

**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF SYNOPSIS**
 - A. August 18, 2011 meeting synopsis
- 6. VISITORS/PRESENTATIONS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
 - A. Review of Port and Harbor Finances
- 11. INFORMATIONAL MATERIALS**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER**
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMITTEE MEMBERS**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 1, 2011 at 5:30 p.m. in the Homer City Hall West Conference Room located at 450 Sterling Highway, Homer, Alaska.**

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Session 11-01, a Regular Meeting of the Port and Harbor Improvement Committee was called to order by Acting Chair Howard at 5:23 on August 18, 2011 at the City Hall West Conference Room located at 450 Sterling Highway, Homer, Alaska.

PRESENT: Hartley, Hawkins, Howard, Howard, Lewis, Wythe

STAFF: City Manager Wrede
Deputy City Clerk Jacobsen

AGENDA APPROVAL

The agenda was amended to switch items B and C under new business.

The amended agenda was adopted by consensus of the Committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were no public comments.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF SYNOPSIS

There was no synopsis for approval.

VISITOR/PRESENTATIONS

No visitors were scheduled.

STAFF & COUNCIL REPORTS

There were no staff or council reports.

PUBLIC HEARING

No public hearings were scheduled.

PENDING BUSINESS

No pending business items were scheduled.

NEW BUSINESS

A. Election of Chair and Vice Chair

Acting Chair Howard opened the floor to nominations for Chair.

WYTHE/LEWIS MOVED TO NOMINATE BARBARA HOWARD FOR CHAIR.

There were no other nominations.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Chair Howard opened the floor to nominations for Vice Chair.

HOWARD/HARTLEY MOVED TO NOMINATE BETH WYTHER FOR VICE CHAIR.

There were no other nominations.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Review Resolution 11-060 and Establish Committee Goals and Objectives

Committee member Wythe read the resolution.

Regarding process, Mr. Howard suggested identifying resources needed and schedule input from staff as the information becomes available. It will be important to understand what the current revenue stream could support in terms of size of revenue bond what bonds are available and what the bonds would cost the City. Another notion is that if, for example, there is a revenue stream capable of paying back a \$5 million bond, what increases would have to be implemented to pay back a \$10 million bond.

The Committee addressed the need for financial information and bond counsel. City Manager Wrede explained that Deven Mitchell, Executive Director of the Alaska Municipal Bond Bank, will be one resource because if we are going to sell revenue bonds we will likely be using the bond bank. City Attorney Klinkner also specializes in bonds and can provide input, and Finance Director Mauras can be available to provide financial information as well. Point was raised that the number one thing is to know. Mr. Mitchell can review our information and provide feedback regarding the maximum amount available to the City, amortization schedules and so forth. The list included in the resolution amounts to approximately \$10 million. City Manager Wrede said Mr. Mitchell had reviewed some of the harbor's finances and indicated that we would have to increase fees to sell bonds. The Committee agreed that it would be appropriate to work with Mr. Mitchell regarding this group's work and City Attorney Klinkner would be involved with drafting the ordinance and advising Council.

The Committee reviewed the projects listed in the resolution. Mr. Hawkins reviewed the projects on the list:

Regarding the Fish Dock restroom, \$400,000 has been budgeted for this project. Restructuring of the crane card reader system has opened up space in the card reader room and the intention is to remodel that area into a restroom.

Mrs. Wythe noted the Harbor building is her first priority; it is the cornerstone of these improvements.

Fish and Game is willing to assist with the load launch ramp and the City would have to do a 25% match.

DOT will help with the engineering for the harbor entrance if we want to do the project in house with contract labor.

A Denali fund grant was awarded for the harbor float replacement ramp three gangway and system 5 upgrade. We are still waiting for the funds for that project. Having the system 5 upgrade will bring in more electrical pedestals. That will encourage more vessels to come into the harbor resulting in more revenues.

Dredge material funding is for parking lot build up and associated costs. The City applied for the permit, missed the deadline and now has to re-apply. They are considering hiring a firm to assist in the process for acquiring a permit.

Harbor float replacement will be addressed through the cruise ship funding from the head tax.

Mr. Hawkins commented regarding other revenue producing projects they may want to consider.

Improvements to the load launch ramp.

A sheet pile loading pier. It would allow boat owners to do heavy lifts in the harbor. It is a project that was previously on the TORA improvements and was dropped.

Lot 12 B on Fish Dock Road needs drainage work and put in a loading dock to load trucks. It would streamline loading and improve safety in the process.

Upgrade HH float and changing configuration keep the 50 foot stalls on one side and change the transient parking to 60 foot extra wide stalls with full amenities. It is a good fleet to market to and they would come here if there were moorage.

Barge mooring at Pier 1 beach, between the fishing lagoon and Pier 1 theater.

Dry dock/ships weighs that can lift any configuration of boat.

The Committee appreciated the additional information and is interested in knowing estimated revenue from those projects.

C. Set Meeting Schedule

The Committee briefly discussed timelines and schedules.

LEWIS/WYTHE MOVED TO SET A MEETING SCHEDULE OF EVERY THURSDAY FROM 5:30 TO 7 P.M. THROUGH OCTOBER 13TH.

There was brief discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

INFORMATIONAL ITEMS

A. Memorandums 11-088(A) and 11-097 Re: Committee Appointments

COMMENTS OF THE AUDIENCE

There were no audience comments.

COMMENTS OF STAFF

City Manager Wrede thanked the members for serving on the Committee, this is exciting stuff.

COMMENTS OF THE CHAIR

Chair Howard thanked everyone for being here and thanked Beth for bringing the resolution forward to get this concept moving. We could never save enough money to take care of all the needs, so this is the way to go.

COMMENTS OF THE COMMITTEE MEMBERS

Mrs. Wythe said she is glad everyone is excited about doing this. She thinks it is time to stop waiting with our hand out for harbor improvements, because obviously that approach isn't working out.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:30. The next meeting is scheduled for August 25, 2011 at 5:30 at the City Hall West Conference Room.