

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
OCTOBER 26, 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, ZIMMERMAN

ABSENT: ZEISET (excused)

STAFF: HARBORMASTER HAWKINS
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF THE AGENDA

STOCKBURGER/DONICH MOVED TO APPROVE THE AGENDA

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. August 24, 2016 Regular Meeting Minutes

ZIMMERMAN/STOCKBURGER MOVED TO APPROVE THE MINUTES

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 September and October, 2016

Harbormaster Hawkins reviewed his staff reports.

Discussion points included:

- The Deep Water Dock Expansion Study presentation scheduling and funding for the study

- Lease Advisors- Discussion on new GSFA lease, Snug Harbor, and new tower RFP
- Video surveillance camera recording of a theft in the trailer parking area

Harbormaster Hawkins advised them of the need to schedule a special meeting on November 9th at 5:00 p.m. to review three leases before they go to City Council on November 21st.

PUBLIC HEARING

PENDING BUSINESS

- A. Memo to Port & Harbor Advisory Commission from City Lease Staff Re: Policies for Overslope Leasing and Development dated August 8, 2016
- i. Overview of Map and Homer Spit Parcels
 - ii. NCC 21.46 Small Boat Harbor Overlay

Harbormaster Hawkins reviewed the memo and directed the Commission to review and comment on the recommendations at the end.

Lease Staff requests input from the Port and Harbor Advisory Commission regarding overslope leasing and development, specifically on the following questions:

- 1.** *Which sections of the overslope are to be available for development, and which areas are to stay undeveloped?*

Recommended areas to be available for overslope include lots 88-2 through 88-4, lot G8, lots 26-34, lots 14-17, and lots between ramp 4&5.

- 2.** *Does the commission support Lease Staff's recommendation of a "Parking Impact Fee" as a solution to the parking issue?*

The Commission agreed with the notion of the parking impact fee to satisfy code requirements for parking. It was suggested they call it something different, like a parking compliance fee, and consider the lessee purchasing two long term parking passes instead.

- 3.** *Does the commission support Lease Staff's recommendation of a "Sanitation Impact Fee" in lieu of requiring individual dumpsters for every overslope lease?*

They agreed with the sanitation impact fee and suggested it be delineated in the lease and that the fee be based on the service provided, as a restaurant would have a larger impact than a retail space.

- 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?*

(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?*

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

In response to the three questions, the Commission agreed that adjacent lessees should have first option to lease, and then advertise an RFP after they have declined.

- 5. (a)** *What revisions to the Planning code would the commission like to see?*

Commissioner Zimmerman expressed his disagreement with the code requirement 21.46.060(h) regarding public access on and at each end of the overslope platform. Lessees would lose 16 feet off their platform for public access but still have to pay the full lease rate. He also question who's liable for the public access and the security for their business. If the goal of the boardwalk is to protect the view shed, then the buildings should be spaced to accommodate it.

It was suggested that the size of the building should factor into the amount of public access required.

It was also suggested the design requirements are too restrictive and should allow more creativity into the development.

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

Some lots should be designated for city development, but at this time the city doesn't have money to develop overslope.

(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?

This option is not realistic at this time.

B. Homer Marine Repair Facility

Question was raised if the new ramp was engineered to take the weight load for hauling large vessels. Harbormaster Hawkins said he will have an allowable live load limit per square inch.

Commissioner Stockburger provided information regarding on Conolift, Hostar, and Brodeur Machine Co. yard trailers and the Commission discussed models, features, and capacities of the yard trailers; and also photos.

As far as who purchases the trailer, there was discussion of a co-op or corporation where folks buy shares. It could be boat owners, hydraulic shop owners, or marine hardware store owners. Banks might invest with the interest of getting more business happening in Homer. After looking at the facility, equipment, and getting a feel for cost, then we can pursue funding a little better.

Commissioner Stockburger commented the first thing to look at is to confirm how big of a boat could be pulled up the ramp. Having hauled out a lot on the ramp he thinks the biggest problem is getting down the ramp. None of the trailers he provided information for have breaks, so the vehicle hauling has to control the speed, or some other way like a winch situation, an extendable hitch, or incorporating bags and beach haul outs.

NEW BUSINESS

- A. Port & Harbor Crane Use Policy Draft Review
 - i. Crane Use Policy-Staff Guidelines
 - ii. Packet A: Individual User Agreements/Policies
 - iii. Packet B: Commercial User Agreements/Policies

Harbormaster Hawkins reviewed the information in the packet and said they could take some time to review the information and have it on the agenda again in December. He would like to bring it into effect on January 1st.

Commissioner Zimmerman questioned the reference to the court cases in the agreements and asked if copies of the cases are provided to the users. Harbormaster Hawkins said that copies of the cases are not provided. Mr. Zimmerman said it would be nice if it were easier to understand and requested a copy of the court cases at the next meeting.

B. Memorandum from City Clerk Re: Approval of 2017 Meeting Schedule

ZIMMERMAN/HARTLEY MOVED TO APPROVE THE 2017 MEETING SCHEDULE.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

INFORMATIONAL ITEMS

- A. Harbormaster's Monthly Statistical Report for August, 2016
- B. Harbormaster's Monthly Statistical Report for September, 2016
- C. Water/Sewer Bills Report for August, 2016
- D. Water/Sewer Bills Report for September, 2016
- E. Crane and Ice Report
- F. Deep Water Dock Report
- G. Pioneer Dock Report
- H. Dock Water Report
- I. Northern Economics Study: Economic Benefits of Ports & Harbors in Alaska – August 2016
- J. Commissioner Attendance at City Council Meeting

There was brief discussion of the stall wait list and about the Northern Economics study on the Economic Benefits of Ports & Harbors in Alaska.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

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

COMMENTS OF THE CHAIR

Commissioner Ulmer appreciates everyone's work.

COMMENTS OF THE COMMISSION

Commissioner Donich commented he would be absent on December 7th.

Commissioner Carroll commented that at worksession with Council he kept thinking that we do need an interface to help educate councilmembers. They so much material to go through and the port and harbor really seems like a minimal part. Keeping them up to speed on their work so what happened in the spring won't happen again.

There was discussion that the Commission felt like they had a good exchange with the Council at their worksession and appreciated that the Mayor let everyone have their say in a somewhat informal setting. It was beneficial for everyone.

Commissioner Zimmerman thanked everyone for their work on the trailer and haul out information.

Commissioner Hartley dittoed Mr. Zimmerman's comments.

Commissioner Stockburger thanked everyone for hanging in on all this. He liked that there were so many people in the audience at the worksession and no one was mad about it, but more of a group effort to get everyone on board. He was impressed that many times they have more people at their meetings than the council does.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:46 p.m. The next regular meeting is scheduled for Wednesday, December 7, 2016 at 5:00 p.m. at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____