

Session 14-01, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on January 22, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER HARTLEY, STOCKBURGER, ULMER, ZIMMERMAN

ABSENT: HOWARD, CARROLL (both excused)

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS  
DEPUTY CITY CLERK JACOBSEN  
PUBLIC WORKS DIRECTOR MEYER  
PROJECT MANAGER NELSEN

### **APPROVAL OF THE AGENDA**

Chair Ulmer called for a motion to approve the agenda.

HARTLEY/STOCKBURGER SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**

### **RECONSIDERATION**

### **APPROVAL OF MINUTES**

A. December 4, 2014 Special Meeting Minutes

The minutes were amended to reflect that the Marine Trades Association has 68 members, not 168.

STOCKBURGER/HARTLEY MOVED TO APPROVE THE SPECIAL MEETING MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **VISITORS/PRESENTATIONS**

### **STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**

A. Port and Harbor Director's Report for January 2014

Harbormaster Hawkins reviewed his staff report.

There was brief discussion regarding the critical habitat boundaries that are being addressed for the harbor area and the Sport Shed's foundation damage from recent weather events.

**PUBLIC HEARING**

**PENDING BUSINESS**

**NEW BUSINESS**

A. Port & Harbor Building Progress Report and Consideration of Project Funding

Public Works Director Meyer and Project Manager Nelsen gave an overview of the port and harbor building project from the time they started until this current draft and cost estimate.

Harbormaster Hawkins explained that they can't move forward to 65% design on the building until they have funding in place for the amount of the current estimate. Staff will continue to work with the contractors to reduce cost as much as they can.

The commission and staff discussed the available funding including the \$1.5 million in state money that was reallocated from another project, and \$500,000 matching funds that have been committed from the harbor reserves, leaving a shortfall of approximately \$300,000. They considered the information from an ordinance to loan \$300,000 from the general fund to make up the shortfall. There is precedence in place for the general fund loaning money as they did it for the Animal Shelter project several years back. Harbormaster Hawkins believes that funds are available to repay a short term loan in this amount without having to raise any user fees. A no interest loan is certainly an option they could certainly ask for.

Point was raised that there is already precedent of harbor money being spent downtown and the project benefits the City of Homer, not just the harbor. The general fund seems to get plenty of money out of the port and harbor, so there isn't a reason they couldn't ask Council to put money back in.

ZIMMERMAN/STOCKBURGER MOVED THAT THE PORT AND HARBOR COMMISSION RECOMMENDS THAT THE CITY COUNCIL GRANT MONEY TO THE PROJECT FOR THE NEW PORT AND HARBOR BUILDING TO MAKE UP THE SHORTFALL AFTER THE STATE FUNDING AND THE \$500,000 COMING FROM THE HARBOR RESERVE FUND.

The Commission recognizes that the Port and Harbor provides significant revenue to the city. There is \$500,000 committed from the harbor reserves, and it isn't asking too much for the City to grant the remaining funds for this project.

There is a lot of catching up to do with harbor maintenance and we don't want to shackle the harbor with payments to where they aren't making progress because they are paying back loans. It is an

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expensive infrastructure and they need to keep building reserves for continued maintenance and replacement as needed.

VOTE: YES: STOCKBURGER, ULMER, HARTLEY, ZIMMERMAN

Motion carried.

Commissioners were pleased with the design. They expressed support of maintaining the overslope development and the garage to allow for onsite maintenance that Harbor Officers perform on a regular basis. They expressed their appreciation to Staff and the Task Force for their work, consideration of space needs, and attention to costs.

- B. Memo from Port Director/Harbormaster Re: Load & Launch Ramp Renovation Project  
Dated January 13, 2014

Harbormaster Hawkins reviewed the staff report.

Commissioner Stockburger shared his concerns relating to the proposed slope of the ramp. He noted that as it is now there are times you see boats pulling trucks down the ramp. There are ice issues in the spring and fall, as well as the issue with growth causing a slick surface. Another issue is that the steeper it is the farther the stern of the boat is from the trailer which creates issue when the boat comes down it can cause damage to the boat or trailer. There was also discussion about the variety of boats that launch from small lake boats to 42 footers. The tides in Homer are higher than other places which should also be considered. The general consensus was that the slope should stay pretty close to what it is now. The ramp could be longer, or it could have an incremental slope as alternatives, but the recommended slope seems to steep.

The group also talked about the float placement, maneuvering challenges, and the concrete planks. Harbormaster Hawkins invited Commissioner Stockburger to the next meeting with State to talk about the project.

- C. 2014 Strategic Plan

The Commission made the following updates:

Short term goals:

- Amend #2 to- Address completion of improvements to the parking between the Seafarers Memorial and the Boardwalk; have permitting in place for fall dredging.
- Remove #6 regarding erosion control because it is completed.

Midterm goals:

- Move to short term goals - Container Freight System – Support Staff in research and market analysis regarding interest, cost effectiveness and benefits to the Kenai Peninsula
- Add Large Vessel Haul-Out and Repair Facility

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D. 2014 City Council Attendance Schedule

Chair Ulmer – June and November  
Commissioner Stockburger – February and December  
Commissioner Zimmerman – March and May  
Commissioner Hartley – April and October

The absent Commissioners can choose from the three remaining months, July, August, and September.

**INFORMATIONAL ITEMS**

- A. Monthly Statistical & Performance Report
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. 2013 Load & Launch Revenues & Statistics
- G. 2013 Parking Revenues & Statistics

There was brief discussion about the parking fees and challenges with boat trailers being parked in the uplands.

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF THE CITY STAFF**

Deputy City Clerk Jacobsen commented that Council will be making appointments to the Vessel Haul-Out Task Force at their next meeting and she will work with Harbormaster Hawkins on scheduling the first meeting.

Harbormaster Hawkins commented about the Harbor Improvement bid results. The projects came in under budget and he hopes they will be able to improve HH float and rebuild system four with the remaining money. He provided the Commissioners with copies of the rate study so they will have ample time to review and consider them before their next meeting.

**COMMENTS OF THE COUNCILMEMBER**

**COMMENTS OF THE CHAIR**

Chair Ulmer thanked everyone for their all their efforts.

**COMMENTS OF THE COMMISSION**

Commissioner Stockburger said there is a lot of cool stuff happening at the harbor. The new office looks nice, it will be good to get underway with the new ramp, and he looks forward to working on the Vessel Haul-Out Task Force.

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Commissioner Hartley said he is real happy with the harbor office results and with the bonus of the harbor project bid, maybe they could build another one.

Commissioner Zimmerman said he is excited about the harbor office project, even though he was against it in the beginning. He commended the group for getting it down to a reasonable cost. He asked if it was a task for the Commission to address leases on the spit that are non-compliant and not being addressed. If the spit is going to continue to grow, people who say they are going to do things should follow through. Harbormaster Hawkins said they Commission could have leases on their agenda for discussion and make a recommendation to the City Manager, or Mr. Zimmerman could talk to the City Manager about it. Commissioner Zimmerman wasn't sure if it was worth taking up the Commission's time. Chair Ulmer thinks its worthy of discussion.

**ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 6:57 p.m. The next regular meeting is scheduled for Wednesday, February 26, 2014 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_