

# PORT AND HARBOR ADVISORY COMMISSION Regular Meeting



Wednesday,  
March 26, 2014

5:00 P.M.  
City Hall Cowles Council Chambers  
491 E. Pioneer Ave.  
Homer, AK 99603





**NOTICE OF MEETING  
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
  - A. February 26, 2014 Regular Meeting Minutes **Page 5**
- 6. VISITORS/PRESENTATIONS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
  - A. Port and Harbor Director's Report for March 2014 **Page 13**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
  - A. Non-Compliant Leases for Discussion with City Manager Wrede
  - B. Harbor Rate Study Worksession Scheduling
- 10. NEW BUSINESS**
- 11. INFORMATIONAL ITEMS**
  - A. Monthly Statistical & Performance Report **Page 15**
  - B. Weekly Crane and Ice Report **Page 17**
  - C. Deep Water Dock Report **Page 19**
  - D. Pioneer Dock Report & Ferry Landings Report **Page 21**
  - E. Water Usage Report **Page 23**
  - F. Lease Expiration Calendar **Page 25**
  - G. Homer Port & Harbor 5 Year Actual Review Comparison for Spit Leases **Page 27**
  - H. 2014 Strategic Plan **Page 29**
  - I. 2014 Commission Attendance Schedule **Page 31**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER *(If one is assigned)***
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, APRIL 23, 2013 at 5:00 p.m.** in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.



Session 14-02, 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 CARROLL, DONICH, HARTLEY, STOCKBURGER, ULMER, ZIMMERMAN

ABSENT: HOWARD (excused)

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

### **APPROVAL OF THE AGENDA**

HARTLEY/STOCKBURGER MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

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

### **RECONSIDERATION**

### **APPROVAL OF MINUTES**

A. January 22, 2014 Regular Meeting Minutes

HARTLEY/ZIMMERMAN MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **VISITORS/PRESENTATIONS**

Chip Courtright with PND Engineers presented the 35% design of the Homer Small Boat Harbor Launch Ramp Renovations. The scope of the project is to replace the existing ramp with a new concrete launch ramp, new timber boarding floats and abutments, and new steel support piles. The design includes a 13% ramp slope as recommended by SOBA & ADF&G guidelines, 18 inch float freeboard, accommodate vessels up to 30' in length with 5' exposed height, 40 PSF or 1,000 pound concrete load, 40 PSF snow load, and wind speeds up to 125 mph, 3 sec gusts. Design features include

timber boarding floats, cast in place concrete approach, concrete planks, galvanized steel support piles, and a moveable attendant booth that will have an exterior payment kiosk that allows for credit card payment.

The following comments were made based on Commission questions and comments:

- Cleats are more effective for tying off than the sectioned bull rails as people are generally more accustomed to tying to cleats.
- The 13% ramp slope seems a little steep but will be workable.
- The radius at the top of the ramp will be a significant improvement.
- If they are allowed to use creosote on the floats it would be applied using best management practices to minimize the amount left on the surface of the timbers. It is proven to be the best option for cold water marine environments.
- Striping will be used to delineate lanes. It will be beneficial to add a bollard so people can't pull off onto the walkway.

There was discussion regarding the funding. Paul Cyr explained the funding source for the program comes from federal excise taxes. Because the state and federal fiscal years don't line up they haven't received their federal apportionment yet. He doesn't know what the apportionment is or when they will receive it, so they may have to delay the project to fall of 2015.

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

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

Harbormaster Hawkins reviewed his staff report in the packet.

There was brief discussion relating to derelict vessels and the fish grinding contract.

#### **PUBLIC HEARING**

#### **PENDING BUSINESS**

- A. PND Engineers Presentation Re: Load & Launch Ramp 35% Design
- a. Homer Launch Ramp - Ports and Harbors Presentation
  - b. Homer Launch Ramp 35% Design Estimate
  - c. Homer Small Boat Harbor Launch Ramp Renovations 35% Review Drawings

There was discussion about the tear down and rebuild process for the ramp. It is expected they would do the project during the fall and the barge ramp would likely be the alternative launch site during construction. It was noted that September is still a busy time at the ramp and Harbormaster Hawkins said he would get more information regarding the construction time frame.

Harbormaster Hawkins reviewed the drawings with the Commission.

#### **NEW BUSINESS**

A. Non-Compliant Leases for Discussion

Commissioner Zimmerman brought up that all leases have things outlined that the lessee is supposed to do. An example of an issue is the lot where the old general store was that burned. It had a letter after the fire that said they would have the trailer either fenced or disposed of within a year and it was finally just removed. He questioned who takes care of these things.

Harbormaster Hawkins explained that leases are handled in his office as well as in the City Manager's office. There are times when the Planning Department is involved. They work with lessees with the goal of getting them into compliance or meet the requirements of their lease. They are fairly successful with that approach, but there are still issues hanging out there. There are 26 active leases and he said they could prepare a report that includes where they are at with the leases and where the hotspots are. It could also include compliance deadlines, and payments.

Point was raised that the biggest problems are the after effects of what has happened in the past.

B. Land Allocation Plan for Review and Recommendation

The Commission reviewed the Land Allocation Plan lease lands and Harbormaster Hawkins reviewed some of the activities that are happening on the properties around the harbor.

The Commission was optimistic that when the large vessel haul out is in operation they will need to have lots 10, 11, and 12 as well as the chip pad to accommodate those activities. They discussed that short term leases would be preferred on those lots so the lots can more easily be made available when the need arises.

ZIMMERMAN/HARTLEY MOVED TO RECOMMEND THAT FOR THE TIME BEING LEAVE THE AVAILABLE LAND FOR LEASE AS AVAILABLE FOR LEASE.

Concern was raised about having long term leases on some of the properties because they could paint themselves into a corner. There was discussion that proposals would come before the Commission for consideration and they could make recommendation.

Discussion continued on how to address short term leases on particular lots.

HARTLEY/DONICH MOVED TO AMEND THAT LOTS 10, 11, AND 12 BE LEASED ONLY FOR SHORT TERM AT THE PRESENT TIME.

It was suggested that the recommendation could prohibit someone from making any proposals on those lots. People won't want to invest money into a project if it is only short term. They can make recommendations on leases when they come before the Commission. Harbormaster Hawkins noted that city policy is that a short term lease is 6 months. Point was raised that instead of short term lease they could limit them to shorter leases so they can be leased for small projects.

VOTE: YES: ULMER, DONICH, CARROLL, HARTLEY, ZIMMERMAN  
NO: STOCKBURGER

Motion carried.

Question was raised that if someone wants to come to that area with something long term, would they be bound for a year to short term. Harbormaster Hawkins responded that there were steps that could be taken for the Commission to recommend something longer term and Council to consider it and make the determination to change the availability.

Further discussion ensued about the importance of having lots 10, 11, and 12 available for vessel haul out support, but not have them so restricted that they could still be used until the haul out is completed. It was noted that there isn't a real rush right now for the lots along the back, but having only short term availability will inhibit future proposals. Harbormaster Hawkins said use in the area right now is sporadic and deep water dock related. It was further noted that if we are developing a deep water dock it's important we keep adequate staging area for all the stuff coming off.

Harbormaster Hawkins suggested recommendation to Council that it's the commissions wishes to support a marine haul out and vessel repair facility in the area of lot 11 and that would be the preference of the commission for use in the terms of long term use, that is why the commission recommends short term in the area.

VOTE (Main motion as amended): YES: STOCKBURGER, ULMER, DONICH, CARROLL, HARTLEY, ZIMMERMAN

Motion carried.

ZIMMERMAN/DONICH MOVED TO RECOMMEND TO RECOMMEND TO COUNCIL THAT IT'S THE COMMISSIONS WISHES TO SUPPORT A MARINE HAUL OUT AND VESSEL REPAIR FACILITY IN THE AREA OF LOT 11 AND THAT WOULD BE THE PREFERENCE OF THE COMMISSION FOR USE IN THE TERMS OF LONG TERM USE, THAT IS WHY THE COMMISSION RECOMMENDS SHORT TERM IN THE AREA.

There was no discussion.

VOTE: YES: ULMER, DONICH, CARROLL, HARTLEY, ZIMMERMAN, STOCKBURGER

Motion carried.

C. Memo from City Clerk Johnson Re: Meeting Schedules

Chair Ulmer commented that the Commission always seems to have a lot going on and they need to get their business done.

There was discussion around the issue that some groups have regular instances with not making their quorum at the last minute which results in wasted cost of staff compiling information, preparing packets, and other meeting preparation. Then they want to schedule special meetings to make up for the meeting that cancelled.



It was suggested that there have been challenges in July to make a quorum, so if they have to eliminate a meeting, that would be one. Aside from that, the group does a good job of giving timely notification of absences and works to keep their meetings within 2 hours.

The consensus of the Commission is to leave the meeting schedule as it is.

D. Worksession of Harbor Rate Study Review

The Commission discussed the memorandum suggesting dates to do a thorough review and discussion.

The Commission agreed for staff to look at other dates and schedule after March 15<sup>th</sup>.

**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. Memo to Homer City Council & Port & Harbor Commission from Bryan Hawkins, Port Director/Harbormaster Re: Alaska Abandoned & Derelict Vessel Task Force dated February 18, 2014
  - a. Alaska Ad-Hoc Abandoned & Derelict Vessel Task Force Meeting Agenda
- G. Workboat.com Article “Man Overboard Lives to Tell the Tale” dated January 23, 2014
- H. 2014 Council Meeting Attendance Schedule
- I. Homer Spit Lease Expiration Calendar

**COMMENTS OF THE AUDIENCE**

Larry Slone, city resident, commented on lease agreement review. He admits he has no clue as to the complexity of the arrangements that have occurred with the leases on the spit. He appreciates that, from their discussion, most of them are based on unconventional means, dubious methods, and perhaps uncertain motives of the people involved. He doesn't know but if you pull one pin out, the whole structure might collapse. But with that aside why wouldn't you want to do a baseline study on the leases. Administratively it seems that it would be convenient for them to know. It would also have transparency for the public process. If it has been so complex and convoluted, the situation can only get more complex as time progresses.

Kevin Hogan, city resident, commented he thinks the Commission should be very concerned about recent action to restructure the Lease Committee. He thinks the Lease Committee has a vital role to play and the Commission needs to be on top of it as they have a vital role to play also. He is concerned that some of the information provided in the packet is erroneous regarding leases. He knows there is one that has not been properly recorded with the recorder's office, and is not a valid lease. To exercise an option of renewal the lessee has to be in good standing and this one lease was issued a notice of default that was never dealt with. It expired in default and has been on a month to month status since that time. A few years back the EDC was looking at the lease policy and one

recommendation was that the city outsources the administration of leases. He still thinks that is a valid concept. It's a big job for city staff and he thinks they would have a more productive leasing environment. At the current time he thinks there is a lot of covering up of things that have gone wrong in the past, which isn't healthy to the community. He was against standardized leases when they were under discussion and everyone should be allowed to exercise their best deal. He lost the argument, but it's not the administration application of these things has been handled since that time. If we are going to set ground rules we need to follow them.

#### **COMMENTS OF THE CITY STAFF**

Deputy City Clerk Jacobsen commented that the Vessel Haul-out Task Force will meet on March 3<sup>rd</sup> and the Port and Harbor Building Task Force will meet on March 14<sup>th</sup>.

Harbormaster Hawkins thanked everyone for their service and their patience.

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

#### **COMMENTS OF THE CHAIR**

Chair Ulmer thanked everyone.

#### **COMMENTS OF THE COMMISSION**

Commissioner Carroll said it was a productive meeting. We didn't get to far on leases, but got a little way.

Commissioner Donich agrees it was a productive meeting and it's an eye opener on the lease stuff. He thinks they should look at all the options of how to better the system.

Commissioner Zimmerman said they had some good debate tonight and more will be coming up. It's his turn to talk to Council in March and he will talk about their recommendations on this.

Commissioner Hartley said it was a productive meeting and he thinks the next one will be more so. He thinks they will be seeing the information on the Harbormaster's office and the haul-out. There are a lot of things going on.

Commissioner Stockburger said good meeting. He thinks there is a lot of potential out there for leases.

#### **ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 7:41 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.

PORT AND HARBOR ADVISORY COMMISSION  
REGULAR MEETING  
JANUARY 22, 2014

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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





# City of Homer

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## MARCH 2014 PORT & HARBOR STAFF REPORT

### **1. Administration**

Staff met with:

- Public Works Staff & Contractors – System 5 Electrical Project Update
- Islands & Oceans Science Collaborative Meeting – Final Project Report Re: Coastal Uplift and Habitat Changes in a Glacially Influenced Estuary System Located in Kachemak Bay, Alaska
- Gary Peters, ProComm & City IT Staff – Communications System for New Harbor Office Building
- Citizens Academy – Port and Harbor Department Course
- Vessel Haul-Out Task Force Meeting
- Admin & Port and Harbor Staff – Lease Staff Meeting
- Happy Face Restaurant Owners, Potential Buyers, & Admin Staff – Meeting Re: Requirements for New Lease & Potential Sale of Restaurant
- Mike McCune, Fish Factory – Review CUP Items & New Fish Grinder Memorandum of Agreement
- Senator Peter A. Micciche Legislative Town Hall Meeting
- USCG Hickory Captain Brian Krautler – Hickory Berth Maintenance & Parking
- Department Head Staff Meeting
- Puffin Electric Contractors & Port Staff – System 5 Electrical Improvements & System 4 Scope of Work
- Port & Harbor Building Task Force Meeting – 65% Design Review
- Public Works Staff & Contractors – Deep Water Dock & Spit Trails Extension Project Update
- Homer Marine Trades Association Meeting

Stall Wait List Renewal Notices have been mailed out and are due by May 1, 2014. All persons currently on the stall wait list are required to renew if they wish to keep their placement for a reserved stall.

The Commission requested more information on the status of leases on the Spit. Staff includes a monthly report on leases in the commission's packet. This report shows the expiration dates and details on action items for our current Spit leases. Included in Informational Items is a brief financial report showing a 5-year actual revenue comparison for Spit leases. The numbers confirm an evident amount of increase, which shows steady growth of businesses leasing Spit properties. One of the long-term goals of the Port and Harbor has been to increase business activity on the Homer Spit. This revenue information indicates a functioning City leasing program, and that more businesses see Homer Port and Harbor as open for business.

### **2. Operations**

March signified the transition from winter to spring with warmer temperatures, the return of the Bering Sea crab fleet, the March 8<sup>th</sup> opening of the commercial halibut season, mobilization of the Sikta herring fleet, and the early return of many recreational vessels participating in an outstanding winter king salmon fishery. There are currently 335 vessels moored in the small boat harbor.

Vessel landings on the Deep Water and Pioneer Dock and Barge Ramp, included the Discovery, Perseverance, Endeavor, Bob Franco, Tug Harry M & Barge Andrew, Tug Pacific Challenger & Barge DBL54, Helenka B, and Red Dog.

Operations staff designated approximately 40,000 square feet in the vicinity of the outer barge ramp for the short-term storage of cement and gravel. Dibble Creek and Alaska Coastal Freight have scheduled barge load-outs with Cook Inlet Marine during the 3<sup>rd</sup> week of March.

The new restrooms and security guard station located at the entrance of the Deep Water Dock are now being used to accommodate security personnel stationed at the dock's entrance during regulated vessel landings. The restrooms will open up for general public use on May 1<sup>st</sup>.

Throughout the month of March, Operation staff has coordinated with Utility Technologies, the gas line contractor, to provide dedicated access to utility easements, parking lots, and abate vehicle congestion while the gas line is installed.

Other notable events:

- Harbor Officers have been involved in several incidents requiring the Homer Police Department. Events include the search for a severely intoxicated female, an attempted break-in aboard a 100' research vessel, the tracking and location of a man suspected of threatening a taxi cab driver with a knife, the tracking and location of a known criminal suspected of car prowling, and the welfare check on an intoxicated male observed camping under his vehicle on the north side of the wood chip pad.
- Harbor Officers completed the assembly of anchor tackle and the installation of navigational lights on the new "No Wake Buoy". An application for installation is currently under review with the USCG aids to navigation department.
- During the early morning of February 22<sup>nd</sup>, a harbor officer responded to a 40' sail boat sinking with two feet of water in its engine room and cabin. The vessel was successfully dewatered and the owner was able to minimize damage to the vessel.
- On February 28<sup>th</sup>, a Harbor Officer responded to a diesel fuel spill aboard a 38' pleasure craft. The owner was notified, required to report to the USCG, and clean-up.
- On Wednesday, March 5<sup>th</sup>, Operation Staff, Port Maintenance, and Ice Plant Staff conducted ETT response drills involving hypothermia and heart attack.
- On March 6<sup>th</sup>, Operation Staff participated in the Port and Harbor presentation to the Citizen's Academy.

### **3. Ice Plant**

The Ice plant is fully open, seven days a week, and selling ice. The cold storage and bait lockers have already filled up for most of the season. Ice Plant staff is also completing training in electrical trouble-shooting. Testing was conducted on cranes 7 and 2 to confirm their 10,000 lbs. lift capacity.

### **4. Port Maintenance**

Port Maintenance had meeting with Puffing Electric regarding System 5 and System 4 power upgrades, and E-maint regarding new work order software. The maintenance shop was used to host the Citizens Academy dinner during the Port and Harbor Department's class. The newly refurbished fire cart was put back into service. Maintenance Staff removed snow and pallets from HVFD's fire trainer for training, and ran through cardiac and hypothermia EMS scenarios with Harbor and Ice Plant staff.

# Port & Harbor Monthly Statistical & Performance Report

For the Month of: February 2014

<u>Moorage Sales</u>	<u>2014</u>	<u>2013</u>	<u>Stall Wait List</u>	<u>2014</u>	<u>2013</u>
Daily Transient	26	17	No. on list at Month's End	0	0
Monthly Transient	49	46	18' Stall	0	1
Semi-Annual Transient	0	0	20' Stall	13	9
Annual Transient	2	2	24' Stall	16	19
Annual Reserved	0	0	32' Stall	30	29
			40' Stall	18	15
			50' Stall	7	7
			75' Stall	<hr/>	<hr/>
<u>Grid Usage</u>			Total:	84	80
1 Unit = 1 Grid Tide Use	<u>2014</u>	<u>2013</u>			
Wood Grid	2	2			
Steel Grid	1	2			
			<u>Docking &amp; Beach/Barge Use</u>		
			1 Unit = 1 or 1/2 Day Use	<u>2014</u>	<u>2013</u>
<u>Services &amp; Incidents</u>	<u>2014</u>	<u>2013</u>	Deep Water Dock	32	54
Vessels Towed	2	0	Pioneer Dock	27	9
Vessels Moved	0	5	Beach Landings	28	1
Vessels Pumped	1	5	Barge Ramp	8	4
Vessels Sunk	0	0			
Vessel Accidents	0	1	<u>Wharfage (in short tons)</u>		
Vessel Impounds	0	0	In Tons, Converted from Lb./Gal.	<u>2014</u>	<u>2013</u>
Equipment Impounds	0	0	Seafood	257	469
Vehicle Impounds	0	0	Cargo/Other	945	0
Property Damage	4	3	Fuel	21,522	28,136
Pollution Incident	3	3			
Fires Reported/Assists	0	0	<u>Crane Hours</u>	<u>2014</u>	<u>2013</u>
EMT Assists	0	0		54.7	103
Police Assists	3	0			
Public Assists	18	10			
Thefts Reported	0	0			
			<u>Ice Sales</u>	<u>2014</u>	<u>2013</u>
<u>Parking Passes</u>	<u>2014</u>	<u>2013</u>	For the Month of February	*	*
Long-term Pass	1	1	*Shut Down for Maintenance		
Monthly Long-term Pass	0	0	Year to Date Total	0	0
Seasonal Pass	0	0			
			<u>Difference between</u>		
			<u>2013 YTD and 2014 YTD:</u>	<hr/>	<hr/>
				0 tons	





**WEEKLY CRANE TIME / TONS OF ICE**  
**City of Homer - Fish Dock 2014**

<b>Date From</b>	<b>Date To</b>	<b>Crane Hours (Weekly)</b>	<b>YTD Crane</b>	<b>Tons of Ice (Weekly)</b>	<b>YTD Ice</b>
12/30/2013	1/5/2014	6.8	6.8	shut down for maintenance	
1/6/2014	1/12/2014	9.5	16.3	shut down for maintenance	
1/13/2014	1/19/2014	9.4	25.7	shut down for maintenance	
1/20/2014	1/26/2014	11.2	36.9	shut down for maintenance	
1/27/2014	2/2/2014	14.9	51.8	shut down for maintenance	
2/3/2014	2/9/2014	14.5	66.3	shut down for maintenance	
2/10/2014	2/16/2014	13.4	79.7	shut down for maintenance	
2/17/2014	2/23/2014	11.9	91.6	shut down for maintenance	
2/24/2014	3/2/2014	44.9	136.5	shut down for maintenance	
3/3/2014	3/9/2014	45.4	181.9	14	14
3/10/2014	3/16/2014	24.2	206.1	5	19
3/17/2014	3/23/2014				
3/24/2014	3/30/2014				
3/31/2014	4/6/2014				
4/7/2014	4/13/2014				
4/14/2014	4/20/2014				
4/21/2014	4/27/2014				
4/28/2014	5/4/2014				
5/5/2014	5/11/2014				
5/12/2014	5/18/2014				
5/19/2014	5/25/2014				
5/26/2014	6/1/2014				
6/2/2014	6/8/2014				
6/9/2014	6/15/2014				
6/16/2014	6/22/2014				
6/23/2014	6/29/2014				
6/30/2014	7/6/2014				
7/7/2014	7/13/2014				
7/14/2014	7/20/2014				
7/21/2014	7/27/2014				
7/28/2014	8/3/2014				
8/4/2014	8/10/2014				
8/11/2014	8/17/2014				
8/18/2014	8/24/2014				
8/25/2014	8/31/2014				
9/1/2014	9/7/2014				
9/8/2014	9/14/2014				
9/15/2014	9/21/2014				
9/22/2014	9/28/2014				
9/29/2014	10/5/2014				
10/6/2014	10/12/2014				
10/13/2014	10/19/2014				
10/20/2014	10/26/2014				
10/27/2014	11/2/2014				
11/3/2014	11/9/2014				
11/10/2014	11/16/2014				
11/17/2014	11/23/2014			shut down for maintenance	
11/24/2014	11/30/2014			shut down for maintenance	
12/1/2014	12/7/2014			shut down for maintenance	
12/8/2014	12/14/2014			shut down for maintenance	
12/15/2014	12/21/2014			shut down for maintenance	
12/22/2014	12/28/2014			shut down for maintenance	



## Deep Water Dock 2014

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/2	Red Dog	98	1000/1400	Buccaneer	\$ 338.00	\$ 52.00
1/2	Endeavor	181	1520/1830	Cispri	\$ 506.00	\$ 52.00
1/3	Sovereign	180	0800/1235	Ocean Marine	\$ 253.00	na
1/3	Red Dog INSIDE rate	98	0930/1000 1015/1520	Buccaneer	\$ 56.31	na
1/3	Endeavor INSIDE rate	181	1030/1755	Cispri	\$ 253.00	na
1/8	Red Dog	98	0930/12(19)00	Buccaneer	\$ 338.00	\$ 52.00
1/9	Pacific Challenger	114	0930/1000	Kirby Offshore	\$ 506.00	\$ 52.00
1/9	Sovereign INSIDE rate	180	0515/0800	Ocean Marine	\$ 84.30	na
1/9	Sovereign INSIDE rate	180	1300/1345	Ocean Marine	\$ 84.30	na
1/9	Red Dog	98	1245/1515	Buccaneer	\$ 56.31	na
1/10	Sovereign INSIDE rate	180	0755/1215	Ocean Marine	\$ 253.00	na
1/13	Red Dog INSIDE	98	1145/1300	Buccaneer	\$ 56.31	na
1/15	Red Dog INSIDE	98	1345/1440	Buccaneer	\$ 56.31	na
1/16	Endeavor	181	1945/2240	CISPRI	\$506.00	\$52.00
1/17	Sovereign INSIDE RATE	180	1000/1445	Ocean Mar	\$253.00	na
1/17	Red Dog	98	1200/	Buccaneer	\$338.00	\$52.00
1/21	Pacific Chall&DBL 54	300	0510/2045	Kirby	\$788.00	\$52.00
1/22	Red Dog	98	1140/	Buccaneer	\$338.00	\$52.00
1/23	Sovereign INSIDE RATE	180	0645/0815	Ocean Mar	\$84.30	na
1/24	Sovereign INSIDE RATE	180	0740/1200	Ocean Mar	\$253.00	na
1/30	Endeavor	181	1430/2045	CISPRI	\$506.00	\$52.00
1/31	Sovereign INSIDE RATE	180	0545/1145	Ocean Mar	\$253.00	na
1/31	Red Dog INSIDE RATE	98	1145/1430	Buccaneer	\$56.31	na
2/1	Sovereign	180	0900/1100	Ocean Mar	\$506.00	\$52.00
2/3	Red Dog	98	0640/0730	Buccaneer	\$338.00	\$52.00
2/6	Sovereign	180	0715/1100	Ocean Mar	\$506.00	\$52.00
2/6	Discovery	183	1115/1600	Ocean Mar	\$506.00	\$52.00
2/8	Sovereign	180	0800/1230	Ocean Mar	\$506.00	\$52.00
2/8	Discovery	183	0930/1415	Ocean Mar	\$506.00	\$52.00
2/8	Red Dog INSIDE	98	1100/1430	Buccaneer	\$56.31	na
2/9	Tustumena	296	0725/1145	St Of Ak	\$788.00	\$52.00
2/9	Tustumena	296	1830/2200	St Of Ak	\$788.00	\$52.00
2/11	Red Dog INSIDE	98	1130/1500	Buccaneer	\$56.31	na
2/11	Pacific Chall&DBL 54	300	0830/	Kirby	\$788.00	\$52.00
2/12	Pacific Chall&DBL 54	300	/1100	Kirby	\$788.00	
2/12	Red Dog	98	1300/1400	Buccaneer	\$338.00	\$52.00
2/13	Pacific Chall&DBL 54	300	0830/1300	Kirby	\$788.00	\$52.00
2/14	Discovery INSIDE RATE	183	0745/1225	Ocean Mar	\$253.00	na
2/14	Red Dog INSIDE RATE	98	0945/1300	Buccaneer	\$56.31	na
2/18	Endeavor INSIDE	181	1200/1320	Cispri	\$84.30	na
2/20	Red Dog INSIDE	98	1645/1800	Buccaneer	\$56.31	na
2/20	Discovery	183	0745/0900	Ocean Marine	\$506.00	\$52.00
2/20	Discovery	183	1510/1915	Ocean Marine	chrgd above	
2/21	Discovery	183	0830/1215	Ocean Marine	\$506.00	\$52.00
2/21	Red Dog INSIDE	98	1000/1400	Buccaneer	\$56.31	na
2/25	Tustumena	296	1900/2315	St of AK	\$788.00	\$52.00
2/27	Discovery	183	1200/1910	Ocean Marine	\$506.00	\$52.00
2/27	Red Dog INSIDE	98	1245/1400	Buccaneer	\$56.31	na













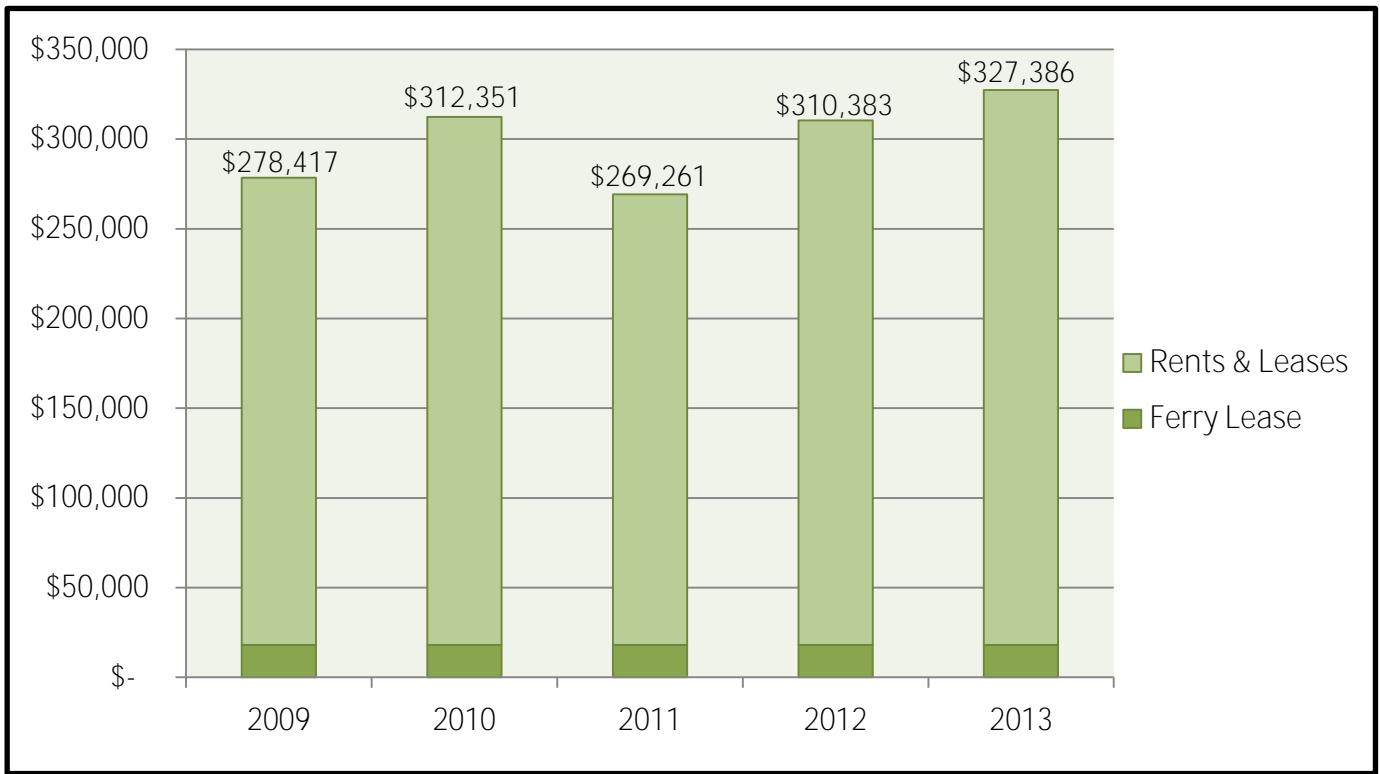
## Homer Spit Lease Expiration Calendar

updated 3/3/2014

Expiration	Leaseholder	Details
7/31/2010	Fish Factory	6 mo. lease for 12B strip expires - Paying month-to-month until improvements bring lot into compliance, which then will be included in their 12A lease as an amendment.
9/30/2010	Snug Harbor	lease expires - Paying month-to-month until new lease is signed, which is nearing completion for signing; negotiations were delayed but have recently resumed.
11/1/2012	Peninsula Scrap & Salvage	6 mo. lease expires - Paying month-to-month until new short-term lease is signed.
12/29/2012	Norton Sound DEC	6 mo. lease expires - Daniel D Takak on Concrete Pad for repairs. Paying month-to-month until vessel has been repaired or scrapped.
3/3/2014	ACS MACtel cellular	lease expires; no options remain - New lease negotiations are nearing completion; the communications merger ACS is involved with caused a slight delay in the lease process.
12/31/2014	Happy Face Restaurant	lease expires; no options remain - Lessee is in process of selling business. Potential reassignment of lease may occur to a new owner before lease expires.
11/30/2015	Mike Yourkowski	lease expires; one 10 yr option
2/1/2016	El Pescador	lease expires; no options remain
9/30/2016	USCG - Roanoke Island	lease expires
5/1/2017	Pier One Theatre	lease expires
3/31/2018	Sportsman Supply	lease expires; no options remain
3/31/2018	AK High Hopes-Bob's Trophy Charters	lease expires; no options remain
12/1/2018	Harbor Enterprise - 30 Acres	lease expires; no options remain
3/31/2020	Fish Factory	lease expires; two 10 yr options
4/15/2022	Kachemak Bay Seafoods - Sullivan	lease expires; two 2.5 year options remain
9/30/2022	USCG-Pioneer Dock	lease expires; no options remain
11/15/2022	Southcentral Radar	lease expires; two 5 yr options
4/30/2023	Fortune Sea	Lease expires; no options
9/30/2023	USCG-Lot #20 by PD	lease expires; no options remain
10/15/2024	Kachemak Bay Seafoods - Sullivan	lease expires; one 2.5 year options remain
1/31/2026	Salty Dawg	lease expires; no options remain
12/21/2026	Homer Spit Campground	lease expires; two 3 yr options
4/15/2027	Kachemak Bay Seafoods - Sullivan	lease expires; no options remain
3/31/2028	Harbor Leasing LLC	lease expires; two 5 yr options
9/14/2029	Icicle Seafoods	lease expires; no options remain
11/1/2029	Homer Enterprise - Sport Shed	lease expires; two 5 year options remain
5/31/2030	Seldovia Village Tribe	Lease Expires, two 5 year options
7/31/2033	Alaska Custom Seafoods	lease expires; two 5 yr options remain
7/31/2038	Alaska Custom Seafoods	lease expires; one 5 yr option remain
7/31/2043	Alaska Custom Seafoods	lease expires; no options remain
4/30/2060	AK Marine Highway	lease expires



Homer Port and Harbor  
5-Year Actual Revenue Comparison for Spit Leases



	2009	2010	2011	2012	2013	Total
Ferry Lease	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 90,000
Rents & Leases	\$ 260,417	\$ 294,351	\$ 251,261	\$ 292,383	\$ 309,386	\$ 1,407,798
	<u>\$ 278,417</u>	<u>\$ 312,351</u>	<u>\$ 269,261</u>	<u>\$ 310,383</u>	<u>\$ 327,386</u>	<u>\$ 1,497,798</u>



## Port and Harbor Advisory Commission Strategic Plan - 2014

### Mission statement:

Act in an advisory capacity to the City Manager and the City Council on the problems and development of the City Port and Harbor facilities. Consideration may include the physical facilities, possible future development and recommendations on land use within the Port and Harbor areas.

### Overall Goals:

1. Provide timely, relevant comment to the City Council on Port and Harbor issues.
2. Have a better understanding of the budget process
3. Establish committees when needed to work on specific tasks

### Short Term Goals - less than 6 months or by the end of 2014(not prioritized)

1. Create additional Harbor recycling station and improve current station
2. Address placement and improvements to the parking between the Seafarers Memorial and the Boardwalk.
3. Gain a better understanding of the budget process, and provide comments to the Administration (Harbormaster, City Manager) in a timely manner for possible inclusion in the 2012 budget.
4. Develop a strategy to work with the City Council
5. Improvements to Barge Ramp - facilities need to be repaired and replaced due to increased usage.
6. 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
7. Lobby for restroom access on Fish Dock Road
8. Improvements to Barge Terminal Facility

### Midterm Goals 1-3 years (2014-2016)

1. Continue to refine City Leasing Policies
2. Continue to understand the budget, include setting fees, and dedication of sales tax
3. Lobby Council for funds to create a port marketing plan
4. Container Freight System - Support Staff in research and market analysis regarding interest, cost effectiveness and benefits to the Kenai Peninsula
5. Prepare to seek Deep Water Dock Improvements funding with State and Federal entities.
6. Build New Harbormasters Office.
7. Haul Out and Repair Facility

### Long Term 5 or more years (2019-??)

1. Long range harbor planning, east harbor expansion

## Action Plan - Who does what, and when?

### Staff

- Provide yearly information about the budget
- Inform the Commission of City Council actions and discussion of Harbor issues

### Commission

- Attend City Council meetings as assigned
- Attend work sessions and training opportunities
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information
- Ask questions about the budget process. Request information from the Harbormaster.
- Invite Council members to visit the Port & harbor to view projects progress, have ribbon cutting ceremonies on projects.

### Clerks

- Help the Commission learn to be more efficient and effective
- Help the Commission learn to better communicate with the City Council (Memorandums vs Resolutions and Ordinances)

2014 Homer City Council Meetings  
Port & Harbor Advisory Commission Attendance

It is a goal of the Commission to have a member speak regularly to the City Council at council meetings. There is a special place on the council's agenda specifically for this. After the Council approves the consent agenda, there is a spot for visitors, and then agenda item number seven, announcements, reports from Commissions, the Borough, etc. That is when you would jump up and speak. If the mayor moves on to public hearings, you have waited too long! Typically if there is no visitor or special presentation, you would be talking within the first half hour (or less) of the Council meeting. The Regular meeting start time is 6:00 p.m.

Each commissioner is assigned a month and is responsible for attending one of the two council meetings, ***OR finding another commissioner to do it in their place*** if they will not be attending the meeting.

<u>Meeting Date</u>	<u>Commissioner</u>
January 13, 27	_____ Ulmer _____
February 10, 24	_____ Stockburger _____
March 10, 24	_____ Zimmerman _____
April 14, 28	_____ Hartley _____
May 12, 27 (Tuesday)	_____ Zimmerman _____
June 9, 23	_____ Ulmer _____
July 28	_____ _____
August 11, 25	_____ Howard _____
September 8, 22	_____ Howard _____
October 13, 27	_____ Hartley _____
November 24	_____ _____
December 8	_____ Stockburger _____

Budget is given to department heads in July, August to return to city manager for first presentation to council on September.

Budget related council meetings, check schedule at that time: October, November, December

The regular December meeting is when the Budget is finally approved by City Council.

Any Special Meetings are usually schedule the first Monday of the month.

