

Session 12-01, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:13 p.m. on January 25, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS CARROLL, HARTLEY, HOTTMAN, HOWARD, ULMER, WEDIN, ZIMMERMAN

STAFF: PORT AND HARBOR DIRECTOR HAWKINS
DEPUTY CITY CLERK JACOBSEN

AGENDA APPROVAL

The agenda was approved by consensus of the Commission.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were no public comments.

RECONSIDERATION

APPROVAL OF MINUTES

A. December 14, 2011 Regular Meeting Minutes

The minutes were approved as presented by consensus of the Commission.

VISITORS

No visitors were scheduled.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Port and Harbor Director's Report for January 2012

Staff met with:

- Harbor Improvements Committee
- City Manager, Carey Meyer, Jan Jonker, & Aaron Glidden - Deep Water Dock Fender Damage Repairs
- Rick Abboud & Julie Engebretsen, Planning - Homer Spit Parking
- Corps of Engineers - Teleconference Regarding Dredging
- FEMA - November Storm Damage Review
- Staff Meeting
- Carey Meyer, Public Works Director - Deep Water Dock Security Gate
- Mike McCune, Fish Factory - Fish Grinder Agreement
- Representative Paul Seaton - Homer Port & Harbor Projects
- Marine Trades Association
- Carey Meyer & R&M Consultants - Awarding the Deep Water Dock Fender Replacement Engineering

Operations

The month of January was highlighted by two winter storms that required Operation Staff to dedicate much of their time to the removal of snow and ice from float systems and walkways. A public service announcement was aired on local radio and posted to the Port's web site requesting boat owners to check their vessels and finger floats for heavy snow loads and remove if necessary. Harbor Officers corresponded with public inquiries and advised boat owners of vessel statuses.

- The D/W/D continues to accommodate weekly landings for the M/V Discovery. Other dock traffic included K-Sea Transport's tugs Pacific Raven, Bismark Sea & DBL 106, and Crowley Maritime's Tug Vigilant.
- On January 17th, the Pioneer Dock's middle breasting dolphin incurred damage during a landing by AMHS's M/V Kennicott. Damage assessment is currently in progress.
- Notable emergency responses by operations staff included assisting an elderly male who was suffering from heart conditions at ramp 3 and rescuing a dog that had fallen into the harbor and become trapped in the ice near system 5.
- Harbor officers were involved in the clean-up efforts of two unattributed oil spills that occurred in the vicinity of Ramp 1. The community resource agreement held with ADEC was recently called upon to replenish our reserve supply of oil absorbent material.
- Harbor Officers re-finished the eight Kids Don't Float PFD lockers located at the harbor's access ramps and installed new spot lights on the patrol trucks.

PUBLIC HEARING

No public hearings were scheduled.

PENDING BUSINESS

A. Capital Improvement Plan List Port and Harbor Projects

The Commissioner's listed their individual rankings and the overall ranking is as follows:

1. Ramp 3 Gangway and Approach
2. Upgrade System 5 - Vessel Shore Power & Water
3. Harbor Entrance Erosion Control
4. Harbor Float Replacement
5. Load & Launch Ramp
6. Port & Harbor Building

There was discussion that the Load and Launch ramp may not end up with the bond package as there is federal money. It was also explained that there may be money available with the \$2 million for the spit trail completion that could be used for the erosion control project and could reduce the amount needed for bonding.

Commissioners have found that most people are in agreement with the improvements brought forward with exception of the Harbormaster's office. Point was raised that if a Harbormaster's office is warranted, it needs to stay in the capital improvement program, and if we are going to try to fix problems at the harbor we need to fix as many as we can in the bond issue. The harbor office needs work and through this process the Committee will look at what is the most effective way to achieve what is needed there. Port and Harbor Director

Hawkins noted that he anticipates seeing the results of the engineer's estimates in early February. He outlined a set of parameters for the consultant to consider on the Harbormaster's office building, including public restrooms and possibly public showers as well office space and a small workshop. There were comments that the City shouldn't build office space to lease. The building needs to be built to accommodate the harbor's needs as it grows in the years to come.

HOWARD/WEDIN MOVED TO FORWARD THE RANKINGS OF THE SIX PROJECTS TO THE PORT AND HARBOR IMPROVEMENT COMMITTEE.

The Commission discussed that this ranking is a recommendation of order of precedence for the funding of the projects.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. Memorandum to Port and Harbor Advisory Commission regarding amending the Bylaws regarding the Regular Meeting time for the months of May, June, July, and August from 5:00 p.m. to 6:00 p.m.

HOWARD/HARTLEY MOVED TO APPROVE THE RECOMMENDATION FOR THE MEETING SCHEDULE AND FORWARD IT TO COUNCIL FOR ADOPTION.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

A. Memorandum to Port and Harbor Commission from Port Director Re: Homer Moorage Rates dated November 28, 2011

- a) Letter from Christens Regarding Parking dated February 2, 2011
- b) Email from Homer Hockey Assoc. Regarding Kevin Bell Arena Parking dated June 24, 2011
- c) Letter from Ilia Dillon Regarding Parking dated July 14, 2011
- d) Letter from Seldovia City Manager Regarding Parking dated July 28, 2011
- e) 2011 Parking Pass Revenue Stats
- f) 2011 Ramp 1-4 Parking Revenue Stats
- g) 2012 Parking Passes

Harbormaster Hawkins reviewed his parking report and explained that the staff worked to be proactive using warnings and courtesy calls before issuing tickets. Their goal is compliance and changing behavior, not to write a bunch of tickets. Although some people don't like it, he feels that folks are getting used to it.

There was discussion of the idea of monthly parking fees. The reviewed the suggestions in the staff report, which includes a monthly rate of \$70 for vehicles less than 20 feet and

designating a portion of Lot 9 for oversized vehicles (longer than 20 feet) at a rate of \$85. There was concurrence that the monthly fee will help resolve some people's issues.

WEDIN/HARTLEY MOVED TO ASK STAFF TO RESEARCH PROCESS FOR COUNCIL ACTION AND CODE CHANGES TO PUT THE MONTHLY PARKING FEES IN PLACE.

There was brief discussion that the monthly fee breaks down to be slightly higher than the annual fee. It was noted that the goal is to keep people who benefit from the annual pass from purchasing several monthly passes and thereby increasing administrative costs.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

The Commission briefly addressed the park and sell corner. Comments were made that there could be a fee set to park there to sell the vehicle. Another approach would be to put the lot out for RFP and see if someone in the private sector would be interested in pursuing something like that.

B. 2012 Strategic Plan Update

Chair Ulmer asked that a revised copy of their strategic plan be brought back that shows what the group has completed and for Commissioners to come back with ideas for their 2012 plan.

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Pioneer Dock Ferry Landings Report
- E. Memorandum from Port and Harbor Director Re: End of Year Update
- F. Commissioner Attendance Schedule for City Council Meetings 2012
- G. Lease Expirations as of 1/5/12

There was brief discussion of the parking signs.

COMMENTS OF THE AUDIENCE

There were no audience comments.

COMMENTS OF CITY STAFF

Harbormaster Hawkins advised that tomorrow they will be taking public comments at the LIO office regarding HB184. It's a winner for Homer.

COMMENTS OF THE COUNCILMEMBER

No Councilmembers were present.

COMMENTS OF THE CHAIR

Chair Ulmer had no comment.

COMMENTS OF THE COMMISSION

Commissioner Carroll commented that the year end review was very interesting.

Commissioner Hottman said kudos to the harbor and staff. The year end report was really good.

No other Commissioner's had comments.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at p.m. The next regular meeting is scheduled for Wednesday, February 22, 2012 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: _____