

PORT AND HARBOR ADVISORY COMMISSION  
REGULAR MEETING  
MAY 25, 2016

Session 16-05, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 6:00 p.m. on May 25, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: STOCKBURGER

STAFF: HARBORMASTER HAWKINS  
DEPUTY CITY CLERK JACOBSEN

**APPROVAL OF THE AGENDA**

ZIMMERMAN/HARTLEY MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried

**PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**

None

**RECONSIDERATION**

**APPROVAL OF MINUTES**

A. April 27, 2016 Regular Meeting Minutes

HARTLEY/CARROLL MOVED TO APPROVE THE MINUTES

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**VISITORS/PRESENTATIONS**

None

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

A. Port and Harbor Director's Report for May 2016

Harbormaster Hawkins reviewed his staff report.

There was discussion regarding the additional work that needs to be done at the load and launch ramp to fix the run out at the bottom because it wasn't done correctly. They also talked about the derelict vessel flyer that was provided as a laydown item.

In response to questions, Harbormaster Hawkins reviewed the Underway Policy and explained the process in which he would first give the owner a warning and then enforcement is a 50% increase in the rates if not underway twice a year.

Regarding parking enforcement near the bench by Happy Face, Harbormaster Hawkins said thinks that area would likely be addressed by the area by the business owner not the Harbor Parking Enforcement Officer.

Lastly he was asked about the drill rig that recently left the harbor. Harbormaster Hawkins reported \$55,000 in moorage and and a fair amount of water was sold. They are talking about winter storage either in Homer or Nikiski. If it winters in Homer, it is being encourage that it moves to an inside berth where HEA could bring out power, saving them a lot of money and not tying up the outer dock for other customers.

## **PUBLIC HEARING**

### **PENDING BUSINESS**

- A. Overslope
  - i. HCC Chapter 21.46 Small Boat Harbor Overlay District
  - ii. Homer Harbor Slope Study dated July 19, 1983

There was discussion that the code requirements seem prohibitive, particularly the size requirements and the setbacks. It was also suggested that there isn't adequate parking for overslope. It costs a lot of money to build these decks and have to include the area for a walkway that has to be open to the public. To be able to make overslope work, it has to be able to overcome the three month business window to make it justifiable.

Commissioner Carroll said he called Seward and asked how overslope development started there. He was told it doesn't go out over the harbor, just right to the edge and built on land. The land is leased by the city and built by private industry. He added he doesn't see overslope as a burning issue right now, but there are people asking for a place to haul their boats out and an industry waiting for that. Overslope will happen when it's feasible.

Commissioners agreed that overslope is good to address from time to time, but it isn't feasible yet, but the haul-out area is something that keeps coming up.

### **NEW BUSINESS**

- A. Reconvene the Vessel Haul Out Task Force to Address a Large Boat Trailer  
Harbormaster Hawkins explained he is interested in having the Vessel Haul Out Task Force meet again to focus on a trailer to haul out the fleet that isn't being served like limit seiners and deep V vessels

that could be pulled out on the new Load and Launch ramp. It would be a great business opportunity for marine trades and will take some research to do this. It would be great to find something in the 150 ton range to move vessels up to 70 feet long. He thinks it will take a group who is dedicated to working through the problem to find out what we need, what's available, prices, and feasibility from a cost/benefit stand point.

There was discussion of what is currently happening at the haul out area now and that they should look at more options beyond a trailer. Ultimately it would be best to be able to get a larger hoist like a Travelift.

CARROLL/ZIMMERMAN MOVED TO REINSTATE THE HAUL OUT GROUP.

There was further discussion about not limiting them and looking at all the options.

VOTE: YES: DONICH, ZIMMERMAN, ULMER, CARROLL, HARTLEY, ZEISET

Motion carried.

#### **INFORMATIONAL ITEMS**

- A. Harbormaster's Monthly Statistical Report for April 2016
- B. Water/Sewer Bills Report for March 2016
- C. Crane and Ice Report
- D. Deep Water Dock Report
- E. Pioneer Dock Report
- F. Dock Water Report
- G. Commissioner Attendance at City Council Meeting

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

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

Harbormaster Hawkins gave a brief overview of Councils action on the proposed rate structure. They moved Resolution 16-054 for the change to implement the rate structure in the fee schedule to public hearing and Resolution 16-055 to implement the rate structure in the tariff failed because no one made a motion and there was no discussion. He explained there were five small boat owners who testified this change was not fair to small boat owners, large vessels should pay more than what was in the proposal, that it not be adopted, and that it be postponed to a public hearing.

The Commission discussed they need to be at the meeting on the 13<sup>th</sup> to defend their position.

Commissioner Hartley commented he's heard comments that Council may develop a task force to do this. It's not going to stay like it is presently and it won't be what they established and unless they take part the result may be something we don't want at all. The harbor is working well and they have reached a decent compromise. We heard all the comments and sat through all the back and forth. We support the large vessels because they provide a lot of income into the community and drive a lot of the economy. He expects the Council will select the group of people to be on the task force.

Harbormaster Hawkins responded it appears all the work the Commission has done was not appreciated. Commissioner Hartley said he thinks they weren't aware of a lot of it.

The Commission talked briefly about meeting with the Council to let them know more about the time and effort that went in to hearing the public testimony and weighing different options for the rates.

Chair Ulmer agreed to talk to the Mayor about scheduling time at the June 13<sup>th</sup> meeting to have a worksession with the Council to discuss the recommended rate structure and the work that went into it.

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

**COMMENTS OF THE CHAIR**

Chair Ulmer thanked the Commission. She appreciates all of their ideas and hard work.

**COMMENTS OF THE COMMISSION**

Commissioner Hartley asked if the Attorney could weigh in on the head tax and have it on our next agenda.

Commissioner Zeiset had no comments.

Commissioner Zimmerman thanked staff for the overslope information.

Commissioner Donich said it was another good meeting. He thinks they are doing a good job and will keep pushing on.

Commissioner Carroll commented that Icicle has sold and asked if the Commission should weigh in on the lease now.

Harbormaster Hawkins responded the city is aware of the sale and the Commission does not need to weigh in.

**ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 7:41 p.m. The next regular meeting is scheduled for Wednesday, June 22, 2016 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: \_\_\_\_\_