

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
AUGUST 24, 2016

Session 16-08, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 6:00 p.m. on August 24, 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

The agenda was approved by consensus of the Commission.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

Dave Mastolier, city resident, acknowledged that offloading fish should always take precedence at the crane dock. He stressed his concern that when there is an open crane that other boats can go in and use the crane for provisions and vessel gear without having to contact the Harbormasters office. In the past he has been told to stand down and wait until after 5:00 p.m. even when there are open cranes. In the information he provided is the existing tariff and he noted the discrepancy that a crane is open, but there is a fine for failing to get prior approval for a use other than offloading fish. He thinks it needs to be updated and that's what he is asking for. Mr. Mastolier said there was a big write up in the ADN about Seward and how it is taking the lead in research and working in the arctic and bypassed Homer on that; he's tired of seeing Homer be the follower. He would like to see us be a leader and diversify. This is a commission of entrepreneurs that are go getters, know how to take risks, and move ahead. This isn't a big risk, just opening a crane so that others can do business and be a diversified harbor. We know from the state and the oil industry what happens when you rely on one business. You can get in trouble.

Harbormaster Hawkins noted the tariff re-write is going to be coming before the Commission for review at the next meeting. He noted this discrepancy will be resolved in the update.

RECONSIDERATION

APPROVAL OF MINUTES

A. July 27, 2016 Regular Meeting Minutes

STOCKBURGER/HARTLEY MOVED TO APPROVE THE MINUTES AS WRITTEN.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS

A. Public Safety Building Update

Public Safety Building Review Committee Chair Ken Castner gave a brief overview of the history of locations of the police station. He reviewed planning and budgeting efforts that have taken place from the beginning with a \$30 million combined police and fire station to the current phase one police station project that incorporates the existing HERC building at a cost not to exceed \$12 million and a \$1 million fire department upgrade. Mr. Castner explained that policing has changed since the current building was remodeled in the 70's and there are different demands on the police force. It has become the number one social agency we have and has become more people oriented, but there isn't enough room for the staff, let alone the interviews and other things that take place in the building. The need is incredible and his challenge has been to find a solution that would get the police what they need to fulfill their obligations for the best price. He thinks they can bring the project in for under \$10 million but won't know until after the bond passes and they get new drawings. He referenced the story boards and described an overview of the building layout, noting the small building used by Public Works stays until sometime in the future when the fire station is addressed, and where on the property the skate board park will be moved to.

Mr. Castner pointed out how things are changing and there isn't easy money coming from the state or anywhere else. This kind of goes in with SPARC and the Boat House as being part and parcel to what we want our town to look like for the next 40 years. This is the most efficient way to do this project in using an existing building and he hopes we can all get behind it because the need is high. When people ask what will happen if this proposition fails, he says there will probably be a special election in the fall because we just can't go on this way and bring in ATCO trailers to expand the police station. He explained that the bond issue will be addressed by a six month seasonal sales tax increase to 5.15%.

In response to questions Mr. Caster explained the sales tax increase will end when the bond is paid off but doesn't know the term of the bond yet. He also explained that the fire department improvements are primarily deferred maintenance issues and are being funded by the general fund.

B. Boat House Pavilion Update

Miranda Weiss provided an update on the fundraising effort. \$158,000 has been raised and over \$40,000 in donations is still pending. Their goal is \$210,000 and they hope to break ground for the pavilion in the fall and have it ready to use in the spring. She recapped the design since their initial ideas presented in January including the public meeting at Lands' End where they collected about 114 index cards with comments, meetings with the City Manager, Public Works Director, and Harbormaster, and presenting to the Commission.

Jason Swift from ECI reviewed the design drawings in the packet, gave an overview of the layout and accent features, emphasized the efforts to keep it low cost and low maintenance, and discussed the wind model.

Ms. Weiss added that they have an MOU they established with the City and the Homer Foundation and part of the arrangement with the City is a second agreement that will allow them to move forward. A recommendation of support is needed from the Commission.

In response to questions Ms. Wiess explained the city will own and maintain the pavilion. What they found when doing the playground project is that a group adopted the park and the community helps maintain it and she anticipate that will happen with this. As far as cost to the city there will be minimal lighting in the structure for security purposes and also a water fountain so there will be the cost of the electric and water that will be paid for by the enterprise. South Peninsula Hospital is paying for the water fixture up to \$1,000.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

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

There was brief discussion about the old anchor chain from the buoys being used to delineate the lanes at the launch ramp, and the ramp 2 restroom.

PUBLIC HEARING

PENDING BUSINESS

- A. Homer Marine Repair Facility
 - i. Memo from Port Director Re: Worksession for the Marine Repair Facility and Proposed Trailer
 - ii. Memo to Vessel Haul Out Task Force from Port and Harbor Staff Re: Large Vessel Haul-Out Questionnaire Results

Commissioner Carroll said he made some calls and talked to the company Hostar about trailers, the angle of slope to haul large boats, and other things. He found they don't make a trailer as big as what the commission has been talking about but the person he spoke to was challenged by the idea and will get back in touch after giving it some thought. He added he will continue researching what vessels have gone somewhere else for maintenance over the last three years. It will help show the money that's leaving our community.

Commissioner Stockburger brought photos of trailers and discussed some of the features of the different trailers with the group. He also shared an estimate he received last year for a hydraulic trailer for yard use.

Commissioners Carroll and Stockburger agreed to work with Harbormaster Hawkins to go over the steel grid use agreement and vessels that use that facility and bring information back for their September meeting.

They touched on the notion of bringing in others like the marine trades, vessel owners and others benefitted, and looking at a co-op approach.

The Commission agreed to have the Homer Marine Facility on the September agenda and consider a worksession in October.

NEW BUSINESS

A. Memo to Port and Harbor Advisory Commission Re: Boat House Pavilion Recommendation

Commissioner Carroll commented that he's disappointed in the building; it's more a statement of art than a shelter. He agrees it's attractive, but he thought it would be a building to get out of the weather when it rains and blows. He supports the project but not the design.

Commissioner Donich agreed, he liked the timber frame idea they initially talked about and is a little disappointed that it changed completely from that, but thinks it's one of those things where you go with a majority.

Commissioner Zimmerman said when the first proposal was presented they were told it wouldn't cost the harbor anything. It's not going to cost a lot, but we'll be spending money on it. It's turned into a fairly large thing.

There was brief discussion about cost of electric.

Chair Ulmer read the recommendation from the memo for a commissioner to move that the Commission agrees the Boat House Pavilion Committee has made solid progress and recommends to the City Council that the project move toward construction once the remaining funds have been raised.

STOCKBURGER/HARTLEY SO MOVED

There was no further discussion.

VOTE: YES: DONICH, ZIMMERMAN, ULMER, ZEISET, HARTLEY, STOCKBURGER
NO: CARROLL

Motion carried.

B. Memo to Port & Harbor Advisory Commission from Port Director Re: Vessel Management on the Fish Dock dated August 17, 2016

There was brief discussion that they are working on clarifying the language Mr. Mastolier brought up in the tariff with the re-write that the Commission will review next month.

C. Memo to Port & Harbor Advisory Commission from City Lease Staff Re: Policies for Overslope Leasing & Development dated August 8, 2016

- I. Overview Map of Homer Spit Parcels
- II. HCC 21.46 Small Boat Harbor Overlay District

Harbormaster Hawkins reviewed the staff report.

In response to questions Mr. Hawkins explained the applicants plan is to build a restaurant on the proposed overslope. They discussed parking and sanitation, and whether there should be a different lease rate for overslope. Some thought it should be higher because it's a more premium location with better view, and others commented it shouldn't be a higher rate if the lessee is required to put up the money to build the overslope.

In the memo provided to the commission, Lease Staff requested input from the Port and Harbor Advisory Commission regarding overslope leasing and development, specifically on five questions and their responses were as follows:

1. Which sections of the overslope are to be available for development, and which areas are to stay undeveloped?
 - The Commissioners agreed to consider this over the next month and be prepared to discuss at the September meeting.
2. Does the commission support Lease Staff's recommendation of a "Parking Impact Fee" as a solution to the parking issue?
 - The Commissioners agreed to consider this over the next month and be prepared to discuss at the September meeting.
3. Does the commission support Lease Staff's recommendation of a "Sanitation Impact Fee" in lieu of requiring individual dumpsters for every overslope lease?
 - The Commissioners agreed to consider this over the next month and be prepared to discuss at the September meeting.
4. (a) Once the overslope areas are depicted in the LAP, how does the City solicit for proposals in a fair and equitable way when it could be unfair to the lessee/land owner occupying the adjacent uplands lot?
 - Notify the lessee on the adjacent lot and give them the opportunity to respond before putting it out for RFP.

(b) Should the City send out notifications to all lessees and land owners that have adjacent upland property giving them the first opportunity to submit a lease/development proposal?

 - Notify the lessee on the adjacent lot and give them the opportunity to respond before putting it out for RFP.

(c) Does the commission think the City should or shouldn't advertise a RFP?

 - Only advertise after the adjacent lessee has an opportunity to consider the property.
5. (a) What revisions to the Planning code would the commission like to see?
 - The Commissioners agreed to consider this over the next month and be prepared to discuss at the September meeting.

(b) Would the commission rather see all the overslope lots available for individual development, or designate some lots for City development?

- The Commissioners agreed to consider this over the next month and be prepared to discuss at the September meeting.

(c) If the City builds all or some of the boardwalks, how should staff proceed in determining the funding sources and investment/rate of return information?

- Some felt the city should do it to keep it uniform, and others thought it would be better to let the lessee develop their boardwalks to add variety to the area, provided its built and connected to appropriate standards. It might be more successful if the lessee is allowed to do it.

INFORMATIONAL ITEMS

- A. Harbormaster's Monthly Statistical Report for July 2016
- B. Water/Sewer Bills Report for July 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

Harbormaster Hawkins pointed out the stall wait list up 20 more people.

COMMENTS OF THE AUDIENCE

Dan Veerhusen, harbor user, commented there are a lot of good things happening at the harbor. He sees the over load and agrees we need an expansion. He also agrees we need a new face on the old bathroom at ramp 2, its bad and needs to be replaced with something clean. He's anxious for the large vessel haul out, he doesn't think it will be done in time for him this year as he needs a trailer, but he would much rather do his boat work here than go outside. He commented since the Harbormaster's office has moved to the deep water dock side of the harbor there isn't as much security on the highway side and there needs to be more security cameras installed. He was robbed last year and is concerned about reduced harbor staff presence in the area. He thinks the effort going into lighting on the spit is very positive.

Harbormaster Hawkins talked about the security cameras that have been installed and upcoming plans for more cameras.

Nancy Hillstrand commented she will keep an eye on overslope and other development in the harbor area. Her concern is about the rye grass. It's what's holding things together out there and protects the area from erosion. It's an ecological service that we get for free. She is also disappointed with the look of the pavilion. She also thought it would be timber frame and fit in with the Alaskan and spit theme. People come here to see Alaska, not L.A.

Bob Shavelson, city resident, commented he's interested in the boat haul out information. The Cook Inletkeeper has been working closely with the Harbormaster for a long time on pollution prevention in

the harbor and has been really proud of the city and harbor for taking a leadership role on boat based pollution and being the first certified clean harbor. He reported the funding for the coastal impact assistance program is ending and the Clean Harbors program has been transferred to the Harbormaster's Association. They will continue to have a minor role with clean boating outreach. They encourage the boat haul out, Homer's an excellent location for it to flourish and they would love to see the runoff captured to maintain the biological integrity of our area. Lastly he addressed the good points made about the boat house. They were originally encouraged by the timber frame pavilion in Seldovia. They went through a public process and the intersection of public and private is always challenging which brings us to where we are now. He thinks they are still open to other ideas, which is why the architect is here for another round of dialog. They'll meet with contractors tomorrow and he encouraged people to put ideas forward. There is another timber frame pavilion going in by the fishing hole and it won't have enclosures on the side.

COMMENTS OF CITY STAFF

Harbormaster Hawkins commented about the project to replace the lights on pole 7 at the harbor with LED lighting. He anticipates a four year rate of return on the investment. He noted a report from Northern Economics for the Alaska Association of Harbormasters titled the Economic Benefits of Ports and Harbors in Alaska will be in their September packet. He talked about the design for the fish cleaning table at the fishing lagoon that will be timber frame and modeled like the ramp 4 cleaning tables.

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

Councilmember Zak was in the audience and commented he wasn't here to represent the council tonight, just to get better familiar with the group. He said they did a good job.

COMMENTS OF THE CHAIR

Chair Ulmer thanked everyone for their good work. Next month they will be all prepared with their answers from the overslope memorandum and continue discussion on that.

COMMENTS OF THE COMMISSION

Commissioner Carroll said it was impressive to have two Councilmembers in the audience tonight, Councilmember Zak and also Councilmember Smith stopped in. It was a good meeting, very informative. He thought the presentation on the public safety building was great.

Commissioner Donich said it was a good meeting. He thanked the public for their input, it gives them another perspective to think about.

Commissioner Zimmerman had no comments.

Commissioner Hartley reminded the group to do their homework on the rate structure because we're going to have to talk about it. He knows he's probably forgotten some things about it and they need to be prepared.

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Harbormaster Hawkins said there is a packet of information he can give them if they need it.

Commissioner Zeiset agreed it's great to have public here to comment. He appreciates their perspective.

Commissioner Stockburger said it was a good meeting and there are more good topics to sink their teeth into.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 8:23 p.m. The next regular meeting is scheduled for Wednesday, September 28, 2016 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____