

Session 12-12, a Regular Meeting of the Port and Harbor Advisory Commission was called to order at 5:03 p.m. by Chair Ulmer on December 19, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, HARTLEY, STOCKBURGER, WEDIN, ULMER AND ZIMMERMAN

ABSENT: COMMISSIONER HOWARD (EXCUSED)

STAFF: HARBORMASTER HAWKINS
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

The agenda was approved by consensus of the commission.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA *(3 Minute Time Limit)*

There were no public comments on the agenda.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. Special Meeting Minutes for November 14, 2012

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

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

(Chair set time limit not to exceed 5 minutes)

A. Port & Harbor Director's Staff Report – December 2012

Harbormaster Hawkins provided a verbal briefing on his staff report and commented on the funded projects, working with Representative Seaton; the articles on Buccaneer; and additional projects if added by the legislature this upcoming session, would not be vetoed by Governor Parnell.

He responded to a question from Commissioner Wedin on the benefit of Homer "faces" to add more emphasis on the importance and need for funding projects during the upcoming Legislative session, that they should let them know when they intend to come to Juneau so they can determine the best possible plan of action.

There was a brief discussion and comments on the funding for the projects and the debacle in Anchorage on the Port Project.

Harbormaster Hawkins continued providing a summary of his report. He commented that the new banner and picture were good conversation starters at the Expo this year; The barge on the beach is the one that went aground with all the crab on it and had actually been refloated by pumping air into and brought into Homer. Peninsula Scrap and Salvage are still deciding the ultimate end for the barge.

Harbormaster Hawkins inquired if there were any questions. There were none. He did note a new project regarding the fenders that has just started; The evaluation for the Harbor Office and the Happy Face building are in and will be in the January packet for discussion; and he provided a brief comment on the damage to the fenders and who was responsible in response to Commissioner Carroll.

PUBLIC HEARING *(3 minute time limit)*

There were no public hearings scheduled.

PENDING BUSINESS

There was no Pending Business.

NEW BUSINESS

A. Memo to Port and Harbor Advisory Commission from Port Director/Harbormaster Hawkins Re: Harbor Rate Study dated December 11, 2012

- a. Homer City Council Meeting Minutes Proposing a Harbor Rate Study dated November 26, 2012
- b. Kodiak Harbor Rate Schedule

Chair Ulmer read the title into the record.

Harbormaster Hawkins opened discussion by relating history on how the rates were configured, according to minutes from as far back as the 1970's. The square footage versus linear footage method of calculating rates was compared and that Homer decided on linear. He outlined the rates used by Kodiak. He added that no one in the state is using the square footage based rating today. He identified some pros and cons with dealing with larger vessels, working vessels and the spin-offs from that industry. He further specified that City Council has recommended hiring someone to conduct the rate study. Mr. Hawkins requested some "bullet points" for the Request for Proposal from the commissioners that they would like covered.

The following general categories were provided by the commission:

- consideration that they are an enterprise fund
 - priority of funding the harbor first, then others
 - comparison contribution of vessel type
 - commercial
 - private
- vessel sizes
 - additional fees for:
 - super-wide vessels
 - over-sized vessels
 - graduated rise such as Kodiak
 - charge for space taken
 - tonnage rate options
- docks are a separate consideration
- parking
- stall design

Commissioners commented that some issues with the larger or wider vessels are taking care of itself with the owners getting larger stalls and if those are not available then offering the "Wait List". Further comments on considering the overall complete length of a vessel, calculating the total square footage of water that is taken up by the vessels; squaring the vessels out; creating a calculation such as over a certain percentage in length they are charged a surcharge; larger vessel, higher rate; including consideration for depreciation, maintaining facilities such as docks and stairs.

Harbormaster Hawkins stated that the Rate Study will account for maintenance and replacement of infrastructure. He cited as an example Sitka which has 5 harbors. He commented that the Cruise Ship entity was totally separate from the harbor enterprise.

Chair Ulmer commented that the commission should start looking forward and really consider these things and they should have ample reserves in the fund.

Harbormaster Hawkins provided clarification for Commissioner Carroll on funding, administrative fees, etc. that the enterprise fund pays in response to his comments on the \$400,000 expenditures to Parks & Recreation and 22% paid to administration.

INFORMATIONAL MATERIALS

- A. Monthly Statistical & Performance Report November 2012
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. Homer News Article "Seattle Event Gives Good Exposure to Homer's Harbor, Marine Trades" dated December 5, 2012
- H. Homer Marine Trades Association Brochure
- I. 2013 Council Meeting Attendance Schedule

There was a brief discussion on travel lifts, barge operation, Seattle Expo and the Haul out area and requirements for removing paint.

COMMENTS OF THE AUDIENCE

Mr. Slone, city resident, commented on accessing the expertise and services of the city lobbyist since the contract was renewed for another year and that there was no objective value for their services. He has seen no verifiable benefits for the cost of the contract; and the details, to him, were very interesting on the topics discussed.

COMMENTS OF THE CITY STAFF

There were no comments from staff.

COMMENTS OF THE COUNCILMEMBER *(If one has been assigned)*

There were no council members present.

COMMENTS OF THE CHAIR

Chair Ulmer commented that they will be in touch with Ms. Anderson and they will be noisy. Merry Christmas and Happy New Year everybody.

COMMENTS OF THE COMMISSION

Commissioner Zimmerman inquired if the Port & Harbor was paying for half of the lobbyist contract amount again. Harbormaster Hawkins confirmed this and commented that they were beneficial in obtaining the funding for the Cruise Ship projects so it was worth the expenditure.

Commissioner Stockburger commented that the experience and working with Bryan during the Expo was wonderful and many comments from people there glad to see us and positive feedback from the boat owners that stopped to speak with them.

Commissioner Hartley very happy to hear about the governor's budget; that means they will be on the road next year.

Commissioner Wedin thanked the guys who went to the Boat show.

Commissioner Carroll commented on the positive interest from the Marine Trades and echoed the sentiments previously expressed regarding the Expo.

ADJOURN

There being no more business to come before the Commission the meeting was adjourned by Chair Ulmer at 6:25 p.m. The next regular meeting is scheduled for January 23, 2013 at 5:00 p.m. in the City Hall Cowles Council Chambers.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

Approved: _____