

PORT AND HARBOR ADVISORY COMMISSION  
SPECIAL MEETING  
FEBRUARY 17, 2015

Session 15-02, a Special Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:15 p.m. on February 17, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, DONICH, STOCKBURGER, ULMER, ZIMMERMAN

ABSENT: HARTLEY, HOWARD

STAFF: HARBORMASTER HAWKINS  
DEPUTY CITY CLERK JACOBSEN

**APPROVAL OF THE AGENDA**

STOCKBURGER/ZIMMERMAN MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**

None

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

**PENDING BUSINESS**

**NEW BUSINESS**

A. Bob's Trophy Charter Lease and Lease Committee Recommendations

Harbormaster Hawkins reviewed the staff report and lease application.

There was discussion confirming they are requesting a 20 year lease at the time of transfer. They also addressed the communication equipment on the building that is subleased without consent to SpitWSpots. They did not receive permission by the city to have the equipment placed there and it has caused radio interference with the city. This issue will need to be resolved prior to transfer. The signage needs to be addressed as well.

The Commission also addressed the location, recognizing they have previously talked about a better use for this parcel when the present lease expires. With the potential development of vessel haul out, they may not want to renew a 20 year lease and building there.

Harbormaster Hawkins noted this raises the question of whether or not to recommend advertising an RPF for the property to see if there are any proposals of a better use for the property. He doesn't

anticipate they would advertise it before the lease runs out, which is in three years, unless the lessee seeks to end his lease.

Suggestions for ways to accommodate this business included:

- Putting a lot out for RFP that the business owner could apply for and then the new owner could move the building over.
- Trade out for another piece of property that is more conducive to the city or lessee.
- Include language in the new lease that the city can request the business be relocated to another location if the city gets an offer for a higher and better use.
- Build overslope to accommodate it.

In reviewing the application, the commission felt it is missing some key information that would help them make a good decision and would like to know more about what the business plan is.

CARROLL/STOCKBURGER MOVED TO CONTACT THE APPLICANT TO REQUEST A BUSINESS PLAN BY MARCH AND LET THEM KNOW THAT WE ARE LOOKING AT OPTIONS ON THE PROPERTY, NOT A 20 YEAR SOLID LEASE.

The Commission referenced the seven questions under section 11.2(f) in the lease policy would be appropriate information to provide for consideration. They further clarified the information should be available timely for their regular meeting in March.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

#### **COMMENTS OF THE AUDIENCE**

None

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

Harbormaster Hawkins commented that the topic of RV's being stored or used as housing units on the spit.

Chair Ulmer also suggested enforcement of people cleaning up after their dogs, and employee parking in front of businesses.

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

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

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

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Commissioner Stockburger suggested they think about uses for the strip of property they discussed tonight and where they might want the businesses to locate. It might be good to have a copy of the portion of the comp plan that relates to the area.

There were no other Commission comments.

**ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 6:10 p.m. The next regular meeting is scheduled for Wednesday, February 25, 2015 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: \_\_\_\_\_