

Session 15-11, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on December 16, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: DONICH

STAFF: HARBORMASTER HAWKINS  
DEPUTY CITY CLERK JACOBSEN

### **APPROVAL OF THE AGENDA**

Chair Ulmer called for a motion to approve the agenda.

HOWARD/HARTLEY MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

Scott Adams, city resident by annexation, commented regarding winter camping at the Seafarers Memorial. He is one of many caretakers of the memorial and it is becoming like a homeless shelter with up to 10 to 12 campers. They broke the electrical box to plug into the power recently. The power was shut off until he could put a new lock box on the outlet and power box. It isn't set up as a campground in the summer so he doesn't see why it should be in the winter. If we need a place for winter campers then it needs to be someplace else. The people camping at the memorial look like they are settled in for the winter and they should be moved. He also commented about a truck parked with an 18 to 20 foot trailer for a couple days and he would like to see parking signs around the Seafarers Memorial.

Kevin Hogan concurred that there needs to be a winter campground with winterized facilities to accommodate a winter RV crowd, especially for transient workers. He thinks current lessees who have campgrounds should have to accommodate that use because it's a public need. Regarding the crane and ice report, he commented that the ice plant is closed down and sees the long winter shut down as a detriment to the development for winter fisheries. The employees are still on the payroll and do a good job keeping the place up but not getting any revenue with no ice sales or bait locker rental. There are bait needs for the winter fisheries as well.

### **CONSIDERATION**

### **APPROVAL OF MINUTES**

PORT AND HARBOR ADVISORY COMMISSION  
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A. October 28, 2015 Regular Meeting Minutes

HOWARD/HARTLEY MOVED TO APPROVE THE AGENDA AS PRESENTED.

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 2015
- B. Memo from Port Director/Harbormaster Re: Alaska Abandoned & Derelict Vessel Task Force Meeting
- C. Memo from Port Director/Harbormaster Re: Cook Inlet Harbor Safety Committee November Meeting
- D. Port and Harbor Director's Report for December 2015

Harbormaster Hawkins briefly reviewed his Director's Reports and Task Force and Committee meeting reports that were included in the packet.

Commissioner Zimmerman asked about the pavilion planning session and what it costs us to meet with the Public Works Director. He is commented that there will be cost incurred and it's something to keep in mind when doing these free projects. Harbormaster Hawkins commented that there isn't a direct cost to the enterprise fund. He isn't sure how staff cost would be tracked throughout the process of this project.

Harbormaster Hawkins commented that the Lease Committee meeting was organizational meeting to do an annual review of active leases, uses, and if there are issues that need to be addressed.

Commissioner Hartley asked about the new erosion down where the riprap was put in. It looks like the guy has lost most of his lot and who's responsible to clean up. The stuff should be lying out there washing around. Harbormaster Hawkins said he could talk to planning and the City Manager to figure who to contact. It was also noted that DOT might have concern with the erosion in that area as well. They talked briefly about the history of work done and what the future might look like regarding erosion and keeping the road maintained for travel.

Commissioner Carroll asked about the harbor safety committee. Harbormaster Hawkins explained the Cook Inlet Safety Committee is an advisory committee made up of industry professionals that

take a specific issue for Cook Inlet to review and make recommendations to the Captain of the Port. It's a way for the industry to affect legislation. This committee was formed as a result of the tanker that grounded in Nikiski.

Harbormaster Hawkins updated the Commission on the completion of the load and launch ramp improvements, about the ladders on the floats, and a fish pump proposal that is being worked on but not yet ready for commission consideration.

Lastly he commented he hopes to have something for the commission to look at in January about trailer parking.

## **PUBLIC HEARING**

## **PENDING BUSINESS**

## **NEW BUSINESS**

### **A. Seafarer Memorial Winter Camping**

Harbormaster Hawkins commented that code says fourteen day camping. Last year he and the City Planner brought a memo about the Seafarer's Memorial and RV's on the spit.

Discussion ensued regarding the fourteen day camping limit in the summer and the need to extend that for summer workers. Point was raised that there is a difference between camping on the spit and living on the spit and the limit helps encourage family friendly recreational activity.

Commissioner Zimmerman explained that there used to be a place for people live who worked out there and now we don't. He questioned where summer college students who come here to work on the spit in the summer are supposed to live when most of them don't have cars. He feels there should be some way for summer temporary workers to live out there. Harbormaster Hawkins commented that Icicle's lease had a lot they paid for for their workers.

Discussion about summer camping issues ensued. The Clerk noted that summer camping could be addressed on another agenda because tonight's topic is Seafarer Memorial winter camping. The Commission agreed to have it on a future agenda.

There were comments that space needs to be made available for winter camping possibly by the Pier 1 Theater. The Commission made no recommendation regarding Seafarer Memorial winter camping.

### **B. Request for Security Cameras in Harbor**

Harbormaster Hawkins referenced the letter in the packet regarding concerns about security at the harbor and he agrees that security cameras would be a good thing out there. The city has security cameras located at other facilities. There are two at the deep water dock entrance and will also be cameras at the load and launch ramp. He can get some prices and numbers together and noted we definitely want something that is standardized. He noted challenges with weather conditions raising

issues for the cameras and benefits of cameras abilities and technology. He will bring more information to the Commission when he has it.

### **INFORMATIONAL ITEMS**

- A. Harbormaster's Monthly Statistical Report for October 2015
- B. Harbormaster's Monthly Statistical Report for November 2015
- C. Water/Sewer Bills Report for October 2015
- D. Water/Sewer Bills Report for November 2015
- E. Crane and Ice Report
- F. Deep Water Dock Report
- G. Pioneer Dock Report
- H. Dock Water Report
- I. Letter from Kachemak Bay Research Reserve to Port & Harbor Office Re: KBRR Weather Station Relocation dated October 15, 2015
- J. Homer Spit Lease Expiration Calendar as of November 17, 2015
- K. Resolution 15-105, 2016 Meeting Schedule
- L. 2016 City Council Meeting Commissioner Attendance

There was brief discussion regarding informational items. The Commissioners reviewed and scheduled their attendance the 2016 Council meetings.

### **COMMENTS OF THE AUDIENCE**

Gart Curtis updated the Commission on the Boathouse Pavilion Project and invited them to an Open House on January 13<sup>th</sup> from 5 to 7 pm at Land's End. They hope to have some artist's drawings and to get a lot of input from community members. It's open to the public and they have invited spit business owners and interested parties for input and discussion. In relation to project costs that came up earlier in discussion, they have an architect and looking for a structural engineer. They also have a surveyor who has volunteered to do that work. They are looking for people to volunteer their work so as little will fall on the City as possible. Last Friday they got a \$40,000 challenge grant and their goal is to meet that by the end of March. They have raised just under \$11,000 in commitments so far. They won't know the final cost until design work is done.

Kevin Hogan commented that accommodating workers on the spit warrants lengthy discussion and brainstorming. There are a lot of things that can be considered and he appreciates them bringing it up. He agrees the security camera issue is very important and should be put out for RFP with a very broad scope. In this time of technological innovation there might be something new we don't know about that would be a perfect solution. He shared his experience with a project outside working with [myjobsitecamera.com](http://myjobsitecamera.com).

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

Deputy City Clerk Jacobsen said she would provide them with the camping code for them to look at and start thinking about before next meeting.

Harbormaster Hawkins talked about a lighting project for the fish dock. They have been experimenting successfully with a light emitting plasma lamp and want to replace all the lights on the dock. With the energy savings they see it paying back in just over two years. It will cost about \$20,000 to get them changed out. The company they are working with is interested in trying them on the 150 foot poles. The LED solution on those poles hasn't been impressive and he thinks these have a good chance at being the solution.

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

**COMMENTS OF THE CHAIR**

Chair Ulmer thanked everyone. She commented she heard this week when talking to people at the Chamber about income producers is they seem to have concern about the fact they are out of the loop of how head tax dollars are spent and they should be part of the conversation because they are the ones the cruisers will talk to.

**COMMENTS OF THE COMMISSION**

Commissioner Carroll brought up the Harbormaster's comments from last meeting about eco-tourism and possibilities of income generation. It made him think it is time to generate income from that part of the user group. There will be costs from the pavilion for the upkeep and so forth. He thinks it's time to start talking about a head tax. Seward has a \$3.50 head tax for the entire passenger industry. He also wants to discuss the fish pump issue.

Commissioner Zimmerman commented it has been an interesting meeting. Next month will be more interesting. The head tax is something they need to discuss soon, maybe not next meeting but maybe February. Things like this kiosk will take harbor money and we need to get money from people who are using all the facilities out there that aren't paying moorage.

Commissioner Howard commented this will be a legal issue and we need to get the attorney working on it so we get it right the first time.

Commissioner Hartley commented it's amazing now things have changed. A few years ago when the head tax came up the room was full and the Chamber was the primary opponent, but now it seems to be changing around. He's glad people are talking about it; he agrees it's something we need to do.

Commissioner Stockburger thanked the harbor staff for their efforts with the load and launch ramp.

**ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 6:46 p.m. The next regular meeting is scheduled for Wednesday, January 27, 2016 at 5:00 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: \_\_\_\_\_

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