:

Renee Krause, CMC, Deputy City Clerk

Email: rkrause@ci.homer.ak.us

Phone: 907-235-8121 ext. 2224

2. TIME AND PLACE FOR SUBMISSION OF PROPOSALS

Proposals must be received by **4:00 p.m. on THURSDAY, FEBRUARY 16, 2017**. Postmarks will not be considered in judging the timelines of submission. Late submissions will not be considered. Proposals submitted by fax or email will not be accepted.

Proposals may be delivered in person or mailed to: City Clerk's Office
RFP for Wet Fish Pumping
City of Homer

3. FORMAT

Proposals shall be submitted in a sealed envelope clearly marked, "**WET FISH PUMPING TRANSFER SERVICE PROPOSAL.**"

To be deemed responsive, Proposals must include:

1. Lease Application- provided by the City
2. Lease Application Fee (\$30 non-refundable fee submitted with proposal)
3. Proposer's Transmittal Letter- should list all items contained in the proposal
4. Business Plan- clear and precise narrative description of your plans, experience and stability.
5. Summary of Qualifications- attach information which demonstrates that the proposer has adequate qualifications and experience in successfully conducting a concession business.
6. Financial Report- should demonstrate Proposers ability to directly finance and/or obtain financing for proposed lease. List assets and liabilities, and note what assets are available to start a business.
7. Project Schedule- a specific time schedule for business activity to commence. Additionally, list hours of operation you intend to be open, as well as how many employees will be hired.
8. Attachments Requested- per the application form, including, but not limited to the following documentation:
 - a. Partnership or corporate agreement
 - b. Business License
 - c. References and any other information that is directly pertinent to the Evaluation Criteria contained herein

PART III

1. PROPOSAL EVALUATION PROCESS – GENERAL

To participate, each proposal must be submitted on or before the Submittal Deadline.

Proposals will be reviewed by staff to ensure the application is complete. If the application is incomplete, the proposal will be deemed nonresponsive. If the application is complete, the proposal will be reviewed and evaluated by the Port & Harbor Advisory Commission and established committee and recommendations will be forwarded to City Council.

2. EVALUATION CRITERIA

Proposals will be evaluated on the following criteria and scored according to the point scale:

Evaluation Criteria	
1. Proposed Concept	<i>10 points</i>
<ul style="list-style-type: none">• Description in narrative form of your plans, experience, and stability• Overall appeal of proposed concept• Conformance with concept sought in RFP, including compliance and timely submission of all documents requested	
2. Business Plan	<i>20 points</i>
<ul style="list-style-type: none">• Financial report including credit history, listing your assets and liabilities. Also note what assets are available to support operations of this venture• Overall appeal and quality of plan• The development plan including all proposed improvements, and timetables to commence business activity	
3. Hours of Operation and Staffing	<i>10 points</i>
<ul style="list-style-type: none">• Intended hours of operation• Number of employees anticipated to be hired	
4. Experience	<i>10 points</i>
<ul style="list-style-type: none">• Qualifications and experience in the specified business• Current business and how you plan to incorporate your vision into the Homer Port & Harbor• Ability to maximize sales, revenue and customer satisfaction• Lease history• Current performance, if applicable	
Total Possible Points	
50	

3. SELECTION & NEGOTIATION AGREEMENT

After evaluation and ranking of proposals, a recommendation will be forwarded to the City Council. If the Council approves, the City will offer the highest ranking proposer(s) an opportunity to negotiate lease agreements. The commencement date of the lease will be negotiated with the successful Proposer(s).

- a. If the City determines, at its sole discretion, that it will be unable to reach an acceptable agreement with a Proposer within an acceptable amount of time, the City may terminate negotiations with that Proposer and begin negotiations with the next highest ranking Proposer.
- b. The City may withdraw its solicitation of proposals to lease the property at any time before the City Council approves a definitive lease document.

- c. The City reserves the right to reject any or all responses, may waive any or all informalities or irregularities, and may permit the correction of errors or omissions in responses.
- d. A tour of the property will be provided prior to the Submittal Deadline, if requested by a Proposer, with sufficient notice.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: CHAIR ULMER AND THE PORT & HARBOR ADVISORY COMMISSION

FROM: MELISSA JACOBSEN, MMC, DEPUTY CITY CLERK

DATE: JANUARY 19, 2017

SUBJECT: WIRELESS COMMUNICATION TOWER FOR HOMER SPIT PROPERTY

On October 24, 2016 City Council approved ordinance 16-53 that authorized the City Manager to hire CityScape Consultants to facilitate a request for proposals and subsequent negotiations for a wireless communication tower for Homer spit property. The City issued the RFP on December 9, 2016 and it closed January 7, 2017. The award of the contract for a communication tower on the spit is scheduled for the February 13, 2017 City Council meeting.

CityScape has not provided their recommendation as of the publication of the packet. The information will be emailed to the Commission when it comes in. It will also be posted on the website and copies will be provided at the meeting.

If the recommendation does not come in timely for the January 25th meeting, the Commission will need to schedule a special meeting to consider CityScape's recommendation.

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **December 2016**

Moorage Sales

	<u>2016</u>	<u>2015</u>
Daily Transient	20	35
Monthly Transient	73	74
Semi-Annual Transient	2	4
Annual Transient	7	4
Annual Reserved	17	19

Grid Usage

1 Unit = 1 Grid Tide Use	<u>2016</u>	<u>2015</u>
Wood Grid	8	4
Steel Grid	1	2

Services & Incidents

	<u>2016</u>	<u>2015</u>
Vessels Towed	0	7
Vessels Moved	13	1
Vessels Pumped	16	2
Vessels Sunk	0	0
Vessel Accidents	1	1
Vessel Impounds	0	0
Equipment Impounds	1	0
Vehicle Impounds	0	0
Property Damage	6	5
Pollution Incident	2	0
Fires Reported/Assists	1	0
EMT Assists	1	2
Police Assists	1	3
Public Assists	18	24
Thefts Reported	0	0

Parking Passes

	<u>2016</u>	<u>2015</u>
Long-term Pass	5	5
Monthly Long-term Pass	0	1
Seasonal Pass	0	0

Crane Hours

<u>2016</u>	<u>2015</u>
72.2	42.6

Stall Wait List

No. on list at Month's End	<u>2016</u>	<u>2015</u>
20' Stall	2	7
24' Stall	15	12
32' Stall	57	40
40' Stall	31	26
50' Stall	22	27
60' Stall	3	3
75' Stall	3	3
Total:	133	118

Docking & Beach/Barge Use

1 Unit = 1 or 1/2 Day Use	<u>2016</u>	<u>2015</u>
Deep Water Dock	12	28
Pioneer Dock	28	3
Beach Landings	2	0
Barge Ramp	8	3

Marine Repair Facility

	<u>2016</u>	<u>2015</u>
Vessels Hauled-Out	0	0
Year to Date Total	12	0

Wharfage (in short tons)

Tons, Converted from Lb./Gal.	<u>2016</u>	<u>2015</u>
Seafood tons	119	0
Cargo/Other tons	284	556
Fuel	26,881	24,468

Ice Sales

	<u>2016</u>	<u>2015</u>
For the Month of December	*	*
*Shut Down for Season		
Year to Date Total	2,291	1,652

Difference between

<u>2015 YTD and 2016 YTD:</u>	<u>639 tons more</u>
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Port & Harbor Monthly Statistical & Performance Report

For the End of Year: **2016**

Moorage Sales

	<u>2016</u>	<u>2015</u>
Daily Transient	2,805	2,834
Monthly Transient	1,815	1,785
Semi-Annual Transient	53	69
Annual Transient	105	60
Annual Reserved	857	859

Grid Usage

1 Unit = 1 Grid Tide Use	<u>2016</u>	<u>2015</u>
Wood Grid	181	175
Steel Grid	43	48

Services & Incidents

	<u>2016</u>	<u>2015</u>
Vessels Towed	10	23
Vessels Moved	251	405
Vessels Pumped	56	59
Vessels Sunk	1	0
Vessel Accidents	13	10
Vessel Impounds	1	1
Equipment Impounds	49	45
Vehicle Impounds	4	3
Property Damage	28	29
Pollution Incident	46	31
Fires Reported/Assists	4	8
EMT Assists	47	43
Police Assists	37	39
Public Assists	298	388
Thefts Reported	8	9

Parking Passes

	<u>2016</u>	<u>2015</u>
Long-term Pass	90	75
Monthly Long-term Pass	27	35
Seasonal Pass	15	7

Stall Wait List

Average of Recipients on SWL	<u>2016</u>	<u>2015</u>
20' Stall	11	7
24' Stall	35	27
32' Stall	72	46
40' Stall	31	25
50' Stall	23	27
60' Stall	4	3
75' Stall	3	2
Total:	178	136

Docking & Beach/Barge Use

1 Unit = 1 or 1/2 Day Use	<u>2016</u>	<u>2015</u>
Deep Water Dock	324	421
Pioneer Dock	291	258
Beach Landings	171	82
Barge Ramp	93	105

Marine Repair Facility

	<u>2016</u>	<u>2015</u>
Vessels Hauled-Out	12	2

Wharfage (in short tons)

Tons, Converted from Lb./Gal.	<u>2016</u>	<u>2015</u>
Seafood tons	2,859	3925
Cargo/Other tons	7,454	11079
Fuel	426,673	438,438

Crane Hours

	<u>2016</u>	<u>2015</u>
	2,143	2,266

Ice Sales

	<u>2016</u>	<u>2015</u>
For the 2016 Year	2,291	1,652

Difference between

<u>2015 YTD and 2016 YTD:</u>	<u>639 tons more</u>
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Port & Harbor Water/Sewer Bills

Service Period End Date: December 31, 2016

Meter Reading Period: 11/16 to 12/14/2016

Meter Address - Location	Acct. #	Meter ID	Service/ Customer Charge	Water Charges	Sewer Charges	Total Charges	Previous Reading	Current Reading	Total Usage (gal)
810 FISH DOCK ROAD - Fish Grinder	1.0277.01	84810129	\$19.00	-	-	\$19.00	1,160,800	1,160,800	-
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.01	84872363	\$19.00	-	-	\$19.00	11,690,500	11,690,500	-
4166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$19.00	-	-	\$19.00	22,949,900	22,949,900	-
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$19.00	-	-	\$19.00	1,473,700	1,473,700	-
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$19.00	-	-	\$19.00	3,161,600	3,161,600	-
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$19.00	-	-	\$19.00	473,700	473,700	-
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$19.00	\$85.02	-	\$104.02	8,671,400	8,679,200	7,800
4448 HOMER SPIT RD - Steel Grid	1.0230.01	80394966	\$19.00	-	-	\$19.00	229,800	229,800	-
795 FISH DOCK ROAD - Fish Dock/Ice Plant	1.0180.01	70291512	\$19.00	\$192.93	\$13.92	\$225.85	866,646,400	866,664,100	17,700
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$19.00	\$10.90	\$23.20	\$53.10	1,015,600	1,016,600	1,000
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$19.00	-	-	\$19.00	1,633,800	1,633,800	-
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713	\$19.00	\$10.90	\$23.20	\$53.10	1,382,300	1,383,300	1,000
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$19.00	\$38.15	\$81.20	\$138.35	732,000	735,500	3,500
4667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820	\$9.50	-	-	\$9.50	320,400	320,400	-
4667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900	\$19.00	\$6.54	\$13.92	\$39.46	57,500	58,100	600
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$19.00	\$18.53	\$26.69	\$64.22	44,500	46,200	1,700
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$19.00	\$104.64	\$150.72	\$274.36	201,100	210,700	9,600
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$19.00	\$21.80	-	\$40.80	316,800	318,800	2,000

Overall Charges: \$1,154.76

Overall Water Usage: 44,900

Water/Sewer Monthly Comparison CY 2013 to Current								
	2013		2014		2015		2016	
January	\$1,039.71	62,100	\$3,545.49	288,500	\$2,526.35	183,700	\$1,216.22	68,800
February	\$995.09	57,300	\$4,042.38	322,400	\$2,015.14	140,800	\$1,891.14	122,500
March	\$3,777.17	91,400	\$3,968.26	320,400	\$3,339.49	253,700	\$2,341.13	162,300
April	\$2,825.07	208,200	\$5,792.92	452,200	\$4,997.38	467,700	\$3,532.78	256,700
May	\$11,647.05	1,176,600	\$12,019.73	973,600	\$6,982.27	541,900	\$9,770.89	709,300
June	\$19,728.26	1,660,800	\$13,396.30	1,106,200	\$14,116.19	1,134,100	\$21,628.74	1,800,700
July	\$73,511.61	6,344,600	\$16,516.50	1,348,000	\$12,038.01	919,900	\$19,490.97	1,583,400
August	\$18,766.53	1,547,500	\$15,883.21	1,279,500	\$15,033.97	1,197,000	\$22,468.25	2,189,100
September	\$12,784.77	1,057,600	\$13,105.89	1,073,100	\$15,661.07	1,307,300	\$19,710.24	1,651,300
October	\$6,823.64	558,200	\$3,874.68	266,000	\$5,445.90	406,300	\$8,887.32	708,200
November	\$5,696.76	456,800	\$3,658.86	283,400	\$1,917.85	106,100	\$2,582.53	167,600
December	\$2,699.74	186,900	\$1,748.09	111,900	\$1,284.30	30,100	\$1,154.76	44,900
YTD Total	\$160,295.40	13,408,000	\$97,552.31	7,825,200	\$85,357.92	6,688,600	\$114,674.97	9,464,800

WEEKLY CRANE TIME / TONS OF ICE
City of Homer - Fish Dock 2016

Date From	Date To	Crane Hours (Weekly)	YTD Crane	Tons of Ice (Weekly)	YTD Ice
1/4/2016	1/10/2016	6	6	shut down for maintenance	0
1/11/2016	1/17/2016	24	30	shut down for maintenance	0
1/18/2016	1/24/2016	29.1	59.1	shut down for maintenance	0
1/25/2016	1/31/2016	28.5	87.6	shut down for maintenance	0
2/1/2016	2/7/2016	30.1	117.7	shut down for maintenance	0
2/8/2016	2/16/2016	64.5	182.2	shut down for maintenance	0
2/15/2016	2/21/2016	40.2	222.4	shut down for maintenance	0
2/22/2016	2/28/2016	36.9	259.3	shut down for maintenance	0
2/29/2016	3/6/2016	32.3	291.6	shut down for maintenance	0
3/7/2016	3/13/2016	51.3	342.9	shut down for maintenance	0
3/14/2016	3/20/2016	43.3	386.2	19	19
3/21/2016	3/27/2016	46.1	432.3	28	47
3/28/2016	4/3/2016	21	453.3	13	60
4/4/2016	4/10/2016	25.4	478.7	20	80
4/11/2016	4/17/2016	52.6	531.3	81	161
4/18/2016	4/24/2016	48.6	579.9	31	192
4/25/2016	5/1/2016	26.1	606	52	244
5/2/2016	5/8/2016	30.9	636.9	16	260
5/9/2016	5/15/2016	42.5	679.4	109	369
5/16/2016	5/22/2016	48.9	728.3	73	442
5/23/2016	5/29/2016	42.4	770.7	77	519
5/30/2016	6/5/2016	56.2	826.9	65	584
6/6/2016	6/12/2016	77.3	904.2	83	667
6/13/2016	6/19/2016	59.7	963.9	81	748
6/20/2016	6/26/2016	84.7	1048.6	113	861
6/27/2016	7/3/2016	91.5	1140.1	77	938
7/4/2016	7/10/2016	111.2	1251.3	95	1033
7/11/2016	7/17/2016	108.1	1359.4	345	1378
7/18/2016	7/24/2016	63.9	1423.3	276	1654
7/25/2016	7/31/2016	48.8	1472.1	73	1727
8/1/2016	8/7/2016	88.1	1560.2	40	1767
8/8/2016	8/14/2016	87.5	1647.7	82	1849
8/15/2016	8/21/2016	51.1	1698.8	42	1891
8/22/2016	8/28/2016	77.3	1776.1	98	1989
8/29/2016	9/4/2016	30	1806.1	53	2042
9/5/2016	9/11/2016	55.3	1861.4	59	2101
9/12/2016	9/18/2016	30	1891.4	41	2142
9/19/2016	9/25/2016	35	1926.4	68	2210
9/26/2016	10/2/2016	27.1	1953.5	31	2241
10/3/2016	10/9/2016	50.5	2004	41	2282
10/10/2016	10/16/2016	10.3	2014.3	16	2298
10/17/2016	10/23/2016	10.2	2024.5	25	2323
10/24/2016	10/30/2016	18.8	2043.3	4	2327
10/31/2016	11/6/2016	12.7	2056	2	2329
11/7/2016	11/13/2016	4.6	2060.6	0	2329
11/14/2016	11/20/2016	6	2066.6	shut down for maintenance	2329
11/21/2016	11/27/2016	3.9	2070.5	shut down for maintenance	2329
11/28/2016	12/4/2016	4.4	2074.9	shut down for maintenance	2329
12/5/2016	12/11/2016	-	2074.9	shut down for maintenance	2329
12/12/2016	12/18/2016	37.4	2112.3	shut down for maintenance	2329
12/19/2016	12/25/2016	7.2	2119.5	shut down for maintenance	2329
12/26/2016	1/1/2017	23.2	2142.7	shut down for maintenance	2329

Deep Water Dock 2016

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/3	Tustumena	296	1900/2200	St of AK	788.00	52.00
1/7	Swiftwater	218	1000/2100	Turnagain Ma	788.00	52.00
1/13	DBL 54	300	0820/1215	Kirby Offshor	788.00	52.00
1/13	Pacific Wolf	121	0845/1215	Kirby Offshor	506.00	52.00
1/17	Java Sea & DBL 78	395	0430/0900	Kirby Offshor	1,206.00	52.00
1/17	Java Sea INSIDE	121	0900/	Kirby Offshor	506.00	na
1/18	Java Sea & DBL 78	395		Kirby Offshor	1,206.00	
1/18	Java Sea INSIDE	121	/1000	Kirby Offshor	253.00	na
1/19	Java Sea & DBL 78	395	/0245	Kirby Offshor	1,206.00	
1/27	Tustumena INSIDE 1/6	296	0915/1200	St of AK	131.28	na
1/30	Java Sea & DBL 78	395	0500/	Kirby Offshor	1,206.00	52.00
1/31	Java Sea & DBL 78	395	/2020	Kirby Offshor	1,206.00	
1/31	Millennium Star	105	1800/	Olympic	253.00	na
2/1	Millennium Star INSIDE	105	/1200	Olympic	253.00	
2/4	Perseverance	207	1000/	Cispri	788.00	52.00
2/5	Perseverance	207		Cispri	788.00	
2/6	Perseverance	207	/1030	Cispri	788.00	
2/9	Millennium Star INSIDE	105	1350/	Olympic	253.00	na
2/10	Millennium Star INSIDE	105		Olympic	506.00	
2/11	Millennium Star INSIDE	105	/0900	Olympic	253.00	
2/16	PacWolf & DBL54 INSIDE	395	0745/1645	Kirby Offshor	603.00	na
2/23	Tustumena	296	1900/2030	St of AK	788.00	52.00
2/24	DBL 106	383	1630/	Kirby Offshor	1,206.00	52.00
2/24	Bismarck Sea INSIDE	125	1730/	Kirby Offshor	253.00	na
2/25	DBL 106	383		Kirby Offshor	1,206.00	
2/25	Bismarck Sea INSIDE	125		Kirby Offshor	506.00	
2/26	DBL 106	383	/2120	Kirby Offshor	1,206.00	
2/26	Bismarck Sea INSIDE	125	/2100	Kirby Offshor	506.00	
3/2	Anna T INSIDE	105	1215/	Amak Towing	253.00	na
3/3	Anna T	105		Amak Towing	506.00	
3/3	Millennium Star INSIDE	105	0030/	Olympic	506.00	na
3/4	Anna T	105		Amak Towing	506.00	
3/4	Millennium Star INSIDE	105	/1830	Olympic	506.00	
3/5	Anna T	105		Amak Towing	506.00	
3/6	Anna T	105		Amak Towing	506.00	
3/6	Millennium Star INSIDE	105	1600/	Olympic	253.00	na
3/7	Millennium Star INSIDE	105	/1130	Olympic	506.00	
3/7	Anna T	105		Amak Towing	506.00	
3/8	Millennium Star	105	/1315	Olympic	506.00	
3/8	Anna T	105	/1300	Amak Towing	506.00	
3/9	Anna T	105		Amak Towing	506.00	
3/9	Millennium Star INSIDE	105		Olympic	506.00	
3/10	Anna T	105		Amak Towing	506.00	
3/10	Millennium Star INSIDE	105		Olympic	506.00	
3/11	Anna T	105		Amak Towing	506.00	
3/11	Millennium Star INSIDE	105		Olympic	506.00	
3/12	Randolf Yost RIG	350	1930/	Furie	1,005.00	52.00
3/12	Anna T	105	/1530	Amak Towing	506.00	
3/12	Millennium Star INSIDE	105	/1500	Olympic	506.00	
3/13	Randolf Yost RIG	350		Furie	1,005.00	
3/13	Anna T	105	/1115	Amak Towing	506.00	
3/13	Millennium Star INSIDE	105	/1130	Olympic	253.00	
3/14	Randolf Yost RIG	350		Furie	1,005.00	
3/15	Randolf Yost RIG	350		Furie	1,005.00	
3/16	Randolf Yost RIG	350		Furie	1,005.00	
3/17	Randolf Yost RIG	350		Furie	1,005.00	
3/18	Randolf Yost RIG	350		Furie	1,005.00	
3/19	Randolf Yost RIG	350	37	Furie	1,005.00	

3/20	Randolf Yost RIG	350		Furie	1,005.00	
3/21	Randolf Yost RIG	350		Furie	1,005.00	
3/22	Randolf Yost RIG	350		Furie	1,005.00	
3/23	Randolf Yost RIG	350		Furie	1,005.00	
3/23	Perseverance Cispri INSIDE	207	0030/	Cispri	788.00	na
3/24	Randolf Yost RIG	350		Furie	1,005.00	
3/24	Perseverance Cispri INSIDE	207	/1745	Cispri	788.00	
3/25	Randolf Yost RIG	350		Furie	1,005.00	
3/26	Randolf Yost RIG	350		Furie	1,005.00	
3/27	Randolf Yost RIG	350		Furie	1,005.00	
3/28	Randolf Yost RIG	350		Furie	1,005.00	
3/29	Randolf Yost RIG	350		Furie	1,005.00	
3/30	Randolf Yost RIG	350		Furie	1,005.00	
3/31	Randolf Yost RIG	350		Furie	1,005.00	
3/31	Silver Arrow	242	0930/1145	AK Maritime	131.28	na
4/1	Randolf Yost RIG	350		Furie	1,005.00	
4/2	Randolf Yost RIG	350		Furie	1,005.00	
4/2	Bismarck Sea	125	1300/	Kirby Offshore	506.00	52.00
4/3	Bismarck Sea	125	/2130	Kirby Offshore	506.00	
4/3	Randolf Yost RIG	350		Furie	1,005.00	
4/3	Endurance INSIDE	207	0600/2030	Alyeska Pipe	788.00	na
4/4	Randolf Yost RIG	350		Furie	1,005.00	
4/5	Randolf Yost RIG	350		Furie	1,005.00	
4/6	Randolf Yost RIG	350		Furie	1,005.00	
4/6	Endurance INSIDE	207	1600/	Alyeska Pipe	394.00	na
4/7	Randolf Yost RIG	350		Furie	1,005.00	
4/7	Endurance INSIDE	207	/0800	Alyeska Pipe	394.00	
4/8	Randolf Yost RIG	350		Furie	1,005.00	
4/8	Endurance INSIDE	207	1600/2110	Alyeska Pipe	394.00	na
4/9	Randolf Yost RIG	350		Furie	1,005.00	
4/10	Randolf Yost RIG	350		Furie	1,005.00	
4/11	Randolf Yost RIG	350		Furie	1,005.00	
4/12	Randolf Yost RIG	350		Furie	1,005.00	
4/13	Randolf Yost RIG	350		Furie	1,005.00	
4/14	Randolf Yost RIG	350		Furie	1,005.00	
4/15	Randolf Yost RIG	350		Furie	1,005.00	
4/15	Ramblin Rose	96	1300/1400	Diamond Back	338.00	52.00
4/15	Sam M Taalak	150	1030/1200	Naknek Barg	84.30	na
4/16	Randolf Yost RIG	350		Furie	1,005.00	
4/17	Randolf Yost RIG	350		Furie	1,005.00	
4/18	Randolf Yost RIG	350		Furie	1,005.00	
4/19	Randolf Yost RIG	350		Furie	1,005.00	
4/20	Randolf Yost RIG	350		Furie	1,005.00	
4/21	Randolf Yost RIG	350		Furie	1,005.00	
4/22	Randolf Yost RIG	350		Furie	1,005.00	
4/23	Randolf Yost RIG	350		Furie	1,005.00	
4/24	Randolf Yost RIG	350		Furie	1,005.00	
4/25	Randolf Yost RIG	350		Furie	1,005.00	
4/26	Randolf Yost RIG	350		Furie	1,005.00	
4/27	Randolf Yost RIG	350		Furie	1,005.00	
4/28	Randolf Yost RIG	350		Furie	1,005.00	
5/1	Randolf Yost RIG	350		Furie	1,005.00	
5/1	Anna T	105		Amak Towing	506.00	
5/2	Randolf Yost RIG	350		Furie	1,005.00	
5/2	Anna T	105		Amak Towing	506.00	
5/3	Randolf Yost RIG	350		Furie	1,005.00	
5/3	Anna T	105		Amak Towing	506.00	
5/3	Arctic Titan	120	?	Western Tow	506.00	52.00
5/4	Randolf Yost RIG	350		Furie	1,005.00	
5/4	Anna T	105		Amak Towing	506.00	
5/4	Arctic Titan	120	38 /1330	Western Tow	506.00	

5/4	Guardsman INSIDE	127	1600/	Crowley	253.00	na
5/5	Randolf Yost RIG	350		Furie	1,005.00	
5/5	Anna T	105		Amak Towing	506.00	
5/5	Arctic Titan	120		Western Tow	506.00	
5/5	Guardsman INSIDE	127	/1500	Crowley	253.00	
5/6	Randolf Yost RIG	350	/0530	Furie	1,005.00	
5/6	Anna T	105	/0520	Amak Towing	506.00	
5/6	Arctic Titan	120	/0575	Western Tow	506.00	
5/12	Anna T	105	0540/	Amak Towing	506.00	52.00
5/13	Anna T	105	/0700	Amak Towing	506.00	
5/18	Silver Shadow	610	/1700	AK Maritime	2,957.00	481.53
5/18	Bismark Sea INSIDE	125	1830/	Kirby Offshore	253.00	na
5/18	DBL 106	383	1800/	Kirby Offshore	1,206.00	52.00
5/19	DBL 106	383		Kirby Offshore	1,206.00	
5/19	Bismark Sea INSIDE	125		Kirby Offshore	506.00	
5/20	DBL 106	383		Kirby Offshore	1,206.00	
5/20	Bismark Sea INSIDE	125		Kirby Offshore	506.00	
5/21	DBL 106	383		Kirby Offshore	1,206.00	
5/21	Bismark Sea INSIDE	125	/1400	Kirby Offshore	506.00	
5/21	Nakao barge	275	1900/	Kirby Offshore	788.00	52.00
5/22	Bismark Sea & DBL106	536	/0620	Kirby Offshore	2,154.00	
5/23	Perseverance	207	0600/	Cispri	788.00	52.00
5/24	Perseverance INSIDE	207		Cispri	788.00	
5/25	Perseverance INSIDE	207		Cispri	788.00	
5/26	Perseverance INSIDE	207	/1130	Cispri	788.00	
5/31	Maasdam	720	0900/1745	Holland Am	5,119.00	481.53
6/1	North Pacific	98	1230/1700	North Pac	169.00	na
6/1	Whale INSIDE	86	1730/	Suomela LLC	169.00	na
6/7	Whale INSIDE	86	/0230	Suomela LLC	56.31	
6/11	Maasdam	720	0900/1800	Holland Amer	5,119.00	481.53
6/17	Rainier NOAA	231	0900/	NOAA	788.00	52.00
6/17	Rainier NOAA	231		NOAA	788.00	
6/18	Rainier NOAA	231		NOAA	788.00	
6/19	Rainier NOAA	231		NOAA	788.00	
6/20	Bismark Sea&DBL 106	536	2200/	Kirby	2,154.00	52.00
6/21	Bismark Sea&DBL 106	536	/2200	Kirby	2,154.00	
6/22	Maasdam	720	0915/1800	Holland Amer	5,119.00	481.53
7/1	NOAA Fairweather	231	0650/	NOAA	788.00	52.00
7/2	NOAA Fairweather	231		NOAA	788.00	
7/3	NOAA Fairweather	231		NOAA	788.00	
7/4	NOAA Fairweather	231		NOAA	788.00	
7/5	NOAA Fairweather	231	/2000	NOAA	788.00	
7/10	Pacific Wolf & DBL 54	395	1630/	Kirby Offshore	1,206.00	52.00
7/11	Pacific Wolf & DBL 54	395	/0500	Kirby Offshore	1,206.00	
7/12	Maasdam	720	0900/?	Holland Am	5,119.00	481.53
7/18	Barge Swiftwater	218	1000/	Turnagain M	788.00	52.00
7/19	Barge Swiftwater	218		Turnagain M	788.00	
7/20	Barge Swiftwater	218		Turnagain M	788.00	
7/21	Barge Swiftwater	218		Turnagain M	788.00	
7/22	Barge Swiftwater	218	/0930	Turnagain M	788.00	
7/22	RM Thornstensen	315	1115/	Icicle	1,005.00	52.00
7/23	RM Thornstensen	315		Icicle	1,005.00	
7/24	RM Thornstensen	315		Icicle	1,005.00	
7/25	RM Thornstensen	315		Icicle	1,005.00	
7/26	RM Thornstensen	315	/0600	Icicle	1,005.00	
7/26	Maasdam	720	0900/1815	Holland Am	5,119.00	481.53
7/27	Perseverance	207	1700/	Cispri	788.00	52.00
7/28	Perseverance INSIDE	207		Cispri	788.00	
7/29	Perseverance INSIDE	207		Cispri	788.00	
7/30	Perseverance INSIDE	207	/1800	Cispri	788.00	
8/7	Labrador	132	0900/ 39	Silver Bay Seaf	506.00	52.00

8/8	Labrador	132	/1215	Silver Bay Seaf	506.00	
8/9	Maasdam	720	0930/1800	Holland Am	5,119.00	481.53
8/21	Katrina Em	101	0900/1400	Alaska Access	253.00	na
9/6	Maasdam	720	0800/1915	Holland Am	5,119.00	481.53
9/17	Millennium Star INSIDE	105	0300/	Olympic	506.00	na
9/18	Millennium Star INSIDE	105	/0845	Olympic	253.00	
10/1	Millenium Star	105	0930/	Olympic Tug	506.00	na
10/2	Millenium Star	105	/0015	Olympic Tug	nc 15min.	
10/6	Pacific Wolf&DBL54	395	1315/1700	Kirby	1,206.00	52.00
10/8	Millenium Falcon INSIDE	105	0600/	Olympic Tug	506.00	na
10/8	Millennium Star INSIDE	105	1015/1900	Olympic Tug	253.00	na
10/9	Millennium Falcon INSIDE	105	/1430	Olympic Tug	506.00	
10/11	Tustumena	296	1945/	ST of AK	788.00	52.00
10/12	Tustumena	296	/1800	ST of AK	788.00	
10/18	Tustumena	296	1900/	ST of AK	788.00	52.00
10/19	Tustumena	296	/0120	ST of AK	chrg above	
10/20	Pacific Wolf&DBL54	395	0600/	Kirby	1,206.00	52.00
10/21	Pacific Wolf&DBL54	395	/1030	Kirby	1,206.00	
10/22	Millennium Star INSIDE	105	1500/	Olympic Tug	253.00	na
10/23	Millennium Star INSIDE	105		Olympic Tug	506.00	
10/24	Millennium Star INSIDE	105	/1100	Olympic Tug	253.00	
11/4	CISPRI Responder Barge	175	1000/	Cispri	506.00	52.00
11/5	CISPRI Responder Barge	175	/1600	Cispri	506.00	
11/6	Tustumena	296	1915/	St of Alaska	788.00	52.00
11/7	Tustumena	296	/2215	St of Alaska	788.00	
11/11	Pacific Wolf & DBL 54	395	0600/1200	Kirby Offshor	1,206.00	52.00
11/12	Pacific Freedom&DBL 54	345	/1130	Kirby Offshor	1,005.00	
11/14	Paragon & Nakoa	120	0600/2145	Kirby Offshor	506.00	52.00
11/14	Cispri Endeavor INSIDE	181	0845/	Cispri	506.00	NA
11/15	Cispri Endeavor INSIDE	181	/0930	Cispri	506.00	na
11/16	Cispri Endeavor INSIDE	181	/0715	Cispri	253.00	na
11/16	Champion INSIDE	171	0745/1030	Ocean Marine	84.30	na
11/22	Pacific Freedom&DBL 54	345	1600/	Kirby Offshor	chrgd PD	52.00
11/23	Pacific Freedom&DBL 54	345		Kirby Offshor	1,005.00	52.00
11/24	Pacif Freedom&DBL 54	345	/1000	Kirby Offshor	1,005.00	
12/25	Pacific Freedom & 54	345	2030/	Kirby Offshore	1,005.00	52.00
12/26	Pacific Freedom & 54	345		Kirby Offshore	1,005.00	
12/27	Pacific Freedom & 54	345		Kirby Offshore	1,005.00	
12/28	Pacific Freedom & 54	345		Kirby Offshore	1,005.00	
12/29	Pacific Freedom & 54	345	/0715	Kirby Offshore	1,005.00	
01/19/17				Year to Date Totals:	\$184,870.17	\$5,360.24

Pioneer Dock 2016

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/8	Pacific Wolf & DBL54	395	0030/1315	Kirby Offshore	\$1,206.00	\$52.00
1/13	Perseverance	207	0600/1400	Cispri	\$788.00	\$52.00
1/22	Pacific Wolf & DBL55	395	0730/1400	Kirby Offshore	\$1,206.00	\$52.00
1/23	Bob Franco	120	0030/	Olympic	\$506.00	\$52.00
1/24	Bob Franco	120	/1200	Olympic	\$506.00	
2/5	Pacific Wolf&DBL54	395	0800/1220	Kirby Offshore	\$1,206.00	\$52.00
2/12	Perseverance	207	1015/1600	Cispri	\$788.00	\$52.00
3/9	Pacific Wolf & DBL 55	395	1200/1700	Kirby Offshor	\$1,206.00	\$52.00
3/10	Java Sea & DBL 78 noPO	395	?	Kirby Offshor	\$1,206.00	\$52.00
3/11	Java Sea & DBL 78 noPO	395		Kirby Offshor	\$1,206.00	
3/12	Java Sea & DBL 78 noPO	395		Kirby Offshor	\$1,206.00	
3/13	Java Sea & DBL 78 noPO	395		Kirby Offshor	\$1,206.00	
3/14	Java Sea & DBL 78 noPO	395		Kirby Offshor	\$1,206.00	
3/15	Java Sea & DBL 78 noPO	395	/0730	Kirby Offshor	\$1,206.00	
3/16	Pacific Wolf & DBL 54	395	0800/2045	Kirby Offshor	\$1,206.00	\$52.00
4/1	Silver Arrow	242	1000/	AK Maritime	\$788.00	\$52.00
4/2	Silver Arrow	242	/1115	AK Maritime	\$788.00	
4/2	DBL 106	383	1200/	Kirby Offshor	\$1,206.00	\$52.00
4/3	DBL 106	383	/2200	Kirby Offshor	\$1,206.00	
4/6	Bob Franco	120	1100/1545	Olympic	\$506.00	\$52.00
4/13	Pacific Wolf & DBL54	395	0730/1830	Kirby Offshor	\$1,206.00	\$52.00
4/19	Sam M Taalak	150	1400/1630	Naknek Barg	\$506.00	\$52.00
4/21	Perseverance	207	0900/1400	Cispri	\$788.00	\$52.00
4/21	Capt. Frank Moody	73	1415/1700	Cook Inlet Tug	\$338.00	\$52.00
5/2	PacificWolf & DBL54	395	0130/	Kirby Offshore	\$1,206.00	\$52.00
5/3	PacificWolf & DBL54	395	/1830	Kirby Offshore	\$1,206.00	
5/3	Swiftwater	218	1945/	Turnagain Mar	\$788.00	\$52.00
5/4	Swiftwater	218		Turnagain Mar	\$788.00	
5/5	Swiftwater	218	/1000	Turnagain Mar	\$788.00	
5/11	Arctic Titan	120	0550/0950	Western Tow	\$506.00	\$52.00
5/18	PacificWolf & DBL54	395	0615/1900	Kirby Offshore	\$1,206.00	\$52.00
6/3	Pacific Wolf&DBL 54	395	0000/1700	Kirby	\$1,206.00	\$52.00
6/15	Pacific Wolf&DBL 54	395	0745/1500	Kirby	\$1,206.00	\$52.00
6/16	Bob Franco	120	0815/1200	Olympic	\$506.00	\$52.00
6/17	Millie Cruz&Inokoa	150	1400/1515	Cruz Marine	\$506.00	\$52.00
6/25	Pacific Wolf&DBL 54	395	1130/2000	Kirby	\$1,206.00	\$52.00
7/14	Pacific Wolf&DBL 54	395	1530/	Kirby	\$1,206.00	\$52.00
7/15	Pacific Wolf&DBL 54	395	/2000	Kirby	\$1,206.00	
7/27	Pacific Wolf&DBL 54	395	0700/1700	Kirby	\$1,206.00	\$52.00
8/19	Pacifc Wolf&DBL 54	395	1500/2000	Kirby	\$1,206.00	\$52.00
9/5	Pacific Wolf&DBL 54	395	0800/1545	Kirby	\$1,206.00	\$52.00
9/28	Pacific Wolf&DBL 54	395	1230/2000	Kirby	\$1,206.00	\$52.00
10/8	Milliennium Star	105	0600/1010	Olympic	\$506.00	\$52.00
10/28	Pacific Wolf&DBL 54	395	2215/0415	Kirby	\$1,206.00	\$52.00
11/7	Pacific Wolf&DBL 54	395	1400/1730	Kirby	\$1,206.00	\$52.00
11/14	Scorpius	118	1330/1645	Kirby	\$506.00	\$52.00
11/22	Pacific Freedom & 54	345	1215/1545	Kirby	\$1,005.00	\$52.00
12/2	Pacific Freedom&54	345	0830/1415	Kirby Offshore	1,005.00	52.00
12/2	Bob Franco	120	1430/1700	Olympic	506.00	52.00
12/21	Bob Franco	120	0800/1000	Olympic	506.00	52.00
12/23	Pacific Freedom&54	345	0830/1415	Kirby Offshore	1,005.00	52.00
01/19/17				Year to Date Totals:	\$45,969.00	\$1,820.00

Ferry Landings 2016

	Pioneer Dock	Deep Water Dock
January	14	2
February	21	1

March	12	0
April	8	0
May	9	0
June	25	
July	25	
August	23	
September	24	
October	23	4
November	24	1
December	24	

Pioneer Dock - 2016 Water Usage						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
1/15	Tustumena	2,924,600	2,933,100	8,500	\$ 329.88	\$ 102.00
1/16	Tustumena	2,933,100	2,938,190	5,090	\$ 197.54	\$ 102.00
1/22	Tustumena	2,938,190	2,948,895	10,705	\$ 415.46	\$ 102.00
1/23	Bob Franco	2,948,895	2,953,055	4,160	\$ 194.05	\$ 102.00
1/28	Tustumena	2,953,055	2,957,900	4,845	\$ 194.05	\$ 102.00
2/5	Pacific Wolf	412,700	414,500	1,800	\$ 194.05	\$ 102.00
2/28	Tustumena	2,957,900	2,967,910	10,010	\$ 388.49	\$ 102.00
3/3	Tustumena	2,967,910	2,973,800	5,890	\$ 228.59	\$ 102.00
3/10	Tustumena	2,973,800	2,983,650	9,850	\$ 382.28	\$ 102.00
4/1	Silver Arrow	414,500	439,400	24,900	\$ 966.37	\$ 102.00
5/2	Pacific Wolf	2,983,000	2,988,300	5,300	\$ 205.69	\$ 102.00
5/26	Tustumena	2,989,600	2,996,700	7,100	\$ 275.55	\$ 102.00
6/3	Pacific Wolf	440,100	446,700	6,600	\$ 256.15	\$ 102.00
6/15	Pacific Wolf	447,600	450,340	2,740	\$ 194.05	\$ 102.00
7/14	Pacific Wolf	452,200	455,300	3,100	\$ 194.05	\$ 102.00
7/27	Pacific Wolf	456,900	458,370	1,470	\$ 194.05	\$ 102.00
9/28	Pacific Wolf	463,500	466,500	3,000	\$ 194.05	\$ 102.00
10/13	Tustumena	3,121,875	3,129,200	7,325	\$ 284.29	\$ 102.00
10/23	Tustumena	3,137,900	3,147,600	9,700	\$ 376.46	\$ 102.00
10/28	Pacific Wolf	467,500	472,100	4,600	\$ 194.05	\$ 102.00
11/7	Pacific Wolf	472,100	472,900	800	\$ 194.05	\$ 102.00
11/14	Scorpius	472,900	473,700	800	\$ 194.05	\$ 102.00
12/23	Pacific Freedom	473,735	475,540	1,805	\$ 194.05	\$ 102.00
Year to Date Totals:				140,090	\$ 6,441.30	\$ 2,346.00
Notes: Washing down dock results in missing begin/end reads \$194.05 Min Charge \$102.00 CONX						

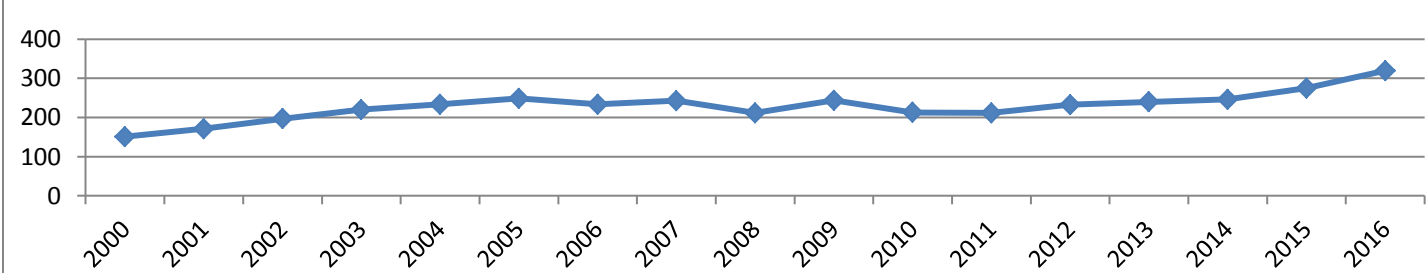
Deep Water Dock - 2016 Water Usage						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
1/31	Java Sea	8,060,000	8,062,000	2,000	\$ 194.05	\$ 102.00
2/1	Millennium Star	8,062,000	8,064,000	2,000	\$ 194.05	\$ 102.00
2/4	Perseverance	8,064,000	8,105,000	41,000	\$ 1,591.21	\$ 102.00
2/4	Bob Franco	8,105,000	8,108,700	3,700	\$ 194.05	\$ 102.00
2/10	Millennium Star	8,108,000	8,111,000	3,000	\$ 194.05	\$ 102.00
3/7	Anna T	8,111,850	8,115,000	3,150	\$ 194.05	\$ 102.00
3/10	Millennium Star	8,115,000	8,143,000	28,000	\$ 1,086.68	\$ 102.00
3/14	Randolf Yost	8,143,000	8,209,000	66,000	\$ 2,561.46	\$ 102.00
3/31	Bob Franco	8,209,000	8,213,000	4,000	\$ 194.05	\$ 102.00
4/1	Randolf Yost	8,213,000	8,283,000	70,000	\$ 2,716.70	\$ 102.00
4/22	Bob Franco	8,283,000	8,287,700	4,700	\$ 194.05	\$ 102.00
5/1	Randolf Yost	8,287,700	8,363,450	75,750	\$ 2,939.86	\$ 102.00
5/4	Randolf Yost	8,376,200	8,377,350	1,150	\$ 44.63	\$ 102.00
5/4	Bob Franco	8,363,550	8,366,900	3,350	\$ 194.05	\$ 102.00
5/4	Anna T	8,366,900	8,368,450	1,550	\$ 194.05	\$ 102.00
5/4	Arctic Titan	8,368,450	8,376,200	7,750	\$ 300.78	\$ 102.00
5/14	wash down	8,377,000	8,380,000	3,000		
5/18	Silver Shadow	8,385,000	8,424,000	39,000	\$ 1,513.59	\$ 102.00
5/18	Bob Franco	8,424,850	8,428,870	4,020	\$ 194.05	\$ 102.00
5/26	Perseverance	8,428,000	8,440,000	12,000	\$ 465.72	\$ 102.00
5/31	wash down	8,440,000	8,445,000	5,000		
6/14	wash down	8,455,000	8,461,000	6,000		
6/15	wash down	8,461,000	8,462,200	1,200		
6/17	wash down	8,463,000	8,466,000	3,000		
6/28	wash down	?	8,482,800			
6/30	wash down	8,482,000	8,487,000	5,000		
7/1	NOAA Fairweathe	8,489,000	8,499,000	10,000	\$ 388.10	\$ 102.00
7/2	Bob Franco	8,499,000	8,503,000	4,000	\$ 194.05	\$ 102.00
7/5	NOAA Fairweathe	8,503,000	8,509,150	6,150	\$ 238.68	\$ 102.00
7/12	wash down	8,523,000	8,528,000	5,000		
7/14	Bob Franco	8,531,300	8,534,200	2,900	\$ 194.05	\$ 102.00
7/22	RM Thorstenson	8,550,000	8,576,000	26,000	\$ 1,009.06	\$ 102.00
7/26	wash down	8,576,000	8,579,000	3,000		
8/9	wash down	8,587,000	8,591,000	4,000		
8/11	Bob Franco	8,591,750	8,597,000	5,250	\$ 203.75	\$ 102.00
9/6	wash down	?	8,644,000			
9/17	Millennium Star	8,644,000	8,644,500	500	\$ 194.05	\$ 102.00
9/19	Millennium Star	8,644,000	8,646,000	2,000	\$ 194.05	\$ 102.00
10/1	Millennium Star	8,646,000	8,648,000	2,000	\$ 194.05	\$ 102.00
10/18	Tustumena	8,648,000	8,655,000	7,000	\$ 271.67	\$ 102.00
10/23	Millennium Star	8,655,000	8,657,000	2,000	\$ 194.05	\$ 102.00
11/3	Bob Franco	8,657,950	8,660,500	2,550	\$ 194.05	\$ 102.00
11/12	Pacific Freedom	8,660,500	8,661,600	1,100	\$ 194.05	\$ 102.00
11/14	Bob Franco	8,665,000	8,668,000	3,000	\$ 194.05	\$ 102.00
11/14	Paragon	8,661,600	8,665,000	3,400	\$ 194.05	\$ 102.00
11/14	Cispri Endeavor	8,668,000	8,671,000	3,000	\$ 194.05	\$ 102.00
11/23	Pacific Freedom	8,671,000	8,673,000	2,000	\$ 194.05	\$ 102.00
12/1	Bob Franco	8,674,000	8,679,300	5,300	\$ 205.69	\$ 102.00
12/21	Bob Franco	8,679,000	8,689,000	10,000	\$ 388.10	\$ 102.00
Year to Date Totals:				505,470	\$ 20,194.78	\$ 3,876.00
Notes: Washing down dock results in missing begin/end reads \$194.05 Min Charge \$102.00 CONX						

Load and Launch Figures

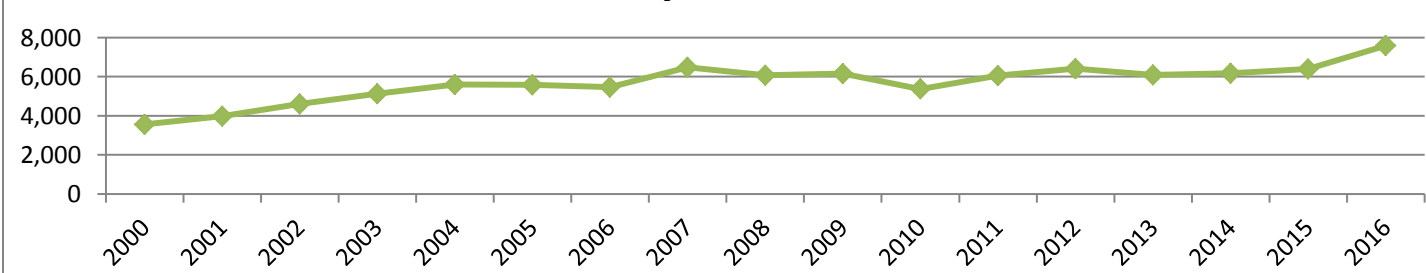
Comparative of 2000 to 2016

Year	Season Passes	Daily Launches	Total Revenue
2000	151	3,554	<u>Note for 2000-2005:</u> The following estimations are based on the following constant: Season Passes = 30% of total L&L Revenues
2001	171	3,984	
2002	197	4,608	
2003	220	5,120	
2004	234	5,603	
2005	249	5,578	
2006	234	5,468	\$91,521.10
2007	243	6,482	\$103,095.12
2008	212	6,071	\$92,617.23
2009	244	6,157	\$97,186.50
2010	213	5,372	\$84,608.56
2011	212	6,058	\$99,475.66
2012	233	6,407	\$105,153.33
2013	240	6,085	\$102,969.63
2014	246	6,175	\$106,935.27
2015	275	6,385	\$110,168.73
2016	320	7,595	\$130,045.89
Average:	229	5,688	

Season Passes



Daily Launches



2016 Monthly Fuel Reports

Petro Marine & Home Run Oil

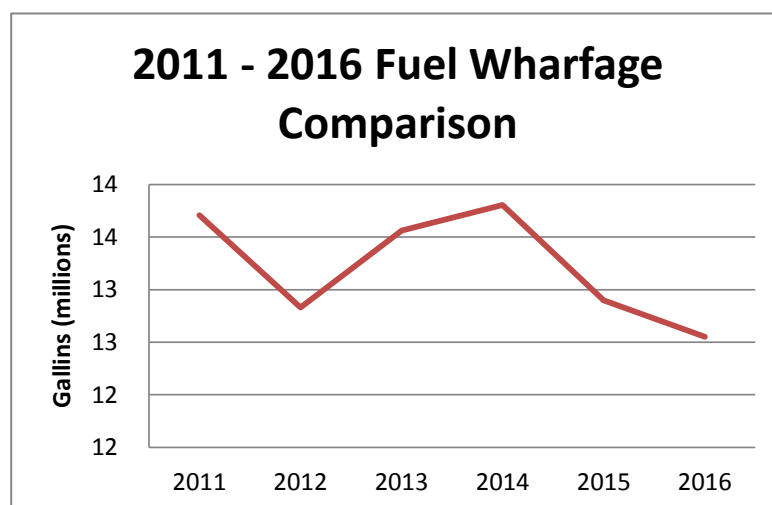
1/17/2017

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Month	Gallons	Rate	Total	Tons (1ton=29.42gal)	Notes
January	941,150	0.02	\$ 18,823.00	31,990	Petro Marine Monthly Fuel Report
February	79,260	0.02	\$ 1,585.20	2,694	Petro Marine Monthly Fuel Report
March	911,270	0.02	\$ 18,225.40	30,975	Petro Marine Monthly Fuel Report
April	986,598	0.02	\$ 19,731.96	33,535	Petro Marine Monthly Fuel Report
May	1,061,914	0.02	\$ 21,238.28	36,095	Petro Marine Monthly Fuel Report
May	168,000	0.01	\$ 1,680.00	5,710	Kirby Offshore - Cargo Wharfage Report
June	2,021,827	0.02	\$ 40,436.54	68,723	Petro Marine Monthly Fuel Report
July	2,038,603	0.02	\$ 40,772.06	69,293	Petro Marine Monthly Fuel Report
August	1,163,444	0.02	\$ 23,268.88	39,546	Petro Marine Monthly Fuel Report
September	1,275,993	0.02	\$ 25,519.86	43,372	Petro Marine Monthly Fuel Report
October	828,536	0.02	\$ 16,570.72	28,162	Petro Marine Monthly Fuel Report
November	285,289	0.02	\$ 5,705.78	9,697	Petro Marine Monthly Fuel Report
December	790,846	0.02	\$ 15,816.92	26,881	Petro Marine Monthly Fuel Report

Total for 2016	<u>12,552,730</u>	<u>\$ 249,374.60</u>	<u>426,673</u>
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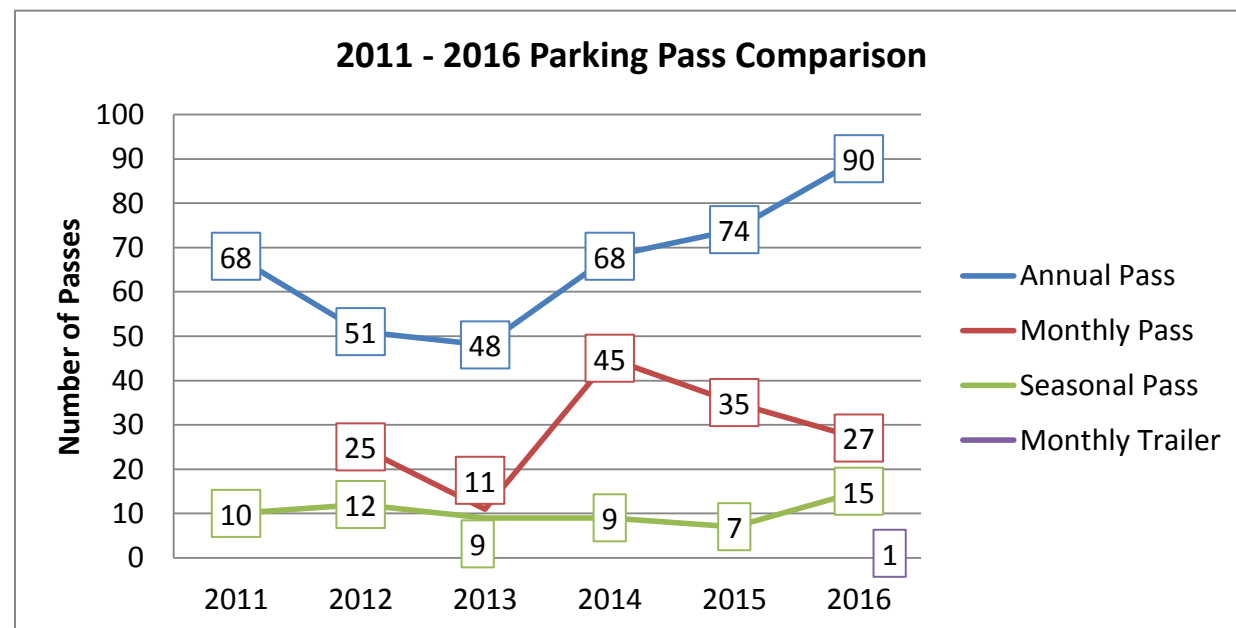
Total for 2015	12,898,846	\$ 257,976.92	438,438
Total for 2014	13,805,901	\$ 276,118.02	469,269
Total for 2013	13,562,906	\$ 271,258.12	461,010
Total for 2012	12,829,300	\$ 164,119.39	436,074
Total for 2011	13,706,459	\$ 141,176.53	465,889



2016 Parking Pass Revenues

Marina Account #9748

	Vehicle Pass Revenue	Trailer Pass Revenue	Reg Long Term	RSV/TA Long Term	Monthly Less Than 20'L	Monthly Over 20'L	Seasonal Pass	Monthly Trailer	Month Total
January	\$372.10	\$0.00	2	0	0	0	0	-	2
February	\$558.15	\$0.00	3	0	0	0	0	-	3
March	\$1,367.45	\$0.00	5	4	1	0	0	-	10
April	\$1,534.89	\$0.00	5	4	0	0	1	-	10
May	\$5,293.07	\$0.00	17	9	2	0	5	-	33
June	\$2,511.66	\$0.00	6	4	5	0	3	-	18
July	\$2,930.73	\$140.00	1	6	10	0	6	1	24
August	\$1,079.10	\$0.00	2	2	8	0	0	0	12
September	\$930.24	\$0.00	4	2	0	0	0	0	6
October	\$902.34	\$0.00	4	1	1	0	0	0	6
November	\$558.14	\$0.00	2	2	0	0	0	0	4
December	\$930.25	\$0.00	5	0	0	0	0	0	5
2016 Total	\$18,968.12	\$140.00	56	34	27	0	15	1	133
2015 Total	\$15,256.04	n/a	48	26	35	0	7	n/a	116
2014 Total	\$15,804.91	n/a	47	21	39	6	9	n/a	122
2013 Total	\$10,358.26	n/a	33	15	10	1	9	n/a	68
2012 Total	\$10,511.70	n/a	32	19	25	0	12	n/a	88
2011 Total	\$12,372.16	n/a	40	28	n/a	n/a	10	n/a	78



2016 Ramp 1 - 4 Parking Revenue

Marina Account #9748

Memorial Day to Labor Day										Past Year Comparison									
	Ramp 1	Ramp 2	Ramp 3	Ramp 4	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006				
May	\$148.83	\$186.04	\$265.12	\$116.51	\$716.50	\$1,478.99	\$654.87	\$745.25	\$710.68	\$683.72	\$590.00	\$362.78	\$359.95	\$560.54	\$155.54				
	Env. Count:	29	52	20	129	237	132	144	136	130									
June	\$1,482.61	\$1,793.03	\$1,949.76	\$584.07	\$5,809.47	\$4,466.29	\$4,007.70	\$3,479.72	\$3,587.02	\$3,114.86	\$3,394.00	\$2,784.09	\$3,250.56	\$3,853.54	\$4,027.06				
	Env. Count:	283	361	110	1,043	800	789	698	694	613									
				Subtotal	\$6,525.97	\$5,945.28	\$4,662.57	\$4,224.97	\$4,297.70	\$3,798.58									
July	\$2,454.04	\$2,674.49	\$3,206.75	\$1,274.33	\$9,609.61	\$8,414.81	\$8,643.86	\$6,368.68	\$6,268.65	\$8,041.97	\$7,783.75	\$5,891.39	\$6,185.02	\$7,324.48	\$7,893.35				
	Env. Count:	481	472	242	1,845	1,545	1,655	1,253	1,230	1,575									
				Subtotal	\$16,135.58	\$14,360.09	\$13,306.43	\$10,593.65	\$10,566.35	\$11,840.55									
August	\$1,681.85	\$2,083.70	\$2,525.59	\$511.60	\$6,802.74	\$5,613.61	\$6,325.25	\$4,018.83	\$3,696.34	\$3,993.71	\$4,643.00	\$3,939.28	\$3,921.73	\$4,001.81	\$4,849.64				
	Env. Count:	335	509	107	1,333	1,062	1,133	816	730	795									
				Subtotal	\$22,938.32	\$19,973.70	\$19,631.68	\$14,612.48	\$14,262.69										
September	\$200.94	\$402.79	\$306.98	\$46.50	\$957.21	\$812.60	\$144.19	\$123.71	\$203.72	\$374.65	\$395.00	\$449.28	\$421.38	\$538.02	\$521.10				
	Env. Count:	44	71	10	184	144	28	25	44	74									
		Year Total				\$23,895.53	\$20,786.30	\$19,775.87	\$14,736.19	\$14,466.41	\$16,208.91	\$10,642.73	\$14,138.64	\$16,278.39	\$17,446.69				
	Envelope Total				4,534	2015-2016 13% inc.	2014-2015 5% inc.	2013-2014 26% inc.	2012-2013 2% inc.	2011-2012 11% dec.	2010-2011 4% dec.	2009-2010 20% inc.	2008-2009 5% dec.	2007-2008 13% dec.	2006-2007 6% dec.				



City of Homer

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Office of the City Clerk

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Memorandum

TO: CHAIR ULMER AND THE PORT & HARBOR ADVISORY COMMISSION

FROM: MELISSA JACOBSEN, MMC, DEPUTY CITY CLERK

DATE: JANUARY 19, 2017

SUBJECT: JOINT WORKSESSION WITH CITY COUNCIL RE: DEEPWATER DOCK FEASIBILITY STUDY

There will be a joint Worksession with City Council and the Port & Harbor Advisory Commission on February 13th at 4 p.m. This is for the Deep Water Dock Feasibility Study Findings, presented by R&M Consultants. At the 6 p.m. council meeting, R&M Consultants will have a 10-minute visitor spot to outline the findings.

Commissioners are encouraged to attend the Worksession.

2017 HOMER CITY COUNCIL MEETINGS
PORT & HARBOR ADVISORY COMMISSION ATTENDANCE

Commissions are invited to report to the City Council at the Council's regular meetings under Item 8. Announcements/Presentations/Borough Report/Commission Reports. This is the Commission's opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The following Meeting Dates for City Council for 2017 is as follows:

January 9, 23	_____
February 13, 27	_____
March 13, 27	_____
April 10, 24	_____
May 8, 30	_____
June 12, 26	_____
July 24	_____
August 14, 28	_____
September 11, 25	_____
October 9, 23	_____
November 27	_____
December 11	_____