

**NOTICE OF MEETING
REGULAR MEETING**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. SYNOPSIS APPROVAL**
 - A. October 21, 2013 Meeting Synopsis
- 6. VISITORS**
- 7. STAFF REPORTS**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
 - A. 25% Conceptual Design Submittal
 - B. Consideration of Cost Estimate and Funding
 - C. Task Force Meeting Schedule
- 11. INFORMATIONAL ITEMS**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF CITY STAFF**
- 14. COMMENTS OF THE TASK FORCE**
- 15. ADJOURNMENT NEXT REGULAR MEETING IS SCHEDULED FRIDAY, DECEMBER 20, 2013** in the City Hall Conference Room located at 491 E. Pioneer Ave, Homer, Alaska.

Session 13-03 a Regular Meeting of the Port and Harbor Building Task Force was called to order by Chair Howard at 3:30 p.m. on October 21, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Ellington, Hartley, Howard, Lewis

ABSENT: Hawkins

STAFF: Project Manager Nelsen
Deputy City Clerk Jacobsen

AGENDA APPROVAL

LEWIS/HARTLEY MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF SYNOPSIS

A. September 20, 2013 Meeting Synopsis

HARTLEY/LEWIS MOVED TO APPROVE THE SYNOPSIS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Power Point Presentation of 25% Conceptual Design Submittal

Peter Klauder and Bill Nelson reviewed the 25% conceptual design with the group and explained their design ideas from the beginning of the process to the current design concept, explaining that the building is being designed in a manner that will allow for easy expansion when needed.

In the presentation the challenges of the site were addressed in that it will be difficult to accommodate the required parking on the lot. Mr. Klauder showed drawings that included moving the building out onto the overslope in an effort to open more of the area for parking, but it is still a challenge. There was discussion that the neighboring lots are City owned and staff parking could be established on an adjacent lot, or two of the lots could be combined through a platting action which would better accommodate the building and parking.

The group also addressed challenges with funding. The project cost estimate is twice as much as the funds that are currently available in the budget. They addressed some of the cost factors that may be available to be adjusted in an effort to bring the project costs down, but additional funds will still need to be found. Some potential funding mechanisms were brought up and Project Manager Nelsen said he is working with other staff members to find money to move the project forward.

Chair Howard asked Mr. Nelson and Mr. Klauder what other feedback they need to assist them. They responded that Harbor staff is providing good feedback about the structure itself, but feedback on the site will be helpful. Information on whether to do overslope on one lot, whether to bring a second lot in to the picture and what that might entail. The overslope is recommended in that the view angle offers better visibility of the harbor area, but pulling it back will save money, also information about what to do with the walkway/trail. Mr. Klauder noted that some platting will be needed if they choose to move forward with the overslope.

Mr. Hartley noted that the site information would probably be what the Port and Harbor Advisory Commission will offer the most feedback about.

B. Memorandum from Deputy City Clerk Re: Updated Meeting Schedule

Chair Howard reviewed the updated meeting schedule, noting the most current scheduling of a presentation to the Port and Harbor Advisory Commission on October 30, task force meeting on November 1, and their first Public Hearing on November 5th.

INFORMATIONAL ITEMS

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

COMMENTS OF THE CHAIR

COMMENTS OF THE TASK FORCE

Mr. Lewis commented that we need to start getting this out to the public in addition to the public hearing. We need to keep on top of it so people can have their questions answered early on. He

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suggested bringing in the Homer News and Homer Tribune to show them the building we have now and get a story going there with the issues staff faces, and another story on why we need the new office.

Chair Howard commented that she shares concerns about marketing it, because while there is a smaller group of the population that uses the harbor, it is a public facility for all of Homer. We have to work to get information out. She will announce it at the Council meeting on the 28th so it will go out on the radio.

ADJOURN

There being no further business to come before the Task Force the meeting adjourned at 4:53 p.m. The next regular meeting is scheduled for November 1, 2013 at 3:30 p.m. at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____