

Session 14-03, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on March 26, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: STOCKBURGER

STAFF: DEPUTY HARBORMASTER CLARKE  
CITY MANAGER WREDE  
DEPUTY CITY CLERK JACOBSEN

### **APPROVAL OF THE AGENDA**

HOWARD/HARTLEY MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

None

### **RECONSIDERATION**

### **APPROVAL OF MINUTES**

A. February 26, 2014 Regular Meeting Minutes

ZIMMERMAN/HARTLEY MOVED TO APPROVE THE 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 March 2014

Deputy Harbormaster Clarke reviewed the staff report.

Commissioner Hartley commented about the Islands and Ocean Collaborative Meeting regarding coastal uplift and habitat changes in a glacially influenced estuary system in Kachemak Bay. The feedback at the meeting was that the uplift is matching the sea level rise and nothing needs to be done immediately.

Commissioner Hartley also reported on the Port and Harbor Building Task Force. The group reviewed the 65% design and cost estimate. The project is staying in line with the budget and the task force recommended it proceed to the next level.

Commissioner Carroll reported on the Vessel Haul-Out Task Force. At their next meeting the task force will be hearing a report from Wrangell about their experience with their project. They will also be hearing from Earl Brock, who is currently providing haul out service using cylindrical airbags.

## **PUBLIC HEARING**

### **PENDING BUSINESS**

#### A. Non-Compliant Leases for Discussion

City Manager Wrede said he was there to answer questions regarding leases.

Commissioner Zimmerman asked for clarification regarding the Snug Harbor lease that was approved by Council at their last meeting. City Manager Wrede gave an overview of the history of the lease negotiations which began in 2010 when Council approved a five year lease for Snug Harbor on one half of lot 13 B. Since then there has been work in addressing zoning issues and during the negotiation process Snug Harbor has decided they want to expand operations, increase their building size, lease lot 13 B in its entirety, and new lease terms of 20 years plus 2 five year options.

Commissioner Carroll said he would like to talk about the Icicle Lease and with the lawsuit, he wonders when they will be able to do that. City Manager Wrede explained that he can't really talk it right now because of the lawsuit and he has been told that they can't try to fix it right now because of the lawsuit. He did explain that the City is committed going forward, to finding a way to make an even playing field down there. It may take a year or two, but that is the goal.

Chair Ulmer raised question regarding the Alaska Marine Highway Lease revenue. City Manager Wrede explained that the State gets a very low price. It was a deal that was made when the dock was built and the State put a couple million dollars into the dock so it could accommodate the Tustumena and Kennicott and they would have a secure berth. They do pay some fees and according to the MOU are supposed to be helping with maintenance costs.

There was discussion of lease revenues. Some of the increase is due increased leasing and some is from fair market value going up.

Lastly they addressed the seasonal uses of the barge haul-out area and the campground. It was noted that the land was purchased with port and harbor funds. Question was raised as to which use better benefitted the port and it was explained that the revenue from the haul out activities goes to the enterprise fund and the campground fees goes to the general fund. The demand for the haul out area is there and it's a growing part of the economy down there. It was suggested that the Commission could make a recommendation to the Council supporting the marine industrial use year round. There isn't another place they can do it, unless more uplands are created.

The Commission requested that the barge haul-out area be an agenda item for their next meeting. They are interested in making a recommendation to the Council that the lot be available for marine industrial use year round. They requested supporting documentation regarding the purchase of lot 11 and information relating to the recommended use.

B. Worksession of Harbor Rate Study Review

The Commission reviewed dates and agreed to hold a Worksession of Harbor Rate Study Review on Tuesday, April 8<sup>th</sup> at 5:00 p.m. in the Conference Room.

**NEW BUSINESS**

**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. Lease Expiration Calendar
- G. Homer Port & Harbor 5 Year Actual Review Comparison for Spit Leases
- H. 2014 Strategic Plan
- I. 2014 Commission Attendance Schedule

Chair Ulmer commented regarding the strategic plan. She noted some corrections relating to short term goal items 3 and 4. Deputy City Clerk Jacobsen said she would review the notes from the past discussion and make corrections.

They reviewed the Council meeting attendance schedule. Commissioner Carroll agreed to attend the July meeting and Commissioner Donich will attend in November.

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF THE CITY STAFF**

Staff had no comments.

**COMMENTS OF THE COUNCILMEMBER *(If one is assigned)***

**COMMENTS OF THE CHAIR**

Chair Ulmer thanked Deputy Harbormaster Clarke for his good work tonight, and thanked the rest of the group for their work too.

**COMMENTS OF THE COMMISSION**

Commissioner Carroll requested an aerial photo or overlay to help with their discussion of the barge haul-out area. Maybe there is room for camping on the other side of the lagoon? He encouraged them to come to the next Vessel Haul-Out Task Force meeting to hear Mr. Brock's presentation.

Commissioner Donich acknowledged that camping is important in that area too, especially if the fishing hole comes back to life.

Commissioners Zimmerman, Hartley, and Howard had no further comments.

**ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 6:12 p.m. The next regular meeting is scheduled for Wednesday, April 23, 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: \_\_\_\_\_