

PORT AND HARBOR ADVISORY COMMISSION

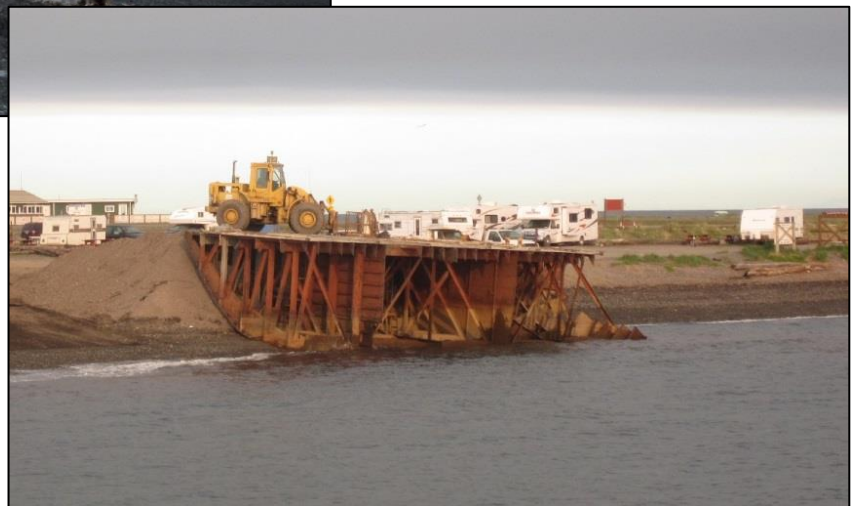
Regular Meeting

Umiak Trader - before



Wednesday,
May 28, 2014
6:00 p.m.

Umiak Trader - after



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. April 23, 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 May 2014 **Page 11**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. Harbor Rate Increase Proposals **Bring your copies from last meeting**
 - i. Memo to Port & Harbor Advisory Commission from Port Director/Harbormaster Re:
1999 TORA Agreement between City and State Purchasing the Harbor **Page 13**
- 10. NEW BUSINESS**
 - A. Memo from Deputy City Clerk Re: Participation on the Art Selection Committee for the new
Harbormaster Building project **Page 21**
- 11. INFORMATIONAL ITEMS**
 - A. Monthly Statistical & Performance Report **Page 23**
 - B. Weekly Crane and Ice Report **Page 25**
 - C. Deep Water Dock Report **Page 27**
 - D. Pioneer Dock Report & Ferry Landings Report **Page 31**
 - E. Water Usage Report **Page 33**
 - F. Lease Expiration Calendar **Page 25**
 - G. 2014 Commission Attendance Schedule **Page 37**
- 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, JUNE 25, 2014 at
6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**

Session 14-04, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on April 23, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: ULMER (excused)

STAFF: HARBORMASTER HAWKINS
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF THE AGENDA

HOWARD/HARTLEY MOVED TO APPROVE THE AGENDA AS WRITTEN.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

Kevin Hogan, city resident, suggested that the Deep Water Dock revenues that are listed under informational items be broken down per vendor for the crane and ice revenues. It would probably be good that everyone knows who is providing the revenues out there. He encouraged them to keep up the good work.

RECONSIDERATION

APPROVAL OF MINUTES

A. March 26, 2014 Regular Meeting Minutes

HOWARD/HARTLEY MOVED TO APPROVE THE MINUTES AS PREPARED.

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 April 2014

Harbormaster Hawkins reviewed his staff report that was provided in the packet.

Commissioner Donich commented that he heard some feedback that the new No Wake buoys that have been placed are hard to see and some orange paint would make it stand out better. Harbormaster Hawkins acknowledged the concern and added that Petro Marine has agreed to let them put the the backup buoy at the end of their fuel pier.

Commissioner Carroll asked about the bents at the wood grid and whether those could be repaired by Public Works. Harbormaster Hawkins commented about the rot that his showing and they need to be replaced. They are addressing what they can.

PUBLIC HEARING

PENDING BUSINESS

A. Harbor Rate Increase Proposal

Harbormaster Hawkins gave a brief overview of the process that is driven by efforts to make improvements in the harbor. It was recognized through the Port Improvement grant and bonding process that had we been operating with a rate structure that is sustainable, with money in reserves, we would not have had to bond for the matching funds for the grant.

After discussion with the Commission at their recent worksession, a draft rate proposal that focused solely on moorage was prepared by staff with the assistance of Commissioner Howard.

Harbormaster Hawkins and Commissioner Howard reviewed the draft rate proposal and the methodology used to establish the square foot rate structure. The three methods in the schedule were the ones suggested in the worksession. The comparison of cost per method included a 5 year and 10 year break down for reserved and transient moorage. This is based on a CPI average increase of 2.7% per year, which is why the 10 year is more because the CPI is added for an extra 5 years. The revenues for 2013 are \$1.8 million. The suggested increase from Northern Economics was 32%, the amount of the increase is \$576,000, or \$115, 000 each year for 5 years and \$57,000 for 10 years. At the worksession it was recommended that the increase is applied over a longer period rather than all in one year.

There was discussion about the rates relating to transient moorage cost, and that transient moorage cost is a higher rate than the annual reserved stall moorage rate. They discussed hot berthing and costs relating to vessel size and the stall size.

The graduated linear method is based on Kodiak's numbers as a start in the process. They used the same criteria, maximum length allowable for a stall, not different vessel sizes throughout the harbor. For the linear method for transient it was based on the area of space available for transient moorage. It was noted on page 3 of the draft model that the methods are explained.

It was acknowledged that people coming in who are used to paying one rate and find that they are paying quadruple won't be happy with the increase. The goal is to find an equitable, sustainable rate and that should be their focus. The work from Northern Economics was based on a 30 year replacement schedule for harbor facilities. There is a lot of work to be done on the rates; this is just the first stab at it. But it is obvious that the current rates aren't sustainable, and they need to be addressed.

Commissioner Carroll expressed opposition to basis for the Northern Economic study and the rate proposal. It's a thinly veiled attempt to say we want to raise rates in Homer and we are going to come up with some reasons to do that. It seems to be predicated on the idea that we have to be able to replace the boat harbor in 30 years. He bets there is not a boat harbor in the State of Alaska that is doing that or will do that in the next 10 years. You can go to 9/10 of the boat harbors in the state and ask how much is in their reserves to replace their harbor, and oh, the state's going to foot the bill for it. In his opinion this is an attempt to use the harbor as a syphon for more income for the city. There are lots of ways it has happened in the past.

Commissioner Hartley reminded them that they just went through the expensive process of securing bonds for the current harbor improvements. We are going to pay double for the improvements by doing it that way. It's the same as borrowing money for your house, when it's done; you end up paying a lot more than if you had just paid cash for it. This model is trying to get us away from having to keep borrowing money; otherwise, we will be back in the same situation again.

Commissioner Stockburger expressed concern about losing money and customers from charging too much. They need to work toward finding a happy medium between charging too much and not enough.

Commissioner Howard thinks there are two issues on the table. One is the reassignment of cost based of beneficiary use of the area. He thinks that historically the small boats have borne a larger proportion of the cost to maintain the harbor than the larger boats. These numbers bear that out. There needs to be an adjustment made so cost is equitably shared among harbor users. Second is the issue of how to accrue the money to be in a position to take care of replacement needs. The bond we put together represents our inability in the past to have saved the money, and now people are paying for the make up because people didn't pay enough before. The people who come after us now have to pay more, to pay for the bond. The rate study is there to help identify the costs, and with the information we have to decide is it real, and are we going to accept the numbers. If we are, then we need to do something about or will we continue to kick the can down the road for someone else to pick up the cost.

Harbormaster Hawkins explained the structure of the enterprise fund and the reserve fund where the addition funds would go, separate from the city's general fund. They continued discussing the information in the rate structure, methodologies, and concerns about rate increases.

Acting Chair Zimmerman recommended the group continue to digest the information and they can revisit it at the next meeting. The Commission agreed by consensus.

NEW BUSINESS

A. Auction Block Fish Pump Proposal

Harbormaster Hawkins explained that he, the City Manager, and the Fish Dock Supervisor met with Kevin Hogan regarding Auction Block's fish pump proposal. The predictions are that the pink salmon returns to Kachemak Bay are going to increase due to the efforts of Cook Inlet Agriculture and hatcheries. From the cities stand point we would be interested in meeting with the fish dock processors, and buyers along the area to discuss what improvements or enhancements could be made to the fish dock to handle the increased flow of fish across the dock.

Kevin Hogan commented that the other two fish plants built on the spit were given the option to locate pumps on the dock to move fish. Their idea is to have a fish pump that is accessible to everyone who needs to move fish off the dock. It would be a system to get fish off the dock, not just off the boat. The takeaway from the meeting with the Port Director and City Manager was it probably won't happen this year. The reason they gave is because of the current law suit.

In response to questions, Mr. Hogan explained the Auction Block's plan. It's a service they would provide and charge for.

There was brief discussion of last years' experience with bringing in fish pumps. Question was raised whether they should do an RFP to lease space for a floating pump in time for this fishing season. Harbormaster Hawkins said in the future that would be a direction that could be recommended. At this time the attorneys have advised that they don't make any changes to policy or infrastructure like this because of a case.

It was suggested that the Commission could address portable fish pumps in the manner that they did last year, since they are unable to address this concept until the legal issues surrounding it are resolved. Staff will bring back a memo with a recommendation to facilitate the use of portable fish pumps for the season, as they recommended for last year's fishing season.

B. Marine Industrial Use and Vessel Haul Out at Tr 1-A, The Fishin Hole Sub No. 2 (Pier One Lot)

The Commission discussed the activity currently taking place with the large vessels being hauled out. Their work will be wrapping up soon and the area will be turned back in to the camp ground. The harbor office hasn't had any requests for use of the area this summer but there have been requests for next fall. They see the need for marine industrial use will continue to grow on that lot. They talked about some of the management challenges that harbor staff is working through in managing the haul out area.

They agreed that the uses in the area are working well together presently, but recognize that they need to stay on top of it and will need to revisit the uses on the lot as the marine industrial use grows.

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. Email from City Attorney Klinkner Re: Open Meetings Act
- H. 2014 Commission Attendance Schedule

COMMENTS OF THE AUDIENCE

Kevin Hogan, city resident, said he liked their discussion on the harbor rate study. He thinks everyone is aware that there is no lock box on the reserves; reserve money was used to build the fishing hole. He expects it will get tapped unless the new charter commission comes up with a way to ensure that they don't. He encouraged them to realize rate increases will affect the economic activity, particularly for large vessels and the city gains a lot from the marine trades' services and big boat activity. If rates get jacked up, they will go away. He thinks the enterprise fund should get contributions from the sales tax revenue and not rely exclusively on fees. He expressed his concern about the changes to the lease committee, saying administration is attempting to eliminate the groups input. The city attorney's comments were not a legal opinion but speculation on what they might contribute. He encouraged them to keep up on that. It looks like it is full speed ahead on the haul out, but the fish pump proposal is dead in the water. He thinks they should be equal and feels this is a discrimination issue.

COMMENTS OF THE CITY STAFF

Deputy City Clerk Jacobsen advised the group of the upcoming Vessel Haul-Out Task Force and Port and Harbor Building Task Force meetings. She also reminded them their meeting in May will begin at 6:00 p.m.

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

COMMENTS OF THE CHAIR

Vice Chair Zimmerman had no comments.

COMMENTS OF THE COMMISSION

Commissioner Carroll said they have some significant issues going on with the fish pumps, rates, and vessel haul out. The task force is making good progress on the haul out but there are some big decisions to be made. Good meeting tonight.

Commissioner Donich dittos Commissioner Carroll's comments. He thinks it is important to take closer looks at where the money comes in. We don't want to bite the hand that feeds and try to find where the funds are coming from.

Commissioner Howard and Hartley had no further comments.

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
APRIL 23, 2014

Commission Stockburger said we have to be careful what we charge. It's one thing to raise money, but if you charge too much you lose money. We may need to modify our modified rate structure so the rate difference isn't so large. He commended the harbor staff for their work out there to make things a lot easier out at the harbor with the ramp and its access.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:04 p.m. The next regular meeting is scheduled for Wednesday, May 28, 2014 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4350 Homer Spit Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

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MAY 2014 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- Vessel Haul-Out Task Force Meeting
- AAHPA Spring Board Meeting
- Employee Committee Meeting
- R&M Consultants – Ramp 7 Engineering
- Public Works Staff & PND Engineers – Load & Launch Ramp 65% Design Phase
- City Manager & Nick Poolos, IT – Marina Program Replacement Project
- Harbor Building Task Force – Review 95% Design & Approve ITB Ad
- Shelly Erickson, Homer Tours – Logistics for Cruise Ship Passengers
- Mike Lukshin, ADOT&PF Grant Administrator – Harbor Project Walk-thru & Tour
- Homer Rotary – Presentation Regarding Harbor Improvement Projects
- Marine Trades Association Meeting
- Public Works Staff & Contractors – System 5 Electrical Project Update
- Islands & Oceans Visitor Center’s “Getting to Know Homer” Training Seminar
- Nathan Butzlaff, Associate Director of State-Federal Relations, Office of Governor Sean Parnell
- Alaska Derelict Vessel (ADV) Task Force – Anchorage Teleconference

2. Operations

A mass combination of extraordinarily warm, sunny weather; an up-tick in the local economy; a strong presence of the oil & gas industry; flourishing commercial fisheries; local growth in coastal freight endeavors; outstanding charter and recreational fishing; an early demand for our emerging large vessel haul-out facility; and port facility construction projects, have brought about the busiest months of April and May Operations has ever experienced. The Shore Bird Festival combined with Mother’s Day produced pedestrian traffic that rivaled a Memorial Day holiday weekend.

The Port and Harbor is happy to have our new crew signed on for the 2014 summer season! Harbor Assistants Matt Jasper, Chance Rockett, Patrick Ryckman, and Eric Schallock have begun work, with two more assistants slated to begin in June. Harbor Assistants are busy with grounds keeping duties involving trash collection, sanitizing fish cleaning stations, transportation of fish carcasses, and collection of fees at the Load & Launch Ramp. Our new Parking Enforcement Officer, Martin Wild, began enforcement duties on May 5th. He has begun issuing warnings and will be fully enforcing parking regulations by Memorial Day weekend.

Harbor Officers Mike Lowe and Brad Somers successfully completed advanced marine firefighting at Fremont Maritime’s India Tango school. This rigorous, 4-day course teaches, through the classroom and hands-on exercises, how to prevent, combat, and extinguish fires aboard ships. This course has been approved by the U.S. Coast Guard as meeting the fire training requirements of 46 CFR 11.205(d) and 11.401(g)(1).

Landings at all harbor facilities included the following vessels: Tustumena, Kennicott, Pacific Challenger & DBL54, Pacific Wolf, Tug Paragon, Tug Sea Robin, Barge Kayes Point, Discovery, CISPRI Perseverance, Silver Shadow, Helenka

B, Sam M Talaak, Tug Augustine, Unimak Trader, Tug Sesok, Asacarsaaq, Bruin Bay, Devon, Time Bandit, Cape Caution, and the Stormbird.

Other notable Operations activities/events:

- Coordinating with the Homer Spit Trails project contractor, Northstar Paving, to assist with temporary signage, traffic delineation, and pedestrian access in affected areas.
- Clearing mud and debris from the Steel Grid to prepare for its peak usage in May.
- Cleaning the breasting dolphins on the Deep Water Dock of bird feces to prepare for longshoremen's access during cruise ship landings.
- Performing two notable tows: A disabled 100' crabber/tender and a disabled 58' steel limit seiner.

3. Ice Plant

The Ice Plant crew has said goodbye to Grant Wilkins, the winter Fish Dock Laborer, and welcome to Andrew Shanahan, the new summer Fish Dock Laborer. The season is picking up and so are ice sales. Landings at the Fish Dock have been exceedingly frequent, a direct relation to high ex-vessel prices for halibut and black cod. Staff has also been busy with ice plant and dock maintenance.

We are expecting Crane #6 to be back on the dock from refurbishment by the end of the month, with all-new electric control valves, new efficient electric drive motor, and some internal plumbing changes. These improvements are all for the better and done to the crane inspector's specifications. Crane #5 and #8 are next in line for removal, refurbishing, and re-installation; to be completed by the end of 2014.

4. Port Maintenance

Maintenance has been busy with pre-season activities:

- Activating potable water in the small boat harbor on May 5th.
- Working with divers to repair water system leaks.
- Installing and activating the fish cleaning tables at Ramp 4, 6, and the fishing lagoon on May 7th.

Port Maintenance welcomes their new 6 month hire, Walt Swearingen, and is getting him trained up on Maintenance activities. Deep Water Dock camel fenders were installed for the first cruise ship landing of the season. Maintenance also has been working with contractors and operations staff to facilitate the Load & Launch Ramp traffic scheme for trail construction.



City of Homer

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Memorandum

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: MAY 21, 2014
SUBJECT: 1999 TORA AGREEMENT BETWEEN CITY & STATE PURCHASING THE PORT & HARBOR

During the last Port and Harbor Commission meeting on April 23, 2014, the commission brought up the responsibilities of the City when ownership of the port and harbor was transferred from the State in 1999. This TORA Agreement/Bill of Sale (see attached) was signed May 1999 and details the responsibilities of both parties.

Recommendation

For informational purposes during discussion on agenda item Harbor Rate Increase Proposal.

Attached: Bill of Sale & TORA Agreement for Small Boat Harbor dated May 1999

BILL OF SALE

THIS SALE, is made this 30th day of April, 1999, by and between the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, hereinafter referred to as the STATE, whose mailing address is P.O. Box 196900 Anchorage, Alaska 99519-6900, and the City of Homer, a Municipal Corporation, incorporated under A.S. 29.05.011 et seq., hereinafter referred to as the CITY, whose mailing address is 491 Pioneer Ave., Homer, Alaska 99603.

NOW THEREFORE, in consideration of one dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, the STATE does hereby sell, transfer and deliver to the CITY, for continued use as a public facility, all the STATE'S interest in the following personal property:

ANY and ALL personal property that the STATE owns or has interest in including, but not limited to docks, flotation devices, dolphins, piers, approaches and approach ramps, gridirons, launching ramps, bulkheads, walkways, and any and all other related personal property whatsoever located in the Homer Small Boat Harbor, all within Alaska Tidelands Survey 612, located within the exterior boundaries of Section 1 Township 7 South. Range 13 West, Seward Meridian, Homer Recording District, Third Judicial District, Alaska.

TO HAVE, and to hold all the facilities and aforesaid items to the CITY, its executors, administrators, heirs and assigns to its use and administration as a public facility forever.

The STATE makes no covenant, representation, or warranty as to the suitability of the personal property or as to the physical condition of the personal property for any purpose. The CITY acknowledges that it has inspected the property, observed its physical characteristics and existing conditions, and has been afforded the opportunity to conduct such investigation and study on and of the personal property as it deems necessary for the purpose of acquiring the personal property for the CITY'S intended use. The CITY hereby waives all objections to or claims with respect to the physical characteristics and existing conditions of the personal property including hazardous materials in, at, on or under or related to the personal property. The CITY further acknowledges and agrees that the personal property is sold and conveyed to, and purchased and accepted by, the CITY in its present condition "as is" with all its faults, and the CITY hereby assumes the risk that an adverse past, present, or future physical characteristics and conditions may not have been revealed by the CITY'S inspection or investigation. The CITY shall indemnify and hold harmless the STATE from and against all claims, damages, or liabilities (whether or not caused by negligence), including civil or criminal fines, arising out of or relating to the physical characteristics and existing conditions of the personal property from the date of the sale forward.

City of Homer, Alaska

By: _____

Robert Purcell

Title: Acting City Manager

Dated: 05/11/99

State of Alaska, Department of Transportation
and Public Facilities

By: _____

Title: Regional Director

Dated: 5/12/99

IN WITNESS WHEREOF, the parties hereto have set their hands on this day and year stated in the acknowledgments below.

STATE OF Alaska)
)ss.
3rd JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 11th day of May, 1999, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Robert Purcell, known to me and to me known to be the Acting City Manager, and (he)(she) acknowledged to me that (he)(she) executed the foregoing instrument freely and voluntary on behalf of the City of Homer, Alaska.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal that day and year above written.

[Signature]
Notary Public in and for: Alaska
My Commission Expires: 07/07/03

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

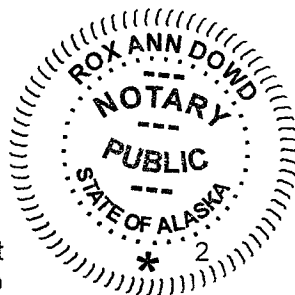
STATE OF ALASKA)
)ss.
3RD JUDICIAL DISTRICT)

[Signature]

THIS IS TO CERTIFY that on this 12th day of May, 1999 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared John D. Horn, known to me and to me known to be the Regional Director, Department of Transportation and Public Facilities, and (he)(she) acknowledged to me that (he)(she) executed the foregoing instrument freely and voluntarily on behalf of the State of Alaska, Department of Transportation and Public Facilities, for the uses and purposes therein set forth and that (he)(she) is authorized by said State of Alaska so to do.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first written above.

[Signature]
Notary Public in and for Alaska
My Commission Expires: 07/24/02



TRANSFER AGREEMENT

This transfer agreement is made between the State of Alaska, Department of Transportation and Public Facilities (hereinafter referred to as the State) and the City of Homer, Alaska (hereinafter referred to as the Municipality). The State and the Municipality enter into this agreement under the authority of AS 35.10.120.

WHEREAS, the State has constructed harbor facilities in Homer, Alaska which have been operated and maintained by the Municipality since construction;

WHEREAS, the Municipality owns the tidelands beneath the harbor facilities;

WHEREAS, the State desires to transfer the harbor facilities to the Municipality;

WHEREAS, the Municipality desires to acquire ownership of the harbor facilities from the State;

WHEREAS, the Alaska Legislature appropriated funds to pay for the deferred maintenance of the harbor facilities; and

WHEREAS, it is in the interest of the State, the Municipality, and the public to transfer ownership of the harbor facilities to the Municipality;

NOW THEREFORE, in consideration of the mutual promises contained herein, the State and the Municipality agree to transfer ownership of the harbor facilities from the State to the Municipality as follows:

1. Governing Provisions: The laws of the State of Alaska shall govern this transfer agreement.
2. Transfer of Harbor Facilities: The State shall transfer, by bill of sale, all right, title, and interest in the harbor facilities depicted on the attached exhibit and described as follows and the Municipality agrees to accept the interests that the State transfers. The interests in harbor facilities are more particularly described as:

ANY and ALL personal property that the STATE owns or has interest in including, but not limited to docks, flotation devices, dolphins, piers, approaches and approach ramps, gridirons, launching ramps, bulkheads, walkways, and any and all other related personal property whatsoever located in the Homer Small Boat Harbor, all within Alaska Tidelands Survey 612, located within the exterior boundaries of Section 1 Township 7 South Range 13 West, Seward Meridian, Homer Recording District, Third Judicial District, Alaska, Homer Alaska.

3. Warranties and Condition of Facilities: The State makes no warranties regarding the condition of the harbor facilities transferred and their suitability for continued public use. The State transfers the facilities in their "as is" condition. The Municipality has inspected the harbor facilities and accepts them in their existing condition without warranty from the State of their

condition or suitability for continued public use. The Municipality will administer, maintain, and operate the harbor as a public facility for the use and benefit of the public on a fair and equitable basis.

4. Deferred Maintenance Funds: The Legislature has appropriated (Chapter 139, SLA 98) the sum of \$3,605,400.00 to perform repairs and renovations upon the Homer harbor facilities. The State shall pay the funds less State administrative costs not to exceed 0.5%) to the Municipality upon the execution by the Municipality of the formal acceptance of the interests in the harbor facilities described above in paragraph 2. The State will have the right to inspect and audit the municipality's records and supporting data upon request at any time during normal business hours to verify that funds were used for repair and renovation of the small boat harbor facilities. The Municipality agrees to dedicate the existing Major Maintenance Repair and Renovation Fund (MMRRF) to be used only in the small boat harbor. The Municipality agrees to hold public information meetings concerning their plans prior to expenditure of any funds. The Municipality will follow their normal hearing and notice procedures. The Municipality agrees to complete the repair and renovations by October 1, 2002.

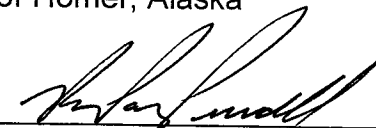
5. Public Purpose: Upon conveyance of the State's interest, the Municipality shall operate and maintain the harbor facilities for the benefit of the public on a fair and equitable basis.

6. Approvals and Permits: The Municipality shall coordinate all regulatory agency reviews and obtain all necessary written approvals from all governmental agencies having jurisdiction when performing deferred maintenance activities on the harbor facilities.

7. State Held Harmless: The Municipality agrees to indemnify, defend, and hold harmless the State, including the State's officers, agents, and employees, from and against any and all suits, claims, damages, losses, and expenses arising out of the management, operation, and maintenance of the harbor facilities described herein, on or after the Municipality's execution of the formal acceptance of the interests in the harbor facilities described above in paragraph 2.

8. Third-Party Contractors: If with regard to any deferred maintenance work for the harbor facilities, the Municipality contracts with third-party contractors for planning, design, or construction, the Municipality shall select the contractor through competitive procurement principles consistent with AS 36.30 (the State Procurement Code). The Municipality shall require any third-party contractors to comply with all the applicable federal, state, and local laws, including but not limited to AS 36.05 (wages and hours of labor), AS 36.10 (employment preference), AS 36.15.010 through 36.15.050 (forest products preference) and AS 36.25 (contractor's bonds).

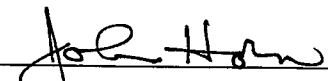
City of Homer, Alaska

By: 
Robert Purcell

Title: Acting City Manager

Dated: 05/11/99

State of Alaska, Department of Transportation and Public Facilities

By: 

Title: Regional Director

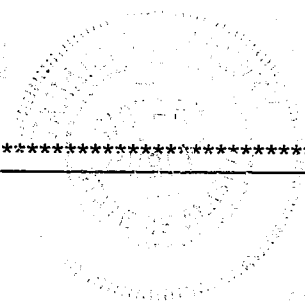
Dated: 5/12/99

IN WITNESS WHEREOF, the parties hereto have set their hands on this day and year stated in the acknowledgments below.

STATE OF Alaska)
)ss.
3rd JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 11th day of May, 1999, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Robert Purcell, known to me and to me known to be the Acting City Manager, and (he)(she) acknowledged to me that (he)(she) executed the foregoing instrument freely and voluntarily on behalf of the City of Homer, Alaska.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



[Signature]
Notary Public in and for: Alaska
My Commission Expires: 01/07/03

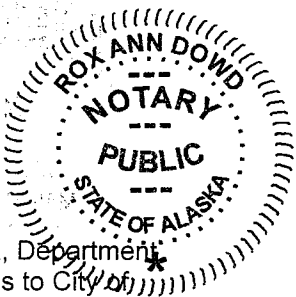
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

STATE OF ALASKA)
)ss.
3RD JUDICIAL DISTRICT)

[Signature]

THIS IS TO CERTIFY that on this 12th day of May, 1999, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared John D. Horn, known to me and to me known to be the Regional Director, Department of Transportation and Public Facilities, and (he)(she) acknowledged to me that (he)(she) executed the foregoing instrument freely and voluntarily on behalf of the State of Alaska, Department of Transportation and Public Facilities, for the uses and purposes therein set forth and that (he)(she) is authorized by said State of Alaska so to do.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first written above.



[Signature]
Notary Public in and for Alaska
My Commission Expires: 7/24/02



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: CHAIR ULMER AND THE PORT AND HARBOR ADVISORY COMMISSION

FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

DATE: MAY 21, 2014

SUBJECT: PARTICIPATION ON THE ART SELECTION COMMITTEE FOR HARBORMASTER BUILDING ART

In accordance with HCC 18.07.010, the City of Homer recognizes the responsibility of government to foster the development of culture and the arts through the purchase or commissioning of works of art for municipal buildings and facilities.

An Art Review Committee is being formed to review responses for the Request for Proposals for Art in the new Harbormaster Building. It is anticipated that the committee will meet on June 19 and 26, 2014 at 1 p.m. An additional meeting will be held the week of July 10th, if needed. The intent is to submit recommendations to the Council for approval no later than the August 11, 2014.

It is not required that a Commissioner serve on the committee, however if there is interest in serving, their input will be appreciated.

RECOMMENDATION: Determine if a Commissioner is interested in participating on the Art Selection Committee for the new Harbormaster Building.

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **April 2014**

<u>Moorage Sales</u>	<u>2014</u>	<u>2013</u>
Daily Transient	157	168
Monthly Transient	140	110
Semi-Annual Transient	16	15
Annual Transient	5	8
Annual Reserved	23	9

<u>Stall Wait List</u>	<u>2014</u>	<u>2013</u>
No. on list at Month's End		
18' Stall	5	8
20' Stall	3	1
24' Stall	15	18
32' Stall	24	27
40' Stall	26	29
50' Stall	18	17
75' Stall	7	7
Total:	98	107

<u>Grid Usage</u>	<u>2014</u>	<u>2013</u>
1 Unit = 1 Grid Tide Use		
Wood Grid	10	9
Steel Grid	4	11

<u>Docking & Beach/Barge Use</u>	<u>2014</u>	<u>2013</u>
1 Unit = 1 or 1/2 Day Use		
Deep Water Dock	44	20
Pioneer Dock	19	40
Beach Landings	51	16
Barge Ramp	9	15

<u>Services & Incidents</u>	<u>2014</u>	<u>2013</u>
Vessels Towed	5	3
Vessels Moved	12	12
Vessels Pumped	3	1
Vessels Sunk	0	0
Vessel Accidents	0	0
Vessel Impounds	0	0
Equipment Impounds	1	0
Vehicle Impounds	1	0
Property Damage	0	0
Pollution Incident	1	4
Fires Reported/Assists	0	1
EMT Assists	1	0
Police Assists	4	1
Public Assists	14	18
Thefts Reported	2	0

<u>Wharfage (in short tons)</u>	<u>2014</u>	<u>2013</u>
In Tons, Converted from Lb./Gal.		
Seafood	275*	381
Cargo/Other	2,283	526
Fuel	30,519	41,710

<u>Crane Hours</u>	<u>2014</u>	<u>2013</u>
	193.6	192.5

<u>Parking Passes</u>	<u>2014</u>	<u>2013</u>
Long-term Pass	17	9
Monthly Long-term Pass	0	0
Seasonal Pass	0	0

<u>Ice Sales</u>	<u>2014</u>	<u>2013</u>
For the Month of April	155	205
Year to Date Total	245	242

Difference between 2013 YTD and 2014 YTD: 3 tons more

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

Date From	Date To	Crane Hours (Weekly)	YTD Crane	Tons of Ice (Weekly)	YTD Ice
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	29.4	235.5	33	52
3/24/2014	3/30/2014	57.2	292.7	38	90
3/31/2014	4/6/2014	68.4	361.1	58	148
4/7/2014	4/13/2014	31.1	392.2	52	200
4/14/2014	4/20/2014	48.8	441	18	218
4/21/2014	4/27/2014	45.3	486.3	27	245
4/28/2014	5/4/2014	24.9	511.2	42	287
5/5/2014	5/11/2014	60.9	572.1	130	417
5/12/2014	5/18/2014	77.9	650	80	497
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

Deep Water Dock 2014

2/28	Discovery	183	0730/1400	Ocean Marine	\$506.00	\$52.00
2/28	Red Dog	98	1200/1500	Buccaneer	\$338.00	\$52.00
3/3	Red Dog	98	1315/1430	Buccaneer	\$338.00	\$52.00
3/3	Harry M & Andrew barge	112	2100/	Manson Cons	\$506.00	\$52.00
3/4	Barge Andrew	112		Manson Cons	\$506.00	
3/5	Barge Andrew	112		Manson Cons	\$506.00	
3/6	Barge Andrew	112	/0800	Manson Cons	\$506.00	
3/6	Discovery INSIDE	183	0620/0830	Ocean Marine	\$84.30	na
3/7	Discovery INSIDE	183	0845/1700	Ocean Marine	\$253.00	na
3/7	Red Dog INSIDE	98	0845/1330	Buccaneer	\$169.00	na
3/7	Perseverance	189	1945/	Cispri	\$253.00	na
3/8	Perseverance	189	/1500	Cispri	\$506.00	
3/12	Discovery	189	1300/1450	Ocean Marine	\$506.00	\$52.00
3/14	Discovery	189	0615/1245	Ocean Marine	\$506.00	\$52.00
3/18	Endeavor INSIDE	181	1000/	Cispri	\$506.00	na
3/19	Red Dog	98	1230/1300	Buccaneer	\$338.00	\$52.00
3/19	Endeavor INSIDE	181		Cispri	\$506.00	
3/20	Discovery	183	0700/0745	Ocean Marine	\$84.30	na
3/20	Discovery	183	1300/1900	Ocean Marine	\$253.00	na
3/20	Endeavor INSIDE	181	/1300	Cispri	\$506.00	
3/21	Red Dog	98	0930/1430	Buccaneer	\$338.00	\$52.00
3/21	Discovery INSIDE	183	0700/	Ocean Marine	\$506.00	na
3/24	Red Dog	98	1130/1300	Buccaneer	\$338.00	\$52.00
3/26	Red Dog	98	1100/1230	Buccaneer	\$338.00	\$52.00
3/27	Red Dog	98	1300/1340	Buccaneer	\$338.00	\$52.00
3/27	Sovereign	180	1200/1530	Ocean Marine	\$84.30	na
3/28	Discovery	183	0745/1300	Ocean Marine	\$506.00	\$52.00
4/1	Endeavor	181	1330/	Cispri	\$506.00	\$52.00
4/2	Endeavor	181		Cispri	\$506.00	
4/2	Red Dog	98	0900/1700	Buccaneer	\$338.00	\$52.00
4/3	Endeavor	181	/1300	Cispri	\$506.00	
4/3	Discovery	183	0830/0900	Ocean Marine	\$84.30	na
4/4	Discovery	183	0745/1145	Ocean Marine	\$506.00	\$52.00
4/4	Endurance	207	1430/	Alyeska Pipe	\$788.00	\$52.00
4/5	Endurance	207		Alyeska Pipe	\$788.00	
4/6	Endurance	207	/1045	Alyeska Pipe	\$788.00	
4/8	Endurance	207	1430/	Alyeska Pipe	\$788.00	\$52.00
4/9	Endurance	207	/0730	Alyeska Pipe	\$788.00	
4/10	Endurance	207	1300/1955	Alyeska Pipe	\$788.00	\$52.00
4/11	Discovery	183	0745/1345	Ocean Marine	\$506.00	\$52.00
4/11	Masco Endeavor	166	1845/	Metson Blue	\$506.00	\$52.00
4/12	Masco Endeavor	166		Metson Blue	\$506.00	
4/12	Red Dog	98	1000/1030	Buccaneer	\$338.00	\$52.00
4/13	Masco Endeavor	166		Metson Blue	\$506.00	
4/14	Masco Endeavor	166		Metson Blue	\$506.00	
4/15	Masco Endeavor	166		Metson Blue	\$506.00	
4/16	Masco Endeavor	166	/2340	Metson Blue	\$506.00	
4/17	Pac Chall & DBL 54	300	0045/1100	Kirby Offshore	\$788.00	\$52.00
4/17	Pacific Wolf	121	0730/1330	Kirby Offshore	\$506.00	\$52.00

Deep Water Dock 2014

4/17	Discovery INSIDE	183	0820/1000	Ocean Marine	\$84.30	na
4/18	Discovery	183	0800/1345	Ocean Marine	\$506.00	\$52.00
4/21	Discovery	183	1100/1400	Ocean Marine	\$84.30	na
4/25	Discovery	183	0745/1515	Ocean Marine	\$506.00	\$52.00
4/25	Perseverance	189	1950/2010	Cispri	\$506.00	\$52.00
4/29	Paragon & Kays Point	328	2100/	Kirby Offshore1005	\$1,005.00	\$52.00
4/30	Paragon & Kays Point	328		Kirby Offshore	\$1,005.00	
			Year to Date Totals:		\$42,513.41	\$2,652.00
	05/22/14					

Pioneer Dock 2014

Ferry Landings 2014

	Pioneer Dock	Deep Water Dock
January	13	
February	21	
March	14	
April	12	
May		
June		
July		
August		
September		
October		
November		
December		

Water Usage 2014

Pioneer Dock							Deep Water Dock						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee	Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
1/2	Tustumena	2,322,300	2,341,100	18,800	\$ 729.63	\$ 102.00	1/2	Endeavor	4,735,000	4,750,000	15,000	\$ 582.15	\$ 102.00
1/5	Tustumena	2,341,100	2,345,960	4,860	\$ 194.05	\$ 102.00	1/6	Bob Franco	4,750,000	4,753,000	3,000	\$ 194.05	\$ 102.00
1/18	Endeavor	2,345,900	2,364,300	18,400	\$ 714.10	\$ 102.00	1/9	Sovereign	4,752,000	4,769,000	17,000	\$ 659.77	\$ 102.00
1/21	Tustumena	2,364,300	2,369,600	5,300	\$ 205.69	\$ 102.00	1/10	Sovereign	4,769,000	4,782,000	13,000	\$ 504.53	\$ 102.00
2/13	Tustumena	2,369,600	2,380,400	10,800	\$ 419.15	\$ 102.00	1/16	Endeavor	4,782,620	4,809,000	26,380	\$ 1,023.81	\$ 102.00
2/16	Tustumena	2,380,400	2,387,100	6,700	\$ 260.03	\$ 102.00	1/17	Sovereign	4,809,250	4,828,050	18,800	\$ 729.63	\$ 102.00
2/25	Pacific Challen	2,396,600	2,398,500	1,900	\$ 194.05	\$ 102.00	1/24	Sovereign	4,827,000	4,845,840	18,840	\$ 731.18	\$ 102.00
2/27	Tustumena	2,398,500	2,404,165	5,665	\$ 219.86	\$ 102.00	1/25	Bob Franco	4,845,000	4,850,150	5,150	\$ 199.87	\$ 102.00
3/13	Endeavor	2,419,485	2,431,885	12,400	\$ 481.24	\$ 102.00	1/30	Endeavor	4,850,150	4,877,320	27,170	\$ 1,054.47	\$ 102.00
4/11	Kennicott	2,438,000	2,454,400	16,400	\$ 636.48	\$ 102.00	1/31	Sovereign	4,877,000	4,895,500	18,500	\$ 717.99	\$ 102.00
4/21	Tustumena	2,466,800	2,480,200	13,400	\$ 520.05	\$ 102.00	1/31	Bob Franco	4,895,500	4,898,800	3,300	\$ 194.05	\$ 102.00
4/26	Kennicott	2,480,200	2,492,700	12,500	\$ 485.13	\$ 102.00	1/31	Red Dog okperMC	4,898,800	4,899,100	300	\$ 194.05	\$ 102.00
5/1	Sam M Taalak	2,492,745	2,495,635	2,890	\$194.05	\$102.00	2/1	Sovereign	4,899,000	4,918,000	19,000	\$ 737.39	\$ 102.00
5/4	Kennicott	2,496,000	2,507,000	11,000	\$426.71	\$102.00	2/6	Sovereign	4,918,000	4,959,000	41,000	\$ 1,591.21	\$ 102.00
				0			2/6	Discovery	4,959,000	5,008,000	49,000	\$ 1,901.69	\$ 102.00
				0			2/8	Sovereign	5,008,000	5,026,000	18,000	\$ 698.58	\$ 102.00
				0			2/13	Pacific Challenger	5,026,000	5,030,000	4,000	\$ 194.05	\$ 102.00
				0			2/14	Bob Franco	5,030,000	5,034,000	4,000	\$ 194.05	\$ 102.00
							2/20	Discovery	5,034,000	5,073,500	39,500	\$ 1,532.99	\$ 102.00
							2/24	Bob Franco	5,073,500	5,078,000	4,500	\$ 194.05	\$ 102.00
							2/25	Tustumena	5,078,000	5,092,000	14,000	\$ 543.34	\$ 102.00
				0			2/27	Discovery	5,092,000	5,159,300	67,300	\$ 2,611.91	\$ 102.00
							3/7	Discovery	5,159,000	5,196,700	37,700	\$ 1,463.14	\$ 102.00
							3/13	Bob Franco	5,196,700	5,201,400	4,700	\$ 194.05	\$ 102.00
							3/20	Discovery	5,201,400	5,259,870	58,470	\$ 2,269.22	\$ 102.00
							3/21	Discovery	5,259,000	5,267,000	8,000	\$ 310.48	\$ 102.00
							3/24	Bob Franco	5,267,000	5,270,000	3,000	\$ 194.05	\$ 102.00
							3/28	Discovery	5,270,000	5,326,475	56,475	\$ 2,191.79	\$ 102.00
							4/2	Endeavor	5,326,000	5,367,000	41,000	\$1,591.21	\$102.00
							4/3	Bob Franco	5,367,000	5,369,000	2,000	\$ 194.05	\$ 102.00
							4/4	Discovery	5,369,000	5,392,000	23,000	\$ 892.63	\$ 102.00
							4/10	Bob Franco	5,392,000	5,394,000	2,000	\$ 194.05	\$ 102.00
							4/11	Discovery	5,393,800	5,434,000	40,200	\$ 1,560.16	\$ 102.00
							4/18	Discovery	5,434,000	5,456,000	22,000	\$ 853.82	\$ 102.00
							4/21	Discovery	5,456,000	5,485,000	23,000	\$ 1,125.49	\$ 102.00
							4/22	Bob Franco	5,485,000	5,488,000	3,000	\$ 194.05	\$ 102.00
							4/22	Tiglax	5,488,000	5,490,000	2,000	\$ 194.05	\$ 102.00
							4/25	Perseverance	5,490,000	5,504,000	14,000	\$ 543.34	\$ 102.00
							4/29	Bob Franco	5,504,000	5,505,000	1,000	\$ 194.05	\$ 102.00
							5/2	Discovery	5,505,000	5,542,000	37,000	\$ 1,435.97	\$ 102.00
							5/8	Perseverance	5,542,000	5,573,700	31,700	\$ 1,230.28	\$ 102.00
							5/9	Discovery	5,573,700	5,609,000	35,300	\$ 1,370.00	\$ 102.00
							5/9	Perseverance	5,609,000	5,648,800	39,800	\$ 1,544.64	\$ 102.00
							5/12	Bob Franco	5,649,000	5,653,000	4,000	\$ 194.05	\$ 102.00
							5/12	Paragon	5,653,000	5,655,000	2,000	\$ 194.05	\$ 102.00
							5/14	Silver Shadow	5,655,000	5,704,000	49,000	\$ 1,901.69	\$ 102.00
							5/16	Discovery	5,704,000	5,725,000	21,000	\$ 815.01	\$ 102.00
				-							-		
				141,015	\$ 5,680.22	\$ 1,428.00					988,085	\$39,830.13	\$ 4,794.00
Notes:							Notes:						
Washing down dock results in missing begin/end reads							Washing down dock results in missing begin/end reads						
\$194.05 Min Charge							\$194.05 Min Charge						
\$102.00 CONX							\$102.00 CONX						

Homer Spit Lease Expiration Calendar

updated 5/14/2014

Expiration	Leaseholder	Details
7/31/2010	Fish Factory	6 mo. lease for 12B strip expires - Paying month-to-month until CUP requirements are met, which then will be included in their 12A lease as an amendment.
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 company has settled with their insurance.
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? Not in file
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
11/1/2033	ACS of the Northland, LLC - Tower	Lease Expires, two 5 year options
11/1/2033	ACS of the Northland, LLC - Building Site	Lease Expires, two 5 year options
4/30/2034	Snug Harbor	Lease expires; two 5 yr options
5/15/2034	Happy Face Restaurant	Lease expires; two 5 yr options
7/31/2038	Alaska Custom Seafoods	Lease expires; one 5 yr option remain
11/1/2038	ACS of the Northland, LLC - Tower	Lease expires; one 5 yr option remain
11/1/2038	ACS of the Northland, LLC - Building Site	Lease expires; one 5 yr option remain
4/30/2039	Snug Harbor	Lease expires; one 5 yr option remain
5/15/2039	Happy Face Restaurant	Lease expires; one 5 yr option remain
7/31/2043	Alaska Custom Seafoods	Lease expires; no options remain
11/1/2043	ACS of the Northland, LLC - Tower	Lease expires; no options remain
11/1/2043	ACS of the Northland, LLC - Building Site	Lease expires; no options remain
4/30/2044	Snug Harbor	Lease expires; no options remain
5/15/2044	Happy Face Restaurant	Lease expires; no options remain
4/30/2060	AK Marine Highway	Lease expires

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	_____ Carroll _____
August 11, 25	_____ Howard _____
September 8, 22	_____ Howard _____
October 13, 27	_____ Hartley _____
November 24	_____ Donich _____
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.

