

Session 12-06 a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 6:00 p.m. on May 23, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS CARROLL, HARTLEY, HOWARD, STOCKBURGER, ULMER, ZIMMERMAN

ABSENT: COMMISSIONER WEDIN

STAFF: PORT AND HARBOR DIRECTOR HAWKINS  
DEPUTY CITY CLERK JACOBSEN

### **AGENDA APPROVAL**

The agenda was approved by consensus of the Commission.

### **PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**

None

### **RECONSIDERATION**

There was no reconsideration scheduled.

### **APPROVAL OF MINUTES**

A. April 25, 2012 Regular Meeting Minutes

The minutes were approved as presented by consensus of the Commission.

### **VISITORS**

No visitors scheduled.

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

A. Port and Harbor Director's Report for May 2012

Harbormaster Hawkins reviewed his staff report and updated the Commission about the R float and not being able to safely get the crane and barge in to do the work. He explained that in the interim they have to remove the vessels from around the affected piles and are working on a revised plan to shore up the piles until they can be replaced. There was discussion about the process for the repairs and materials to be used to make the float usable for the next two years until the bonding money is available for float replacement.

### **PUBLIC HEARING**

None

**PENDING BUSINESS**

None

**NEW BUSINESS**

- A. Increasing the ice rate and monies gained to go toward Fish Dock and Ice Plant Maintenance.

Commissioner Zimmerman questioned whether the rate would be affected for people who haul their own ice over the dock. Harbormaster Hawkins explained that it would not; it is a wharfage charge through the tariff for bringing tonnage over the dock.

Harbormaster Hawkins explained his concern from an accounting standpoint. Monies earned at the fish dock go into the revenue side of the fish dock budget. He wants them to understand the money that is coming in through this increase will follow the normal route that it will go into the revenue side they will budget the funds into reserves.

The Commission did not express objection to the proposed ice rate amendment.

- B. Consideration of using the general obligation bond process for the purpose of funding a harbor master office.

The Commission was in concurrence that there first needs to be a thorough assessment of the current building, what is needed for the harbor office, and the options that are available. It is important to know what it would entail to bring the current office up to code standards, and if it could even be done. The cost to tear down the building and replace it has not been considered either.

Chair Ulmer expressed that she still thinks they should use overslope development for this project. It seems redundant to do a half step in between. She questioned the status of the Port and Harbor Improvement Committee, and Commissioner Hartley responded that they Committee will continue to be active throughout the bonding process. He noted that this is no longer in their list for bonding. A study needs to be done first and when the options for a harbor building are available; the Commission could address ways to fund the project.

Commissioner Zimmerman requested this be carried over to the next agenda.

**INFORMATIONAL ITEMS**

- A. Monthly Statistical & Performance Report March 2012
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Article Re: Kodiak Harbor Rate Increases
- F. Resolution 12-042 Requesting That the Kenai Peninsula Borough Transfer its Share of State Fisheries Business Tax Proceeds that are Collected in the City of Homer to the City of Homer to Assist It with Maintenance, Repair, and Replacement of Critical Port and Harbor Infrastructure.
- G. Resolution 12-043 Accepting and Approving Recommendations Submitted by

the Port and Harbor Improvement Committee Regarding Capital Improvements in the Harbor and the Funding Thereof and Authorizing the City Manager to Prepare the Documents Necessary for Grant Funding, a Revenue Bond Sale, and the Fee Adjustments Necessary to Service the Bonds.

- H. Commissioner Attendance Schedule for City Council Meetings 2012
- I. Lease Expiration Calendar

Harbormaster Hawkins commented regarding approved ordinance 12-18 for paving projects. Ice Dock Road will get paved; and Fish Dock Road will be extended all the way out to the end past where Snug Harbor will be leasing. There were favorable comments for these projects as they are both necessary. It was noted that it would be helpful to have a ramp at the ice house that would allow access for a forklift to the back of a semi.

There was brief discussion regarding the article about the Kodiak Harbor rate increases. Comment was made encouraging that city management and harbor management don't get into the business of raising rates as high as the next highest and keep pace with others. The focus in our harbor should be more about providing an effective service and create a business where people look at Homer and want to do business here; not only because it is economical, but also efficient and effective. Point was raised that the rates have to be enough to pay for maintaining the harbor.

Comments were made that adjustments to the moorage fees for wider vessels may need to be addressed as well.

#### **COMMENTS OF THE AUDIENCE**

There were no audience comments.

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

Deputy City Clerk Jacobsen noted the laydown memorandum inviting the Port and Harbor Commission to the June 20 Planning Commission worksession and hear from the Fire Marshall regarding buildings on the spit.

#### **COMMENTS OF THE COUNCILMEMBER**

No Councilmembers were present.

#### **COMMENTS OF THE CHAIR**

Chair Ulmer encouraged everyone to keep up the good work.

#### **COMMENTS OF THE COMMISSION**

Commissioner Zimmerman said he is happy.

Commissioner Carroll said he would needle Pete for not making the meeting tonight even with the time change.

PORT AND HARBOR ADVISORY COMMISSION  
REGULAR MEETING  
MAY 23, 2012

There were no other Commissioner comments.

**ADJOURN**

There being no further business to come before the Commission the meeting adjourned at p.m. The next regular meeting is scheduled for Wednesday, June 27, 2012 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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