



Agenda

Port & Harbor Advisory Commission Regular Meeting

Wednesday, August 26, 2026 at 5:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 954 2610 1220 Password: 556404

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 5:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

RECONSIDERATION

APPROVAL OF MINUTES

- A. 07-26 Unapproved Minutes-Laydown Item

VISITORS / PRESENTATIONS

STAFF & COUNCIL REPORT / COMMITTEE REPORTS

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. Memo CC-26-035
- B. 2026 Moorage Rates
- C. Mayors Memo PHC

INFORMATIONAL MATERIALS

- A. Operations Report
- B. Ice Plant/Fish Dock Report
- C. Admin Report
- D. Maintenance Report

E. Finance Report

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, September 23rd, at 5:30 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.



MEMORANDUM

CC-26-035

Request for Port Tariff Recommendations from the Homer Port & Harbor Advisory Commission

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 19, 2026
From: Mayor Lord and Councilmember Erickson

BACKGROUND:

As the Council has been reviewing the Port Tariff No. 1 updates recommended by the PHAC and through staff, several questions have come up that we would like to request the PHAC take time in considering and providing the Council with recommendations on. We understand the tariff discussions are on an annual basis beginning in the fall. We respectfully request your feedback to the Council on these questions by the Council's second meeting in September, with the expectation that the Council will then provide feedback back to the PHAC to help inform their tariff discussions beginning in October.

1. Moorage Rates:

- a. Currently the rate structure is such that if a transient vessel is in the harbor for more than six days, the payment exceeds a full month of transient moorage.
- b. We have heard from many transient vessel owners frustration with this rate structure, especially concerns that this disadvantages commercial vessels transiting from upland storage to the fishing grounds and may need up to ten days in the harbor prior to leaving.
- c. We request that the PHAC contemplate and provide options for how the Port & Harbor could provide a moorage rate that costs less than a month's worth of moorage for transient vessels in the harbor for between 7-14 days.
- d. Please provide the Council with:
 - i. Structured option or options for how this could be accomplished
 - ii. Pros and cons associated with all options provided
 - iii. The number of vessels that would currently fall into this category from the past two years of moorage data
 - iv. The Commission's recommendation for the Council to consider

2. Insurance Requirements:

- a. The current requirement for vessel insurance extends to all vessels mooring in the harbor.
- b. The state of Alaska exempts vessels 24' and under from title requirements.
- c. Skiffs and other vessels 24' and under present limited liability to the harbor and the public, especially relative to the significant liabilities associated with larger vessels.
- d. We request that the PHAC contemplate and provide recommendations on the suggestion to exempt vessels 24' and under from the insurance requirements in the tariff.
- e. Please provide the Council with:
 - i. An analysis of the pros and cons of this suggested change to the tariff
 - ii. The current number of vessels this suggestion would impact, and their status (stall vs transient)
 - iii. The Commission's recommendation for the Council to consider

	Annual	Semi-Ann	Monthly	Daily
Commodity Rate	\$ 72.40	\$ 48.51	\$ 12.31	\$ 2.17
Admin. Rate	\$ 50.00	\$ 33.50	\$ 8.50	\$ 1.50
Tax Rate	7.85%	7.85%	7.85%	7.85%

			67%			17%			3%									
2026																		
LOA	Annual \$72.4 + \$.05/ft X LOA			Semi Annual \$72.4 + \$.05/ft X LOA X 67%			Billed Monthly \$72.4 + \$.05/ft X LOA X 17%			Prompt Payment Monthly \$72.4 + \$.05/ft X LOA X 17%-.50/ft			Billed Daily \$72.4 + \$.05/ft X LOAX 3%			Prompt Payment Daily \$72.4 + \$.05/ft X LOAX 3%-\$5		
	Admin Fee \$50.00 Tax 7.85%			Admin Fee \$33.50			Admin Fee \$8.50			Admin Fee \$8.50			Admin Fee \$1.50			Admin Fee \$1.50		
	Annual	Tax	Total Annual	Semi Annual	Tax	Total Semi Annual	Billed Month	Tax	Total Billed Monthly	Prompt Pay Month	Tax	Total PP Monthly	Billed Daily	Tax	Total Billed Daily	Prompt Pay Daily	Tax	Total PP Daily
6	486.20	38.17	524.37	325.75	25.57	351.33	82.65	6.49	89.14	79.65	6.25	85.91	14.59	1.15	15.73	9.59	0.75	10.34
7	559.25	43.90	603.15	374.70	29.41	404.11	95.07	7.46	102.54	91.57	7.19	98.76	16.78	1.32	18.09	11.78	0.92	12.70
8	632.40	49.64	682.04	423.71	33.26	456.97	107.51	8.44	115.95	103.51	8.13	111.63	18.97	1.49	20.46	13.97	1.10	15.07
9	705.65	55.39	761.04	472.79	37.11	509.90	119.96	9.42	129.38	115.46	9.06	124.52	21.17	1.66	22.83	16.17	1.27	17.44
10	779.00	61.15	840.15	521.93	40.97	562.90	132.43	10.40	142.83	127.43	10.00	137.43	23.37	1.83	25.20	18.37	1.44	19.81
11	852.45	66.92	919.37	571.14	44.83	615.98	144.92	11.38	156.29	139.42	10.94	150.36	25.57	2.01	27.58	20.57	1.62	22.19
12	926.00	72.69	998.69	620.42	48.70	669.12	157.42	12.36	169.78	151.42	11.89	163.31	27.78	2.18	29.96	22.78	1.79	24.57
13	999.65	78.47	1,078.12	669.77	52.58	722.34	169.94	13.34	183.28	163.44	12.83	176.27	29.99	2.35	32.34	24.99	1.96	26.95
14	1,073.40	84.26	1,157.66	719.18	56.46	775.63	182.48	14.32	196.80	175.48	13.78	189.25	32.20	2.53	34.73	27.20	2.14	29.34
15	1,147.25	90.06	1,237.31	768.66	60.34	829.00	195.03	15.31	210.34	187.53	14.72	202.25	34.42	2.70	37.12	29.42	2.31	31.73
16	1,221.20	95.86	1,317.06	818.20	64.23	882.43	207.60	16.30	223.90	199.60	15.67	215.27	36.64	2.88	39.51	31.64	2.48	34.12
17	1,295.25	101.68	1,396.93	867.82	68.12	935.94	220.19	17.29	237.48	211.69	16.62	228.31	38.86	3.05	41.91	33.86	2.66	36.52
18	1,369.40	107.50	1,476.90	917.50	72.02	989.52	232.80	18.27	251.07	223.80	17.57	241.37	41.08	3.22	44.31	36.08	2.83	38.91
19	1,443.65	113.33	1,556.98	967.25	75.93	1,043.17	245.42	19.27	264.69	235.92	18.52	254.44	43.31	3.40	46.71	38.31	3.01	41.32
20	1,518.00	119.16	1,637.16	1,017.06	79.84	1,096.90	258.06	20.26	278.32	248.06	19.47	267.53	45.54	3.57	49.11	40.54	3.18	43.72
21	1,592.45	125.01	1,717.46	1,066.94	83.75	1,150.70	270.72	21.25	291.97	260.22	20.43	280.64	47.77	3.75	51.52	42.77	3.36	46.13
22	1,667.00	130.86	1,797.86	1,116.89	87.68	1,204.57	283.39	22.25	305.64	272.39	21.38	293.77	50.01	3.93	53.94	45.01	3.53	48.54
23	1,741.65	136.72	1,878.37	1,166.91	91.60	1,258.51	296.08	23.24	319.32	284.58	22.34	306.92	52.25	4.10	56.35	47.25	3.71	50.96
24	1,816.40	142.59	1,958.99	1,216.99	95.53	1,312.52	308.79	24.24	333.03	296.79	23.30	320.09	54.49	4.28	58.77	49.49	3.89	53.38
25	1,891.25	148.46	2,039.71	1,267.14	99.47	1,366.61	321.51	25.24	346.75	309.01	24.26	333.27	56.74	4.45	61.19	51.74	4.06	55.80
26	1,966.20	154.35	2,120.55	1,317.35	103.41	1,420.77	334.25	26.24	360.49	321.25	25.22	346.47	58.99	4.63	63.62	53.99	4.24	58.22
27	2,041.25	160.24	2,201.49	1,367.64	107.36	1,475.00	347.01	27.24	374.25	333.51	26.18	359.69	61.24	4.81	66.04	56.24	4.41	60.65
28	2,116.40	166.14	2,282.54	1,417.99	111.31	1,529.30	359.79	28.24	388.03	345.79	27.14	372.93	63.49	4.98	68.48	58.49	4.59	63.08
29	2,191.65	172.04	2,363.69	1,468.41	115.27	1,583.68	372.58	29.25	401.83	358.08	28.11	386.19	65.75	5.16	70.91	60.75	4.77	65.52
30	2,267.00	177.96	2,444.96	1,518.89	119.23	1,638.12	385.39	30.25	415.64	370.39	29.08	399.47	68.01	5.34	73.35	63.01	4.95	67.96
31	2,342.45	183.88	2,526.33	1,569.44	123.20	1,692.64	398.22	31.26	429.48	382.72	30.04	412.76	70.27	5.52	75.79	65.27	5.12	70.40
32	2,418.00	189.81	2,607.81	1,620.06	127.17	1,747.23	411.06	32.27	443.33	395.06	31.01	426.07	72.54	5.69	78.23	67.54	5.30	72.84
33	2,493.65	195.75	2,689.40	1,670.75	131.15	1,801.90	423.92	33.28	457.20	407.42	31.98	439.40	74.81	5.87	80.68	69.81	5.48	75.29
34	2,569.40	201.70	2,771.10	1,721.50	135.14	1,856.64	436.80	34.29	471.09	419.80	32.95	452.75	77.08	6.05	83.13	72.08	5.66	77.74
35	2,645.25	207.65	2,852.90	1,772.32	139.13	1,911.44	449.69	35.30	484.99	432.19	33.93	466.12	79.36	6.23	85.59	74.36	5.84	80.19
36	2,721.20	213.61	2,934.81	1,823.20	143.12	1,966.33	462.60	36.31	498.92	444.60	34.90	479.51	81.64	6.41	88.04	76.64	6.02	82.65
37	2,797.25	219.58	3,016.83	1,874.16	147.12	2,021.28	475.53	37.33	512.86	457.03	35.88	492.91	83.92	6.59	90.51	78.92	6.20	85.11
38	2,873.40	225.56	3,098.96	1,925.18	151.13	2,076.30	488.48	38.35	526.82	469.48	36.85	506.33	86.20	6.77	92.97	81.20	6.37	87.58
39	2,949.65	231.55	3,181.20	1,976.27	155.14	2,131.40	501.44	39.25	540.69	481.94	37.83	519.77	88.49	6.95	95.44	83.49	6.55	90.04

LOA	Annual	Tax	Total Annual	Semi Annual	Tax	Total Semi Annual	Billed Month	Tax	Total Billed Monthly	Prompt Pay Month	Tax	Total PP Monthly	Billed Daily	Tax	Total Billed Daily	Prompt Pay Daily	Tax	Total PP Daily
40	3,026.00	237.54	3,263.54	2,027.42	159.15	2,186.57	514.42	39.25	553.67	494.42	38.81	533.23	90.78	7.13	97.91	85.78	6.73	92.51
41	3,102.45	243.54	3,345.99	2,078.64	163.17	2,241.81	527.42	39.25	566.67	506.92	39.25	546.17	93.07	7.31	100.38	88.07	6.91	94.99
42	3,179.00	249.55	3,428.55	2,129.93	167.20	2,297.13	540.43	39.25	579.68	519.43	39.25	558.68	95.37	7.49	102.86	90.37	7.09	97.46
43	3,255.65	255.57	3,511.22	2,181.29	171.23	2,352.52	553.46	39.25	592.71	531.96	39.25	571.21	97.67	7.67	105.34	92.67	7.27	99.94
44	3,332.40	261.59	3,593.99	2,232.71	175.27	2,407.98	566.51	39.25	605.76	544.51	39.25	583.76	99.97	7.85	107.82	94.97	7.46	102.43
45	3,409.25	267.63	3,676.88	2,284.20	179.31	2,463.51	579.57	39.25	618.82	557.07	39.25	596.32	102.28	8.03	110.31	97.28	7.64	104.91
46	3,486.20	273.67	3,759.87	2,335.75	183.36	2,519.11	592.65	39.25	631.90	569.65	39.25	608.90	104.59	8.21	112.80	99.59	7.82	107.40
47	3,563.25	279.72	3,842.97	2,387.38	187.41	2,574.79	605.75	39.25	645.00	582.25	39.25	621.50	106.90	8.39	115.29	101.90	8.00	109.90
48	3,640.40	285.77	3,926.17	2,439.07	191.47	2,630.53	618.87	39.25	658.12	594.87	39.25	634.12	109.21	8.57	117.79	104.21	8.18	112.39
49	3,717.65	291.84	4,009.49	2,490.83	195.53	2,686.36	632.00	39.25	671.25	607.50	39.25	646.75	111.53	8.76	120.28	106.53	8.36	114.89
50	3,795.00	297.91	4,092.91	2,542.65	199.60	2,742.25	645.15	39.25	684.40	620.15	39.25	659.40	113.85	8.94	122.79	108.85	8.54	117.39
51	3,872.45	303.99	4,176.44	2,594.54	203.67	2,798.21	658.32	39.25	697.57	632.82	39.25	672.07	116.17	9.12	125.29	111.17	8.73	119.90
52	3,950.00	310.08	4,260.08	2,646.50	207.75	2,854.25	671.50	39.25	710.75	645.50	39.25	684.75	118.50	9.30	127.80	113.50	8.91	122.41
53	4,027.65	316.17	4,343.82	2,698.53	211.83	2,910.36	684.70	39.25	723.95	658.20	39.25	697.45	120.83	9.49	130.31	115.83	9.09	124.92
54	4,105.40	322.27	4,427.67	2,750.62	215.92	2,966.54	697.92	39.25	737.17	670.92	39.25	710.17	123.16	9.67	132.83	118.16	9.28	127.44
55	4,183.25	328.39	4,511.64	2,802.78	220.02	3,022.80	711.15	39.25	750.40	683.65	39.25	722.90	125.50	9.85	135.35	120.50	9.46	129.96
56	4,261.20	334.50	4,595.70	2,855.00	224.12	3,079.12	724.40	39.25	763.65	696.40	39.25	735.65	127.84	10.04	137.87	122.84	9.64	132.48
57	4,339.25	340.63	4,679.88	2,907.30	228.22	3,135.52	737.67	39.25	776.92	709.17	39.25	748.42	130.18	10.22	140.40	125.18	9.83	135.00
58	4,417.40	346.77	4,764.17	2,959.66	232.33	3,191.99	750.96	39.25	790.21	721.96	39.25	761.21	132.52	10.40	142.92	127.52	10.01	137.53
59	4,495.65	352.91	4,848.56	3,012.09	235.50	3,247.59	764.26	39.25	803.51	734.76	39.25	774.01	134.87	10.59	145.46	129.87	10.19	140.06
60	4,574.00	359.06	4,933.06	3,064.58	235.50	3,300.08	777.58	39.25	816.83	747.58	39.25	786.83	137.22	10.77	147.99	132.22	10.38	142.60
61	4,652.45	365.22	5,017.67	3,117.14	235.50	3,352.64	790.92	39.25	830.17	760.42	39.25	799.67	139.57	10.96	150.53	134.57	10.56	145.14
62	4,731.00	371.38	5,102.38	3,169.77	235.50	3,405.27	804.27	39.25	843.52	773.27	39.25	812.52	141.93	11.14	153.07	136.93	10.75	147.68
63	4,809.65	377.56	5,187.21	3,222.47	235.50	3,457.97	817.64	39.25	856.89	786.14	39.25	825.39	144.29	11.33	155.62	139.29	10.93	150.22
64	4,888.40	383.74	5,272.14	3,275.23	235.50	3,510.73	831.03	39.25	870.28	799.03	39.25	838.28	146.65	11.51	158.16	141.65	11.12	152.77
65	4,967.25	389.93	5,357.18	3,328.06	235.50	3,563.56	844.43	39.25	883.68	811.93	39.25	851.18	149.02	11.70	160.72	144.02	11.31	155.32
66	5,046.20	396.13	5,442.33	3,380.95	235.50	3,616.45	857.85	39.25	897.10	824.85	39.25	864.10	151.39	11.88	163.27	146.39	11.49	157.88
67	5,125.25	402.33	5,527.58	3,433.92	235.50	3,669.42	871.29	39.25	910.54	837.79	39.25	877.04	153.76	12.07	165.83	148.76	11.68	160.43
68	5,204.40	408.55	5,612.95	3,486.95	235.50	3,722.45	884.75	39.25	924.00	850.75	39.25	890.00	156.13	12.26	168.39	151.13	11.86	163.00
69	5,283.65	414.77	5,698.42	3,540.05	235.50	3,775.55	898.22	39.25	937.47	863.72	39.25	902.97	158.51	12.44	170.95	153.51	12.05	165.56
70	5,363.00	421.00	5,784.00	3,593.21	235.50	3,828.71	911.71	39.25	950.96	876.71	39.25	915.96	160.89	12.63	173.52	155.89	12.24	168.13
71	5,442.45	427.23	5,869.68	3,646.44	235.50	3,881.94	925.22	39.25	964.47	889.72	39.25	928.97	163.27	12.82	176.09	158.27	12.42	170.70
72	5,522.00	433.48	5,955.48	3,699.74	235.50	3,935.24	938.74	39.25	977.99	902.74	39.25	941.99	165.66	13.00	178.66	160.66	12.61	173.27
73	5,601.65	439.73	6,041.38	3,753.11	235.50	3,988.61	952.28	39.25	991.53	915.78	39.25	955.03	168.05	13.19	181.24	163.05	12.80	175.85
74	5,681.40	445.99	6,127.39	3,806.54	235.50	4,042.04	965.84	39.25	1,005.09	928.84	39.25	968.09	170.44	13.38	183.82	165.44	12.99	178.43
75	5,761.25	452.26	6,213.51	3,860.04	235.50	4,095.54	979.41	39.25	1,018.66	941.91	39.25	981.16	172.84	13.57	186.41	167.84	13.18	181.01
76	5,841.20	458.53	6,299.73	3,913.60	235.50	4,149.10	993.00	39.25	1,032.25	955.00	39.25	994.25	175.24	13.76	188.99	170.24	13.36	183.60
77	5,921.25	464.82	6,386.07	3,967.24	235.50	4,202.74	1,006.61	39.25	1,045.86	968.11	39.25	1,007.36	177.64	13.94	191.58	172.64	13.55	186.19
78	6,001.40	471.00	6,472.40	4,020.94	235.50	4,256.44	1,020.24	39.25	1,059.49	981.24	39.25	1,020.49	180.04	14.13	194.18	175.04	13.74	188.78
79	6,081.65	471.00	6,552.65	4,074.71	235.50	4,310.21	1,033.88	39.25	1,073.13	994.38	39.25	1,033.63	182.45	14.32	196.77	177.45	13.93	191.38
80	6,162.00	471.00	6,633.00	4,128.54	235.50	4,364.04	1,047.54	39.25	1,086.79	1,007.54	39.25	1,046.79	184.86	14.51	199.37	179.86	14.12	193.98
81	6,242.45	471.00	6,713.45	4,182.44	235.50	4,417.94	1,061.22	39.25	1,100.47	1,020.72	39.25	1,059.97	187.27	14.70	201.97	182.27	14.31	196.58
82	6,323.00	471.00	6,794.00	4,236.41	235.50	4,471.91	1,074.91	39.25	1,114.16	1,033.91	39.25	1,073.16	189.69	14.89	204.58	184.69	14.50	199.19
83	6,403.65	471.00	6,874.65	4,290.45	235.50	4,525.95	1,088.62	39.25	1,127.87	1,047.12	39.25	1,086.37	192.11	15.08	207.19	187.11	14.69	201.80



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum

TO: PORT AND HARBOR ADVISORY COMMISSION

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: August 20, 2019

SUBJECT: Memorandum CC-26-035 from Mayor Lord and Council Person Erickson

Background

Mayor Lord and Councilmember Erickson have asked the Port and Harbor Advisory Commission to consider two questions related to Port Tariff No. 1: transient moorage rates for vessels staying in the harbor for 7-14 days, and the insurance requirement for vessels 24 feet and under.

Attached is the current moorage rate schedule. The rate structure is based on a percentage of the annual rate: semi-annual moorage is 67% of the annual rate, monthly moorage is 17%, and daily moorage is 3%.

In most vessel size categories, approximately six days of transient moorage equals or slightly exceeds the monthly rate. When a vessel remains in the harbor beyond six days and the owner has provided proof of insurance, staff moves the account to the monthly rate. This provides a lower-cost option for vessel owners who need to remain in the harbor longer than a few days. If proof of insurance has not been provided, the vessel continues to accumulate moorage fees at the daily rate.

Transient Daily Moorage

Memorandum CC-26-035 asks the Commission to “contemplate and provide options for how the Port & Harbor could provide a moorage rate that costs less than a month’s worth of moorage for transient vessels in the harbor for between 7 and 14 days.”

The Council has requested that the Commission consider:

1. Structured options for accomplishing this;
2. The pros and cons associated with each option;
3. The number of vessels that would currently fall into this category based on the past two years of moorage data; and
4. The Commission's recommendation for the Council to consider.

Staff has prepared several examples showing how different daily rates would affect the point at which a vessel reaches the monthly rate.

The current percentage relationship between annual, semi-annual, monthly, and daily moorage has remained unchanged. The rates themselves have been adjusted since 2015 in accordance with the rate schedule adopted at that time.

Peak-Season Demand

The harbor experiences two primary periods of peak demand in the spring and fall. This corresponds with the commercial fleet moving from dry storage into the harbor to prepare for the fishing season. These periods also coincide with increased use by recreational boaters, water taxis, charter vessels, kayak operators, Load and Launch customers, and commercial freight haulers.

During these periods, demand for available harbor space is high across nearly all user groups.

Staff Comments for Consideration

Transient daily moorage requires more staff involvement to administer than monthly, semi-annual, or annual moorage. Staff must track arrivals and departures, maintain vessel information, verify registration and insurance, and manage available space as vessels arrive and depart. This includes managing the transient vessel moorage rafting that is in constant flux. Harbor operations are also continually working to identify opportunities to move transient vessels into vacant stalls known as "Hotberth" when space permits.

Rafting and transient vessel management are a significant part of the harbor's day-to-day operational workload and are an important consideration when evaluating the appropriate rate structure.

These factors raise several questions for the Commission to consider:

- Would a lower transient daily rate encourage vessels to remain in the harbor longer, or encourage vessels that would not otherwise use the harbor to do so, during periods when demand is already high?
- Does the current conversion to monthly moorage after approximately six days provide a reasonable option for vessels that need to remain in the harbor longer?
- The existing rate structure recognizes that transient, semi-annual, monthly and Daily vessels require a greater level of staff and operational resources than annual users. Is this distinction and corresponding moorage rate still appropriate and equitable?

Commission Recommendation

After reviewing the current rate structure, available moorage data, and operational considerations, does the Commission find that the existing transient moorage rate structure appropriately balances the needs of vessels staying beyond six days with the availability of harbor space and the operational demands of transient moorage. Does the Commission recommend that no change be made to the current transient daily moorage rates at this time?

2. Vessel Insurance Requirements – Vessels 24 Feet and Under

Council has also asked the Commission to consider exempting vessels 24 feet and under from the current requirement to provide proof of insurance when mooring in the harbor.

The basis for the request is that smaller vessels, including skiffs, generally present less liability exposure than larger vessels.

Before making a recommendation, staff believes the Commission should consider:

- The number of vessels 24 feet and under currently using the harbor.
- The number of these vessels 24 feet and under using annual or stall moorage versus transient moorage.
- The potential liability exposure to the City, other vessels, facilities, and the public.
- Whether vessel size is an appropriate measure for determining the City's insurance requirement.
- Whether exempting vessels 24 feet and under would be a fair and equitable application of the Port's Tariff rules and requirements.
- What additional liability exposure, if any, the City would assume by eliminating the insurance requirement for these vessels.

5.05 VESSEL INSURANCE REQUIREMENTS – All vessel owners using the City of Homer's Terminal Facilities are required to carry liability insurance and add the City as additional insured. Transient moorage users who do not provide proof of liability insurance will only be permitted to purchase moorage at the daily rate. Reserved moorage users who do not provide proof of liability

insurance will not be permitted to renew their stall permit. Commercial boats-defined as vessels that are operated as part of a business, including but not limited to commercial fishing, charter fishing, vessel-for-hire, freight, tow, and construction are required to carry at a minimum \$500,000 of liability insurance, and to add the City of Homer as an additional insured with waiver of subrogation. Human-powered vessels are exempt from these insurance requirements.

Commission Recommendation

Staff will provide the requested vessel data and any additional information available regarding the potential liability considerations for the Commission's review.

The Commission is asked to consider whether the current insurance requirement should remain applicable to all vessels or whether an exemption for vessels 24 feet and under is appropriate.

Conclusion

The Port and Harbor's responsibility is to provide safe and efficient facilities for commercial users, recreational users, and the general public while managing those facilities cost-effectively and administering the Port Tariff fairly and equitably.

Staff recommends that the Commission use these principles, along with the operational and financial information provided, when developing its recommendations to the City Council in response to Memorandum CC-26-035.

Attachments Memo cc-26-035

Moorage schedule:

- The current daily moorage is 3% of the annual rate which is equal to 6 days a month.
- Reducing to 2.43% of the annual rate is equal to 7 days a month.
- Reducing to 2.13% of the annual rate is equal to 8 days a month.
- The total numbers of transient daily vessels in 2024 was 1,220 vessels and 2025 was 1,268 vessels.

Insurance topic:

- The total number of vessels 24' and under from January 2026-August 2026 is 485 for both transient and stall leases.



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum

To: Port and Harbor Advisory Commission
From: Bryan Hawkins, Port Director
Date: August 20, 2026
Subject: August Staff Report

Harbor Operations

mid-July to mid-August

- Harbor occupancy is around 900 vessels.
- Staff responded to several EMS calls.
- Camping remains open at Mariner Park, Fishing Lagoon, and Tent Camp West.
- Vessel landings at the Pioneer Dock and Deep Water Dock include: AMHS Tustumena; M/V C-Atlantis; M/V Perseverance; C/V The World; M/V Kate Frances; F/V Summer Bay; F/V Bella K; F/V Titan; F/V Camai; M/V Endeavor; M/V Pacific Falcon; C/V Hanseatic Inspiration; and USCGC Fredrick Mann.
- Load and Launch Ramp has been very busy with commercial, recreational, and sport vessels
- The 33CFR126 Hazardous Materials yard fence was completed.
- Rose Benson completed a marine firefighting course and was promoted to Harbor Officer II.
- Rose Benson moved from Operations to become the Port Admin Supervisor. Well done Rose!
- We are hiring for a Harbor Officer position

Port Maintenance

- Ongoing electric pedestal Maintenance and repairs.
- Grind shack tote dumper motor replacement and maintenance.
- Ongoing Docks and Harbor infrastructure inspections and repairs.
- Keeping up with recurring monthly work orders.
- Used oil collection and disposal. Oil transfer pump maintenance.
- Parking lot pothole repair and transition grading.
- Float system waterline leak detection and repairs.
- Deep Water Dock cleaning for cruise ship landings.
- Chip Pad cleanup for possible upcoming Sulphur loadout.

Ice Plant



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

- Ice plant is selling ice and provides bait locker storage
- Washing the dock and other related maintenance on dock
- New Ice delivery panels calibration is almost finished just waiting on north star to finish the punch list for this project
- Ongoing crane inspections and service happening this month.
- Keeping up with work orders.
- Building and grounds maintenance.
- Coordinating with IT department with a replacement for the net-2 devices on the dock (crane and ice card readers software)
- Ice Plant has changed the hours of operation back to the hours of 8am to 6pm 7 days a week until winter shutdown

2026 Ice & Crane Report

Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
1/5/2026	20.2			shut down for maintenance		
1/12/2026	15.5			shut down for maintenance		
1/19/2026	36.4			shut down for maintenance		
1/26/2026	51			shut down for maintenance		
TOTAL		123.1	123.1	shut down for maintenance		
2/2/2026	23			shut down for maintenance		
2/9/2026	4.9			shut down for maintenance		
2/16/2026	38.5			shut down for maintenance		
2/23/2026	29.1			shut down for maintenance		
TOTAL		95.5	218.6	shut down for maintenance		
3/2/2026	14.4			shut down for maintenance		
3/9/2026	57.6			shut down for maintenance		
3/16/2026	24			shut down for maintenance		
3/23/2026	8.5			shut down for maintenance		
3/30/2026	15.6			22		
TOTAL		120.1	338.7		22	22
4/6/2026	27.7			11		
4/13/2026	14			26		
4/20/2026	14.7			11		
4/27/2026	15.8			82		
TOTAL		72.2	410.9		130	152
Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
5/11/2026	75.7			77		
5/18/2026	72			94		
5/25/2026	35.8			60		



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

TOTAL		211.9	622.8	278	430
6/1/2026	49			54	
6/8/2026	64.3			87	
6/15/2026	86.9			57	
6/22/2026	48.4			110	
6/29/2026	67.7			144	
TOTAL		316.3	939.1	452	882
7/6/2026	52.1			145	
7/13/2026	70			252	
7/20/2026	60.3			189	
7/27/2026	40.8			102	
TOTAL		223.2	1162.3	688	1570
8/3/2026	65			98	
8/10/2026	67.5			142	
8/17/2026	42.5			106	
8/24/2026					
8/31/2026					
TOTAL		175	0	346	0