

Session 15-06 a Regular Meeting of the Port and Harbor Advisory Commission was called to order at 6:12 p.m. by Chair Ulmer on May 27, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ZIMMERMAN, ULMER, DONICH, STOCKBURGER, CARROLL

ABSENT: COMMISSIONERS HARTLEY AND HOWARD (EXCUSED)

STAFF: HARBORMASTER HAWKINS  
DEPUTY CITY CLERK KRAUSE

### **APPROVAL OF THE AGENDA**

The agenda was approved by consensus of the commission.

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

Mako Haggerty, non-resident, commented on the former Harbor Office space being better suited for something other than a parking lot. He understands that parking is at a premium in the area but it has been suggested that a Maritime Museum would be a better use for that property.

The commission supported that idea and asked Harbormaster Hawkins what was needed to present that idea for approval. Staff will look into the options.

### **RECONSIDERATION**

### **APPROVAL OF MINUTES**

A. Regular Meeting Minutes April 22, 2015

CARROLL/DONICH – MOVED TO APPROVE THE MINUTES AS PRESENTED.

There was no discussion.

VOTE. YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **VISITORS**

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

A. Port and Harbor Director's Report for May 2015

Harbormaster Hawkins reviewed his report focusing on the following points:

- Marine Trades Video status update
- City Lobbyist meeting regarding Harbor Grant Funding, Projects and Strategizing

- Deep Water Dock Expansion Study Meeting - the city will own the improvements, \$3.5 million dollars and will be started in the fall.
- Issued RFP for a Communication Tower, they are being reviewed now and will be reviewed by the Lease Committee and then come before the Commission for recommendation. This is a 120 communication tower on the spit. They have been offered a corner of Lot 11.

Discussion on some of the details regarding the tower ensued.

Commissioner Donich relayed that he is a customer of SpitwSpots and he received an email asking for financial support from the company for this project.

He commented favorably on the company. Harbormaster Hawkins stated that the commissioners should receive an email request regarding a special meeting sometime this week first of next week.

- The parking kiosks are a work in progress, the company Ven Tek was recommended for the Load & Launch Ramp. In depth research has determined that the benefits they can provide would be preferred. The company is based on the West Coast, offers expandable, cloud based, secured network. Start-up costs will be less as they add on to the system.

Discussion ensued on the cost of purchasing a drone to take photographs of the spit and Chair Ulmer suggested that the cost and details be looked into. Commissioner Stockburger would like the aerial photography on parking on the spit item on June agenda.

Commissioner Zimmerman arrived at 6:42 p.m.

Chris Dabney Harbor Officer II has submitted his retirement effective June 15th, he has been with the city for 19 years. This will leave the city short-handed for the summer considering the transition time and training period. There was a brief discussion on the position opening by the commission.

Other Maintenance items that have been completed or worked on were

- The damaged System 1 fresh water system
- Replaced rotten Steel Grid boards
- Tested half of the new fire line system between floats B and J
- Replaced broken junction box for High Mast Light near the Barge Ramp

A brief discussion on salmon fry ensued.

Harbormaster Hawkins responded to a question regarding a reported sexual assault on or at Ramp 2.

Commissioner Donich inquired about the RV/Trailer at Bob's Sport Shed and who enforces the lease violations such as this. Harbormaster Hawkins explained that they had been noticed but nothing has been done and asked are you going to tell the leaseholder that the lease is now void and request them to vacate. Commissioner Donich asked if there was some way to issue a citation or cite them, then maybe they would comply. He did not believe that doing nothing was the answer.

Commissioner Donich continued that if you do not have enforcement then what is the strength of the law. Harbormaster Hawkins did state that they have successfully removed a few undesirable habitats from the spit. He is working with the Planning Department and Parks/Rec Department regarding a change to the code which the commission will be able to weigh in on later.

Harbormaster Hawkins reiterated his report on the parking kiosks for Commissioner Zimmerman since he missed that portion of his staff report.

Commissioner Zimmerman asked if they have to make decisions within the next couple of meetings or do they have time since he does not want to miss the window regarding the parking kiosks. Commissioner Stockburger stated that they need the public notice of the intent, parking numbers, etc. The Load and Launch Ramp would be separate however they may be able to get a discount since it is the same company.

Further discussion by the commission on what steps they need to take to make sure this is completed in time, determine rates, installation time, materials, power sources, centralize dumpsters, and arranging parking lots for maximum efficiency.

Harbormaster Hawkins noted that parking was determined to be the best way to recoup the \$50,000 lost revenue in fish tax and most of those citations are issued to residents, our neighbors, not visitors. It was reminded that no daily fee can be charged in the state ROW, however annual parking passes are allowed. If parking was charged in the diagonal spaces then those revenues would need to be tracked and must be used to improve the parking facilities.

A brief dialog ensued on the difference of a city right of way compared to a state right of way with Harbormaster Hawkins explaining that anywhere on the spit is allowed for 7 days unless signage states otherwise.

### **PUBLIC HEARING** *(3 minute time limit)*

#### **PENDING BUSINESS**

##### A. Harbor Rate Increase Proposals

##### 1. Draft Resolution 15-XXX Amending Terminal Tariff & Annual Moorage Rates

Discussion on presenting this resolution and the determination that an annual 4.5% increase was palatable to the public while not really liking the aspect of continuing increase in rates, the increase is necessary for the improvements that are needed or done. It was note that harbor users liked the improvements.

Harbormaster Hawkins recommended that the commission postpone decisions or discussion on this resolution until full attendance of the commission since staff had made a change to the resolution. They will advertise and have the Public Hearing at the June 24<sup>th</sup> meeting.

Commissioner Stockburger will not be in attendance at the June meeting. Staff suggested he submit his recommendations and comments in writing to be included in the packet.

#### **NEW BUSINESS**

#### **INFORMATIONAL MATERIALS**

- A. Harbormaster Monthly Statistical Report for April 2015
- B. Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report
- E. Water Usage Report

There was no discussion on the above items.

- F. Memo to Port & Harbor Advisory Commission from Port Director/Harbormaster  
Re: Certified Port Executive Program Report dated May 6, 2015

Harbormaster Hawkins commented that this was very effective and important to the growth of Homer. Homer has big plans for expansion. When talking about transportation in connection with ports we use the analogy the relation between hub and spoke in Alaska especially south central anchorage is the Hub with Homer, Valdez, Whittier, and Seward as the spokes in regards to the training. He stated that the hosts were very patient in using all the different modes of transportation while there in Vancouver. HE noticed that they are double stacking containers on trailers. It is really amazing seeing all the different ways transportation is used in the port. He has also went to the top of the Columbia building to get a birds-eye view. It is amazing.

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

There was no audience present.

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

There were no comments from staff.

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

Chair Ulmer had no comments.

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

Commissioner Carroll inquired about having a meeting at the new harbor office, how much of a headache is that for Melissa or Renee. This would have to be cleared by the City Clerk and conscious of the public who may want to attend.

Commissioner Donich commented on the time it may take to complete something seems like a year but since they only work on things an hour or two at a time once a month it really doesn't take that much time at all in particular the parking kiosks and harbor rates. They are making baby steps but feel it is the best way to go.

Commissioner Zimmerman had no comments.

Commissioner Stockburger agreed with Commissioner Donich and people should attend every meeting not just when they are mad.

**ADJOURN**

There being no more business to come before the Commission Chair Ulmer adjourned the meeting at 8:07 p.m. The next regular meeting is scheduled for June 24, 2015 at 6:00 p.m. in the City Hall Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska.

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RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

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