

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
APRIL 27, 2016

Session 16-04, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on April 27, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: HARBORMASTER HAWKINS
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF THE AGENDA

HARTLEY/ZIMMERMAN MOVED TO STRIKE HEAD TAX FROM THE AGENDA.

Commissioner Hartley commented there is no information in the packet and suggested waiting to put it back on the agenda when there is new information to consider.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Chair Ulmer asked to have a brief discussion about overslope under new business.

Question was raised if that was allowable. Deputy City Clerk Jacobsen commented that if it's just a short discussion about giving input to staff for a future agenda topic and no action is taken, it would be okay.

The amended agenda was approved by consensus of the Commission.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. March 23, Regular Meeting Minutes

HARTLEY/STOCKBURGER MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS

A. Boat House Pavilion Update

Gart Curtis and Miranda Weiss presented to the commission with updates on the pavilion project.

Mr. Curtis spoke to the design of the pavilion. After the open house in January and reviewing the 140 comment cards, the architect had better direction to develop the drawings. It looks more like a boat, more access, and more open. It's a little simpler in not having anything that moves. The site plan shows a turn out in the front, a walkway around both sides, and ADA access in and out of the structure making it easily accessible for most everyone.

Ms. Weiss updated the Commission on the growing community support and fundraising efforts. Their budget is \$210,000 and they have raised \$97,000. The Dixon's are hosting an event in Anchorage and they are optimistic about raising funds there; the owners of the Second Star have donated two nights at the mansion and donors of \$500 and up will be entered in a drawing for that, Grace Ridge Brewing is hosting an event, and they are preparing to apply to the Rasmussen Foundation for a grant.

There was brief discussion with the Commission about the open structure and the wind. In discussion with the designers, they are going to look at what could potentially happen there. They moved away from a design where the structure could be enclosed so as not to give the feeling of keep people out when it was closed up.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

- A. Port and Harbor Director's Report for April 2016
- i. Letter from HDR re: Engineering Info dated April 15, 2016
 - ii. Pacific Coast Congress 2016 Conference Agenda

Harbormaster Hawkins reviewed his staff report, commenting specifically about

- Receiving grant money from Fish and Game to cover the fish cleaning tables by the fishing lagoon, and possibly add another table;
- He and some of the staff went to Seward to learn about the new pedestals installed on their new floats;
- The engineers and contractor will be back at the launch ramp at the next series of big tides to follow up on some problems that were discovered at the bottom of the ramp when we had a minus five foot tide;
- He's working with the police department and the city attorneys on requirements for issuing citations; and
- Attending the Pacific Coast Congress Annual Conference.

In response to questions, Harbormaster Hawkins said the kiosk at the launch ramp is working well and they are learning the camera systems so they can contact people who don't pay. They are still staffing the pay station on the weekends and during busy times, but as people become more familiar with the system, they will look at eliminating that and moving the person to help on the ramp.

Harbormaster Hawkins and the Commissioners discussed:

- Harbor lighting and the new light emitting plasma bulbs being used and efforts to move toward LED's on the high mast lights.
- How other harbors struggle with sea lions on their floats.
- The fish grinder discharge permit, testing the output, and an overview of the fish grinding process.
- The chip pad project status update and that it should be done before July, possibly allowing long term trailer storage in the fenced area, and the potential to have a boat wash down there.
- Marina software progress.
- Providing a copy of the harbor budget to the commission.
- Working with HDR engineers to give them an overview of the harbor and its projects.

Commissioner Stockburger suggested the wash down area permitting be on their next agenda for more discussion. He thinks it would be good if they are proactive because it sounds like there is potential to be shut down at the grid. Harbormaster Hawkins said they could discuss it, but caution that things change all the time and they may not be able to use the area for a better use in the future if they limit it by permitting.

PUBLIC HEARING

PENDING BUSINESS

- A. Head Tax for Passenger Vessels

Pulled under agenda approval

NEW BUSINESS

- A. Overslope

There was brief discussion about looking for ways to get started building overslope and lease a small section. It could bring in revenues for continuing development. Some of the boardwalks are going away, possibly opening up leasing and advertising there is property to do business overlooking the harbor instead of the ocean could draw people to invest in it. They could also look into ways to have some flexibility in the standards and find a way for people to commit to a space to help with financing the project to build the overslope.

They touched on the small overslope that was put in by the new harbormaster's office, but Harbormaster Hawkins didn't have any cost information. He gave a short overview of the construction of that overslope.

They touched briefly on parking and also having an area for short term leasing for people to set up small kiosk type businesses.

INFORMATIONAL ITEMS

- A. Harbormaster's Monthly Statistical Report for February 2016

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- B. Water/Sewer Bills Report for February 2016
- C. Crane and Ice Report
- D. Deep Water Dock Report
- E. Pioneer Dock Report
- F. Dock Water Report
- G. Memo to City Council, Planning and Cannabis Advisory Commissions Re: Retail Marijuana on the Spit
- H. Memo Appointing Mark Zeiset to the Port & Harbor Advisory Commission
- I. Commissioner Attendance at City Council Meeting

COMMENTS OF THE AUDIENCE

Gart Curtis, city resident, commented about overslope and the harbor expansion. He thinks when they start creating language for what they want when applying for grants it will be important to have overslope included so it gets rolled in to it, and not something that comes up later.

COMMENTS OF THE CITY STAFF

Harbormaster Hawkins welcomed Commissioner Zeiset and thanked him for stepping up.

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

COMMENTS OF THE CHAIR

Chair Ulmer thanked everyone for being here.

COMMENTS OF THE COMMISSION

Commissioner Stockburger welcomed Commissioner Zeiset, and said he's looking forward to hearing his perspective from a full time spit business resident. He appreciated having a meeting like this where they can pull in some loose ends and come up with new ideas.

Commissioner Hartley welcomed Commissioner Zeiset to the Homer Port Parking Commission and said he'll find they spend a lot of time talking about parking.

Commissioner Zeiset said he's glad to be here and be part of the group. It's exciting to see all the activity on the spit and new stuff that's happening.

Commissioner Zimmerman welcomed Commissioner Zeiset and looks forward to his input. Parking will be spoken of again. It was a good meeting and he thanked the Harbormaster for all the good information.

Commissioner Donich welcomed Commissioner Zeiset. He thinks having the perspective of a spit business owner who works with all types of users will be very helpful. This is a lot of fun; he spends a lot of time in the harbor and finds it rewarding to try to make it a better place.

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Commissioner Carroll agreed with the other comments.

Chair Ulmer said she was glad to have a full report from the Harbormaster; their agendas have been pretty full for a while. She asked Commissioner Zeiset if he wanted to sign up to attend a council meeting in June or July, and he agreed to attend in July.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 6:45 p.m. The next regular meeting is scheduled for Wednesday, May 25, 2016 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____