

Session 15-05, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 6:00 p.m. on April 22, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: DONICH

STAFF: HARBORMASTER HAWKINS
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF THE AGENDA

HOWARD/HARTLEY MOVED TO APPROVE THE AGENDA

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

Malcolm Milne, city resident and harbor user, commented that he thinks a 4.5% moorage rate increase is a burden for business owners, but he understands the need for additional revenue for the harbor. He thinks the across the board increase is a more fair and equitable way to assess the fees than a square foot methodology is. He encouraged looking at other revenue sources like the fisheries landing tax, sales tax collected in the area, and negotiating a portion of the \$600,000 the enterprise pays the city to offset the need.

Tim Moore, city resident and harbor user, commented that this across the board rate increase makes more sense and is more palatable to more of the users. He cautioned that the square foot method will discriminate against certain vessels and should be avoided unless more harbors are going to change to that rate structure. He expressed his appreciation for the Commission's work.

Don Lane, city resident and harbor user, commented that moorage is always a sensitive subject to business owners and a percentage increase across the board is much easier for people to get their head around. It's important to remember how much money the boats bring to the community and how easy it is to move to another port. People just want to be treated fairly. He added that he supports the parking kiosk idea; he loves the \$5 parking because he can always park close to his boat, and the sooner he can swipe his card, the better he will like it.

Jessie Nelson, city resident and harbor user, echoed other comments that she supports the 4.5% increase and the across the board increase is equitable and fair. She noted in Seattle the working commercial boats have the lowest rates because they realize the boats bring many other dollars into the community and recreational boats pay the highest rate. She added it's important to remember

that just because commercial fishermen don't have a store front, they are still businesses that support our local economy.

Weston Carroll, city resident and harbor user, agrees with other comments that this a fair and equitable way to assess the rate increase. He referenced his past comments that in his research of different harbors he couldn't find one that used anything other than a linear method for their rate structure with the exception of Kodiak's graduated linear. He also commented about some information he read from Northern Enterprises that shows how much the marine industry has grown in Homer.

RECONSIDERATION

APPROVAL OF MINUTES

A. March 25, 2015 Regular Meeting Minutes

CARROLL/STOCKBURGER MOVED TO APPROVE THE MEETING MINUTES

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

A. Port and Harbor Director's Report for April 2015

Harbormaster Hawkins reviewed the staff report.

There was brief discussion about visitors from the Alaska Department of Commerce who travel to Homer and toured the local marine trade businesses, the Marine Trades video, staffing for the Winter King Derby, and reasoning behind having temporary employees for the ice plant.

PUBLIC HEARING

PENDING BUSINESS

A. Harbor Rate Increase Proposals

Chair Ulmer confirmed the Commission will hold a public hearing regarding the proposed 4.5% rate increase at their next meeting.

Commissioner Howard reviewed the information he provided as an effort to provide a picture of how we are mooring various classes of vessels and look at our moorage rates from a stand point of fair and equitable. He thinks it's clear that a linear rate isn't fair and equitable across all classes of vessels when looking at how much area is used by various classes. He provided a spreadsheet as a laydown with a breakdown of boat classes and area used. Commissioner Stockburger provided information looking at the areas of the harbor and how much money comes in based on \$41.70 per lineal foot of the boats.

There was some general discussion about cost for maintaining areas and the overall picture of cost and benefits of the different amounts of area and it seems it would even out when you do an across the board rate.

B. Parking on the Spit
i. Parking Kiosk Product Information

The Commission discussed the kiosk information provided and question was raised whether staff had solicited other companies for information because this seems costly. Harbormaster Hawkins said they had looked at a couple others and agreed that it's worth looking into some other options. He was recently travelling and was snapping pictures of them in other places.

Suggestion was raised that they need to make the effort to get a years' worth of data of parking on the spit either through hiring temporary help to help identify how many vehicles are using the spit for parking or through aerial photography. It seems that before investing money in parking kiosks, we need to know how much we have to charge to make it worthwhile. The only information from the spit plan is that there 1023 cars parked on the day they did the count.

There was general discussion that the original intent of the paid parking wasn't to be a revenue source but as a way to help change behavior, but also that it shouldn't be costing more to enforce than the revenue itself. They have a year to continue to shop around and plan for making this improvement. They are planning to purchase one kiosk from the company included in the packet for the load launch ramp and if it is decided to get a different brand for the other kiosks, its unknown if it will cause any issue. If its decided we want something different, the contractor doing the work on the load launch ramp could be advised as such. Question was raised whether the monthly service fees could be addressed since they will be used less than half of the year. It was also noted that when they have a better idea of a parking plan, they may want to consider whether to put it out to RFP for someone else to manage.

HOWARD/ZIMMERMAN MOVED TO DIRECT STAFF TO INVESTIGATE HAVING AERIAL PHOTOGRAPHY TAKEN OF THE PARKING AREAS PERIODICALLY THROUGH THE SUMMER SO WE CAN DO AUTOMOBILE COUNTS FROM THE AERIAL PHOTOGRAPHS.

Commissioner Howard suggested weekly photos from June to August will be a reasonable way to get access to the data they need so they generally know how many cars are using the areas.

There was discussion whether the parking enforcement officer could do counts and it was explained that he is fully tasked with his regular duties.

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HOWARD/HARTLEY MOVED TO AMEND HIS MOTION TO INCLUDE POSTPONING ACTION ON THE KIOSKS UNTIL WE RECEIVE ADDITIONAL INFORMATION.

There was discussion confirming that they want additional information about how much parking is occurring on the spit throughout the summer. Then they will give further consideration to the kiosk proposal.

VOTE: (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VOTE: (main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Discussion ensued regarding the \$8860 in citation fees collected by the city. It was suggested they request 9% of the fee back to pay the guy who writes the citations, since we are allowing them to generate the income by writing the ticket.

ZIMMERMAN/HARTLEY MOVED TO ASK COUNCIL TO ALLOW US TO COLLECT THE 9% ADMINISTRATION FEE ON THE MONEY THEY COLLECT FROM THE CITATIONS THAT ARE ISSUED BY THE HARBOR ENFORCEMENT OFFICER.

There was discussion about the process for issuing citations. Harbormaster Hawkins noted that the staff members who issue citations are sworn in under the Police Department's authority and isn't sure of the legalities of handling citations in house.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- C. RV's on the Spit
 - i. Memo to Port & Harbor Commission from Planning Department Re: RV's in the Marine Commercial and Marine Industrial Districts dated February 20, 2015

Harbormaster Hawkins reviewed that this came up because of lessee violations having RV's on the spit throughout the year. He also reviewed that the 7 day parking rule conflicts with the parks rule that winter camping area is designated in the area northwest of the Seafarer's Memorial.

It was suggested that staff propose some amended code language for the Commission to consider and make recommendation on. Harbormaster Hawkins said he would work with Planning to try to revise this and bring it back at a later date for further consideration.

NEW BUSINESS

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. Resolution 15-018: Requesting Kenai Peninsula Borough Transfer Fisheries Business Tax to Port and Harbor Enterprise Fund
- G. Ordinance 15-06: Budget Amendment for City's Matching Grant Requirement for Deep Water Dock Expansion Feasibility Study
- H. Memo to City Council & City Manager from Port & Harbor Dept. Re: Marine Trades Promotional Video RFP Results dated April 7, 2015
- I. Resolution 15-024(A): Awarding the Contract for the Production of a Marine Trades Promotional Video
- J. Lease Expiration Calendar as of 3/23/15
- K. 2015 Council Meeting Attendance

There was brief discussion of the stall wait list related to 40 foot vessels parked in transient areas. The numbers on the wait list increased when they increased the number of slips.

COMMENTS OF THE AUDIENCE

None

COMMENTS OF THE CITY STAFF

Harbormaster Hawkins commented about his visits to other harbors during his recent travels. He will prepare a memo to address some of the high points of the training he attended.

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

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMISSION

Commissioner Carroll said it feels good to make some progress.

Commissioner Zimmerman noted a comment from the open house that instead of reserves we should bond because why should the people who have already paid for the harbor now pay for the future harbor too. He doesn't know that he totally agrees with it but it's an interesting thought.

Chair Ulmer pointed out we are benefiting from the good work of past users and Commissioners.

Commissioners Howard, Hartley and Stockburger had no comments.

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ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:52 p.m. The next regular meeting is scheduled for Wednesday, May 27, 2015 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved:_____