

**NOTICE OF MEETING
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. May 27, 2015 Regular Meeting Minutes **Page 5**
- 6. VISITORS/PRESENTATIONS (10 minutes each)**
 - A. Miranda Weiss & Gart Curtis with the Boat House Committee- Repurposing Old Harbor Office Site as Maritime Pavilion
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
 - A. Port and Harbor Director's Report for June 2015 **Page 11**
- 8. PUBLIC HEARING**
 - A. Draft Resolution 15-0XX Amending Terminal Tariff and Annual Moorage Rates **Page 13**
 - i. Public comment – Rex Murphy **Page 19**
- 9. PENDING BUSINESS**
 - A. Harbor Rate Increase Proposals
 - i. Draft Resolution 15-0XX Amending Terminal Tariff and Annual Moorage Rates **Page 21**
 - ii. Memorandum and Substitute Resolution recommendation - Commissioner Howard **Page 23**
 - iii. Developing basis for a graduated rate structure and rate structure possibilities - Commissioner Howard **Page 29**
 - iv. Commissioner Stockburger comments **Page 41**
 - B. Homer Spit Parking
 - i. Commissioner Stockburger comments **Page 41**
- 10. NEW BUSINESS**
 - A. Lease Recommendations
 - i. Memo to City Council from Lease Committee Re: Communication Tower RFP Results & Proposal Recommendation dated May 29, 2015 **Page 43**
 - a. Dryden & LaRue, Inc. Lease Proposal **Page 45**
 - b. Spit W Spots Lease Proposal **Page 89**
 - c. RFP for Homer Spit Property Lease for an Owner-Operated/Subleased Wireless Communication Tower, includes RFP Addendums #1 & #2 **Page 215**
 - ii. Memo to City Council from Lease Committee Re: Harbor Grill Lease Renewal Recommendation dated May 29, 2015 **Page 227**
 - a. Harbor Grill Lease Proposal & Application **Page 229**
 - b. Letter from Lindsay Wolter to City of Homer Re: Lease Application Questions dated April 3, 2015 **Page 259**
 - B. Old Harbor Office Repurposing – Talking point on agenda, laydown info provided at meeting

11. INFORMATIONAL ITEMS

- | | |
|--|-----------------|
| A. Monthly Statistical & Performance Report | Page 261 |
| B. Weekly Crane and Ice Report | Page 263 |
| C. Deep Water Dock Report | Page 265 |
| D. Pioneer Dock Report & Ferry Landings Report | Page 269 |
| E. Water Usage Report | Page 271 |
| F. Load & Launch Notice of Closure for Construction September 15, 2015 | Page 273 |
| G. USCG Decommissioning Ceremony dated June 4, 2015 | Page 275 |
| H. Resolution 15-044 Disbanding the Port & Harbor Building Task Force | Page 279 |
| I. 2015 Council Meeting Attendance | Page 281 |

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, JULY 22, 2015 at 6:00 p.m.** in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.