

Session 13-01 a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Vice Chair Zimmerman at 5:00 p.m. on January 23, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, HARTLEY, STOCKBURGER, ULMER (telephonic), ZIMMERMAN

ABSENT: HOWARD (excused)

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

Kevin Walker, non-city resident, commented in support of the Kachemak Bay Water Trail and Wooden Boat Society being located on the Pier 1 Theater lot. Both are a benefit to the community and the complement each other nicely. Mr. Walker also thanked harbor staff for their recent work saving a friends flooding vessel at 2 in the morning.

RECONSIDERATION

There was no reconsideration scheduled.

APPROVAL OF MINUTES

A. December 19, 2012 Regular Meeting Minutes

WEDIN/STOCKBURGER MOVED TO APPROVE THE MINUTES OF DECEMBER 19, 2012.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

A. Carey Meyer, Public Works Director- Current Port and Harbor Projects

Public Works Director Meyer was not in attendance.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Port and Harbor Director's Report for January 2013

Harbormaster Hawkins reviewed his staff report. He answered questions regarding stall leases and explained the efforts by staff to work with harbor users and ensure they are aware of their stall status. In response to other questions Harbormaster Hawkins explained how they deal with waste oil and measures they are taking or considering to make sure it is dealt with properly.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. Memo to Port and Harbor Commission from Port Director/Harbormaster Hawkins Re: New Harbormaster's Office Alternatives Analysis December 2012
 - a. Homer Harbormaster's Office Alternatives Analysis December 2012

Harbormaster Hawkins reviewed his staff report and the concept provided by the engineer. When asked what location he would select for the new building he said he said his personal opinion is that eventually an east harbor will be built and moving the harbormaster's office to the other side would be beneficial as they would good visibility for both basins. He noted this conceptual plan was prepared based on requests to look at options for a new harbormaster's office and Representative Seaton's work toward potential funding opportunities.

Commissioner comments included:

- The current restroom location is important for the businesses in the area that don't have their own restrooms and could create issues for those business owners if the restrooms are too far away.
- The building owned by Don Jose's is out because of foundation issues.
- Over slope is a great use of area that isn't being used at all and opens up parking, and new areas for development.
- Cement block construction for the new building raises concern because of earthquakes and potential structure damage to cement block structures.
- A public shower facility would be very beneficial. Seward has a really nice facility and talking to them about how they address things like vandalism and other concerns would be a good idea.

HOWARD/ULMER MOVED THAT THE PORT AND HARBOR COMMISSION RECOMMENDS OPTION TWO AND THAT THE BUILDING BE PLACED ON THE FAR SIDE OF THE HARBOR.

It was noted that this this is in anticipation of a new harbor office being built should funding opportunities come available.

They reviewed the aerial photo of the harbor and talked about potential locations on the east side. The lot by ramp 7 was suggested because it's close to the boat ramp, away from the chip pad, offers quick access to the port vessel down the ramp, better visibility moving away from system 5, better visibility to the potential east harbor, and would help keep small boats on trailers from getting down in the big commercial area. Harbormaster Hawkins noted there are pluses and minus for all the areas, but these are some good ideas.

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Harbormaster Hawkins explained that the 5000 square foot size was established by the folks who drew up the plans, they came and spent some time at the current office and then drafted the concept. It accommodates what they have now and provides some room to grow in the future. Harbor staff did not provide feedback specific to this concept drawing.

It was reiterated that they are only making a recommendation regarding the concept of the harbormaster's office and preferred location, not about funding at this time.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Memorandum to Port and Harbor Commission from City Planner Abboud Re: Marine Commercial and Industrial Zoning

City Planner Abboud addressed the Commission regarding his staff report.

Question was raised about whether changing the zoning would cause lessees to move or go out of business when their leases are up. City Planner Abboud responded that it will have to be addressed through nonconformity until they expand or replace the structures. Theoretically it could be rented out again if it's the same activity in the same space.

City Planner Abboud reviewed the draft zoning map for the spit compared to the current zoning. It was noted that if the zoning is industrial in the area where there may be mooring and barges, a little bit of commercial area would be fine to accommodate an industrial supply store for example.

There were comments in relation to challenges of over slope development and challenges of parking and access. If over slope becomes an option perhaps a lot can be included to address access and parking.

They also addressed drainage. It was suggested that site development standards could be removed. It creates a lot of extra costs for someone developing something, as there aren't a lot of drainage issues other than the low spots that are full of water now. City Planner Abboud explained that if there is a large development out there, it shouldn't flood or pollute the neighbor's lot or surrounding lands. If there is a giant parking lot, it need to be established what happens to the run off, it can't go untreated or into the harbor. It isn't happening now, but an as an example for the new restroom and facility for the cruise ships there will be a lot of pavement associated with it. It will create a sheeting of water that if left untreated would go into the harbor or bay, or onto someone's lot. Hopefully there will be uncomplicated options like swales and grass to filter the run off. There was discussion about drainage issues and way to address them.

In regard to the effect of changing zoning to the kayak launch City Planner Abboud said it is a water dependent activity, and they will ensure that the industrial zoning includes parks.

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report December 2012
- B. Weekly Crane and Ice Report

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- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. 2000-2001 Load Launch Revenues Comparative
- G. 2012 Load Launch Statistics
- H. 2012 Parking Pass Statistics
- I. 2012 Ramp 1-4 Parking Statistics
- J. Seattle Time's News Article "Arson cause of boat fire in Penn Cove" dated January 11, 2013
- K. State of Washington DNR January 213 Legislative Concept Article "Reducing taxpayer burden by strengthening the state's Derelict Vessel Removal Program"
- L. 2013 Council Meeting Attendance Schedule... (corrected ☺)
- M. Resolution 12-102 Port and Harbor Regular Meeting Schedule

There were comments about the parking enforcement and Harbormaster Hawkins explained that their main message is not to write citations, but encourage compliance; and he noted parking fees were created to change behaviors, not to increase revenues.

Harbormaster Hawkins commented about the boats from Jakalof Bay coming into the harbor. He explained that they were allowed in after agreeing to a contract that outlines strict parameters. They are doing good work to find solutions for disposal of the vessels.

He further commented about the drill rig and advised that Buccaneer has taken over. They don't have a departure date as of yet, but are paying their bills. The new contractor is coming on and catching up on the work. The deep water dock revenue is benefitting significantly from it being there. Shell has a rig coming in to pick up supplies to take on to Kodiak.

COMMENTS OF THE AUDIENCE

Bryan Zak, councilmember, commented that he was assigned to the Commission and apologized for not attending the last few meetings.

COMMENTS OF CITY STAFF

Deputy City Clerk Jacobsen noted that Councilmember Zak was appointed to the Port and Harbor Improvement Committee, but he is certainly welcome at the Port and Harbor Commission meetings.

Harbormaster Hawkins commented regarding the article from the Seattle Times and DNR information. He thinks it will be good for the derelict vessel issue. Washington is starting to write a statute on this. He has been picking through it and sees really good thinking going on and Alaska can probably work to pull some of it in.

He commented regarding the Auction Block law suit. He read a paragraph from the City Attorney explaining that both parties have filed briefs before the assigned administrative law judge and are awaiting the initial decision. In the event the judge determines that a hearing is necessary, the City will hopefully be able to request that the hearing occur in Alaska, but it may be required to present its evidence in DC.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Vice Chair Zimmerman had no comment.

COMMENTS OF THE COMMISSION

Commissioner Carroll commented that he would like the Commission to have an opportunity to weigh in regarding the lease issue at some point when it's appropriate.

Commissioner Stockburger commented about the storm drains and seeing what they are dealing with in the Pacific Northwest. He spoke to a gentleman with an operation similar to his, who decided to pave his acreage and all of a sudden had to spend 60 to 70 thousand dollars on a filter system to filter the water off. He thinks it's a good idea to be proactive and take a look at things ahead of time.

Commissioner Wedin and Hartley had no comments.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 6:32 p.m. The next regular meeting is scheduled for Wednesday, February 27, 2013 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: _____