

Session 13-04, a Regular Meeting of the Port and Harbor Advisory Commission was called to order at 5:03 p.m. by Chair Ulmer on April 24, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ZIMMERMAN, ULMER, WEDIN, HARTLEY, CARROLL, HOWARD

ABSENT: COMMISSIONER STOCKBURGER (EXCUSED)

STAFF: HARBORMASTER HAWKINS
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

HOWARD/HARTLEY – MOVED TO APPROVE THE AGENDA.

There were no discussions.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

There was no public present at this meeting.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. Regular Meeting Minutes for March 27, 2013

HARTLEY/HOWARD - MOVED FOR APPROVAL OF THE MINUTES AS WRITTEN.

There was one correction noted.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

(Chair set time limit not to exceed 5 minutes)

A. Staff Report for April 2013

Harbormaster Hawkins provided a summary on his report included in the packet. He additionally provided some details on the new fenders project; some of the initial issues regarding the fender welds and coatings; there was no cost or liability on the Harbor. The company that was hired to spray the metalizing was from North Kenai/Nikiski area and they provided a crew for approximately 1 week to get the job done.

Commissioner Carroll commented on the cost savings that presented for the contractor. Harbormaster Hawkins invited the commissioners to come out and view the new fenders.

Next Harbormaster Hawkins elaborated on the Spit Trail project and the boardwalk being reconstructed and widened; the Restroom projects are advertised for bid and will be closing soon. He also commented on the increased interest by businesses in the film industry looking for "arctic like conditions" and were visiting or calling Homer regarding filming possibilities.

Harbormaster Hawkins stated that Mr. Flanagan, Alaskan Coastal Freight is interested in leasing an area on the other side of the chip pad as a staging area. There was a brief discussion on that topic.

Harbormaster Hawkins responded to a question posed by Commissioner Hartley regarding the beached barged and what the status is on it leaving the Pier One parcel. Commissioner Zimmerman inquired how the moorage is calculated or determined during situations such as currently existing on the Pier One parcel.

Harbormaster Hawkins touched on the Load and Launch ramp renovation project and that it is still in design phase and projected for 2015 before any work is started.

He next reported that they were still dealing with hiccups with Crane 7 at the Ice Plant; and that the new salt water well was drilled. He noted that these normally last 10 years and they had budgeted for this item so there were no surprises. Commissioner Howard inquired about the depth they went for this well. Harbormaster Hawkins explained that they drilled down to 55 feet to get a good flow. Harbormaster Hawkins explained that it was a hard drill, lots of sand and rock, but a good flow and clear water.

Chair Ulmer inquired about the Water Trail meeting. Harbormaster Hawkins related it was a good meeting. Several staff attended from the various departments, however the group seemed focused on the southeast corner of the Pier One parcel location instead of the recommended spot next to the fishing lagoon in the northeast corner which is zoned recreational and the area they are focused on is marine industrial. Discussion included what the Water Trail group not listening to the recommendations of the Staff and Commission. The Commissioners favored the idea not the location they were focused on. Harbormaster Hawkins explained that it started out as a launch only and now has progressed to an information kiosk, kayak rack and a shelter to store their stuff. Discussion ensued that focused on the Port & Harbor commission driving the decision on where the Water Trail activity should take place. It was noted that no action could be taken at this time. Commissioner Howard requested this item for the next agenda.

Harbormaster Hawkins reported on the demolition of the picnic pavilion and the desire of the Parks and Recreation Advisory Commission wanting to rebuild the new pavilion in the open recreation area closer to the lagoon. He confirmed that was the area that was preferred for the Water Trail folks.

PUBLIC HEARING *(3 minute time limit)*

There were no public hearings scheduled.

PENDING BUSINESS

There were no pending business items on the agenda.

NEW BUSINESS

- A. Strategic Plan Update
 - 1. Memorandum from Harbormaster Bryan Hawkins Re: Strategic Plan Update dated April 17, 2013
 - a. Strategic Plan 2011

Chair Ulmer opined that the Mission Statement was appropriate. She inquired if there was any concern expressed by Council on the actions of the commission. Harbormaster Hawkins stated that he felt the communications between the Commission and Council have improved greatly and no concerns have been expressed by Council to staff. There were brief comments on the projects and revenues.

The following changes were made:

Under Overall Goals:

- Delete item #1. They have accomplished this and believe it can be removed.
- Change item #2 to present tense. "Provide timely relevant comment to City Council on Port & Harbor issues."
- Renumber the items listed.

Under Short term Goals – Less than 6 months or by the End of 2013

- Delete Item #1
- Modify the parking to address the placement and improvements to the parking between the Seafarer's Memorial and the Boardwalk.
- revise Item #2 to create an additional recycling station and improve current station
- Delete item #6
- Add item #2 from Long Term – Encourage the City to Lobby ACOE and the State to address Erosion Control on the Spit both on the west side and the harbor side.
- Add item #3 from Midterm Goals – Lobby for restroom access on Fishdock Road
- Add item #5 from Midterm Goals – Improve Barge Terminal Facility

Under Midterm Goals – 1-3 years

- Add Prepare to seek Deep Water Dock Improvements funding with State and Federal Entities
- Add item #1 from Long Term Goals – Build New Harbormaster Office

Under Long Term 5 or more years

- Delete item #1
- Delete item #2

Under Commission

- Delete bullet point Request Council attend Port & Harbor meetings
- Add Invite Council members to visit the Port and Harbor to view projects progress, have ribbon cutting ceremonies on projects.

Following is the discussion points made to back up the changes to the Strategic Plan:

Commissioner Hartley would like to see added to the Short term goals – Prepare to seek DWD Improvements funding with State and Federal Entities. A brief discussion on this and that it would not be able to be accomplished in the 6 months or before the end of the year. It was agreed by consensus that it would be better placed under Mid-term goals.

Commissioner Wedin would like to see an additional recycling station closer to the “park & sell” lot. He inquired why they did not recycle plastic. Commissioner Wedin further explained that he felt there was more that could be done on the recycling efforts regarding plastic after some explanation from Harbormaster Hawkins regarding the Borough’s responsibilities.

Change the item “Parking” to focus on the parking improvements between the Seafarers Memorial and the boardwalk. Check on status of the permitting with ACOE. Harbormaster Hawkins noted that the biggest expense is rip rap. He believes that it should be continued on the Short term goals. Commissioner Carroll disagreed with materials placement needing materials to keep it in place; he did not think that it would be washed away since they did not want any placement of material below the high tide line. Commissioner Carroll opined that he believed there was a revenue issue with using the dredge spoils to create parking on the Spit. He recommended bringing DOT down to talk about it if they have a problem. This commission needs to determine that if that area is to be made into parking then it should make that decision. Commissioner Zimmerman asked if this item should be placed on the agenda for discussion to push it along. Chair Ulmer commented that they can get things done if it is on the agenda. Commissioner Howard requested this item to be on the May agenda and requested staff to get an update from the Corps of Engineers and get a technical report on the placement of those dredge spoils to create a parking lot in that area. The commissioners can prepare then to have an informed discussion.

A general discussion on the item #4 under Short Term regarding understanding the budget occurred next. It was determined that the commissioners generally appreciated the visit by the Finance Director and the explanation on how the budget processes work. Commissioner Carroll opined that he would prefer information on specific items such as during windfall years – Where did the money go? What was it used for and an explanation on expenditures. So it was agreed to leave this item on the list.

Chair Ulmer brought the discussion to the Mid-term goals. Commissioner Zimmerman inquired about Lobbying for Fishdock Road Restroom. Harbormaster Hawkins explained that it just needs to be done. They do have \$86,000 available. It was agreed to move item #3 to Short Term. It was noted that Item #4 should be modified to Create a Port Marketing Plan Harbormaster Hawkins added that they did not lobby Council but added more money in the advertising budget, advertised in Cargo News – Intl publication 3 months Harbormaster is trying to do more marketing on the Port. Chair Ulmer asked about item #5, Improvements to Barge Terminal Facility – Chair Ulmer stated that it looks sad over there and it is not really a terminal facility. The commissioners stated it was installing pilings and discussion focus on if this could be accomplished by the end of the year. It was agreed to move this to

Short Term. Concern was expressed regarding the project being dependent on a Corp permit. It was noted that it was quite reasonable to consider this item can be completed by the end of the year and is a revenue producing project also. Harbormaster Hawkins related some interest in a establishing a business, Commissioner Carroll noted the success of the business next to the ice skating rink.

Chair Ulmer read Item #6 Container Freight System into the record and asked how they were doing on this item. Harbormaster Hawkins noted that this will probably be fleshed out more in the feasibility study on the Deep Water Dock. It was agreed that they should keep it right where it was on the plan. Commissioner Hartley noted that this would be the spot to add the Work on the Deep Water Dock Expansion planning. He explained that there is a lot of ground work to cover such as funding from State and Federal sources.

Further discussion on the items not being prioritize within the sections Short Term, Mid-Term and Long Term; Updating all the dates; Getting some work done as soon as possible especially on the road issue because they are going to lose their road out to the Spit road in some places. The changes as you head toward the end of the spit; work will be dependent on the completion of the Port Graham project to get some rock; leaving the one project under Long Term East Harbor Expansion and the incoming requests from larger vessels/barges and permanent moorage that is adequate.

INFORMATIONAL MATERIALS

- A. Monthly Statistical & Performance Report
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report
- E. Pioneer Dock Ferry Landings Report
- F. Water Usage 2013
- G. Invite to the Kachemak Bay Water Trail Launch Site, Creating the Plan
- H. NERRS Science Collaborative Progress Report 8/21/2012 to 3/1/2013

There was a brief discussion on when parking fees would be implemented; putting a waste oil burner/heater at Public Works; using the oil costs to repair if the oil is contaminated.

COMMENTS OF THE AUDIENCE

There was no audience present for comment.

COMMENTS OF THE CITY STAFF

Harbormaster Hawkins commented that the Harbor Office project was an appropriation that was given a few years ago to the City for one project then was going to be used for the Main Street Intersection Improvements and now has been re-appropriated for the Harbor Office and New Fire Station Building on Skyline Road. He noted that the contingency fund was quite large so may be able to use the missing funding from the local match funds. There has only been a conceptual design created. They are only waiting for the Governor to sign off on the budget. Design will only be able to get done this year.

The Commissioners expressed the desire to take care of heating efficiencies and budget in the design process.

Ms. Krause commented that it was always a pleasure to work with the Commission and explained that she was only filling in for Ms. Jacobsen as she was on vacation.

COMMENTS OF THE CHAIR

Chair Ulmer commented that working with everyone was great and she loves seeing everything happening or on the verge of happening.

COMMENTS OF THE COMMISSION

Commissioners Zimmerman and Howard had no comments.

Commissioner Hartley advised when visiting Council have a compliment for them or to thank them along with their report; since most times they hear bad news or complaints. It puts them in a good mood.

Commissioner Wedin thanked the city Staff and complimented employee Brett Summers did a very good job representing the Port during the Expo.

Commissioner Carroll stated it was a good meeting and inquired about a video show they were supposed to have at the last meeting.

ADJOURN

There being no more business to come before the Commission Chair Ulmer adjourned the meeting at 6:43 p.m. The next regular meeting is scheduled for May 22, 2013 at 6:00 p.m. in the City Hall Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

Approved: _____