

PORT AND HARBOR ADVISORY COMMISSION

Regular Meeting

Wednesday,
April 22, 2015



6:00 P.M.
City Hall Council Chambers
491 E. Pioneer Ave.
Homer, AK 99603



Port & Harbor Advisory Commission
Open House on Harbor Moorage Rate Increase
Proposal

Wednesday, April 22, 2015

4:30 p.m. to 5:45 p.m.
(Commission Meeting will follow at 6 p.m.)

City Hall Cowles Council Chambers
491 E. Pioneer Avenue
Homer, Alaska



**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA** **Page 5**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
 - A. March 25, 2015 Regular Meeting Minutes **Page 7**
- 6. VISITORS/PRESENTATIONS (10 minutes each)**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
 - A. Port and Harbor Director's Report for April 2015 **Page 13**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. Harbor Rate Increase Proposals-Update on Northern Economics Quote Request **Page 15**
 - i. 4.5% Moorage Rate Increase: 10-year Breakdown with/without Additional Revenue
 - ii. Drawing from Commissioner Howard submitted April 2015 **Page 17**
 - B. Parking on the Spit
 - i. Memo from Port Director/Harbormaster Re: Parking Kiosks & Parking Operating Expenses dated April 15, 2015 **Page 19**
 - 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 **Page 23**
- 10. NEW BUSINESS**
- 11. INFORMATIONAL ITEMS**
 - A. Monthly Statistical & Performance Report **Page 27**
 - B. Weekly Crane and Ice Report **Page 29**
 - C. Deep Water Dock Report **Page 31**
 - D. Pioneer Dock Report & Ferry Landings Report **Page 33**
 - E. Water Usage Report **Page 35**
 - F. Resolution 15-018: Requesting Kenai Peninsula Borough Transfer Fisheries Business Tax to Port and Harbor Enterprise Fund **Page 37**
 - G. Ordinance 15-06: Budget Amendment for City's Matching Grant Requirement for Deep Water Dock Expansion Feasibility Study **Page 39**
 - H. Memo to City Council & City Manager from Port & Harbor Dept. Re: Marine Trades Promotional Video RFP Results dated April 7, 2015 **Page 41**
 - I. Resolution 15-024(A): Awarding the Contract for the Production of a Marine Trades Promotional Video **Page 43**
 - J. Lease Expiration Calendar as of 3/23/15 **Page 45**
 - K. 2015 Council Meeting Attendance **Page 47**

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, MAY 27, 2015 at 6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.

Session 15-04, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on March 25, 2015 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: HARBORMASTER HAWKINS
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF THE AGENDA

STOCKBURGER/HARTLEY MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

Bumppo Bremicker, city resident, commented about his attempt to park a boat out on the spit to try to sell it. He saw new signs about seven day parking unless you have a permit. He asked about a permit and was told he couldn't park the boat there. He supports the idea of having a place for people to sell boats on the spit and paying a fee to park, and suggested they address a spot when considering the Land Allocation Plan.

Harbormaster Hawkins noted there are places in town where people can park a boat to sell it and that the ground where Mr. Bremicker parked his boat is marked for the new restroom, so there will be less space available there soon.

RECONSIDERATION

APPROVAL OF MINUTES

A. February 25, 2015 Special Meeting Minutes

ZIMMERMAN/STOCKBURGER MOVED TO APPROVE THE MINUTES

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS

A. Carey Meyer, Public Works Director – Seafarer’s Memorial Parking Lot Improvements

Public Works Director Meyer reviewed the updated plans, specifically the rip rap along the toe of the slope on the parking lot, open space, and using dry wells for storm drainage.

B. Rachel Lord, Cook Inletkeeper, Alaska ADV Task Force Update

Rachel Lord, the Clean Water Program Director for Cook Inletkeeper, acknowledged the Harbormaster’s ADV Task Force update memo in the packet. She updated the Commission on the current certifications in the Alaska Clean Harbors Program, and also ones that are pending and those interested in the process. She also updated them on the Cook Inletkeeper’s Clean Boating Program showing them posters, flyers, other products, and explained efforts to inform boat owners on what to do with oily bilge water.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

A. Port and Harbor Director’s Report for March 2015

In response to questions on the staff report Harbormaster Hawkins explained that the issue with the tower at the Bob’s Trophy Charter building is still ongoing and will have to be resolved prior to finalizing the new lease; also that the staff will begin moving into the new Harbormaster building at the end of April and anticipate a ribbon cutting the first part of June. Lastly he commented about the successful Winter King Salmon Tournament.

PUBLIC HEARING

PENDING BUSINESS

A. Harbor Rate Increase Proposals

- i. Email from Mike Fisher, Northern Economics Re: Scope of Work & Quote Request dated February 19, 2015

Harbormaster Hawkins reviewed the revenue goal calculations provided in the packet.

In response to comments about other revenues, Harbormaster Hawkins reviewed that since the additional revenues talk started they addressed a head tax for passenger vessels and the chamber filled up with charter boat people, so we didn’t do that. We talked about rate increases for moorage by a square foot rate model and filled the chamber with those directly affected and so we didn’t do that either. Then we talked about the City giving back some sales tax they collect, which hasn’t gone anywhere. Now we are talking about fish tax to get money back from the Borough, and we’ll see where that goes.

There was brief discussion that revenue from spit wide paid parking, might generate as much as the fish tax we may, or may not, get from the Borough. It also spreads the cost out among all the users, rather than just boat owners.

There was also discussion reiterating opinions from meetings past about the sales tax generated by the harbor businesses and that it should come back to the enterprise fund.

They reviewed the moorage increase a few years back to raise funds to pay back the bonds over the next 20 years for the most recent harbor improvements.

ZIMMERMAN/CARROLL MOVED TO PROPOSE A 2% RATE INCREASE EFFECTIVE OCTOBER FOR DISCUSSION AT AN OPEN HOUSE AND PUBLIC HEARING.

There was discussion confirming the intent is a 2% increase in addition to the annual CPI increase and the goal to have the increase for moorage due in October.

There was discussion and consensus to holding an Open House before the April 22nd meeting, with an opportunity to discuss it further at the regular meeting, and then hold a public hearing on May 27th before sending a recommendation to Council.

It was also noted that this would be a start in the effort to get some more money in the reserves while they wait for a determination on the fish tax, and consider parking and sales tax.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner Zimmerman was excused from the meeting at 6:30 p.m. He commented that he supports kiosks for parking before he left the table.

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

Harbormaster Hawkins reviewed the parking kiosk information included in the packet.

There was discussion that this initial proposal would replace the iron rangers that are currently use to collect parking fees above ramps one through four. The iron rangers serve their purpose but aren't the most efficient option in terms of staff time and cost to process payments and enforce violations. There is a bigger idea brewing about fee parking spit wide which would require more than four and would take more discussion to establish what the parking scenario would look like and how many more kiosks would be needed.

The Commission also touched on the concept of improving the gravel areas with paving or other options like a product called Rhino Snot and the need to have a fee for parking for boat trailers.

STOCKBURGER/DONICH MOVED TO HAVE PORT AND HARBOR STAFF CONTINUE LOOKING INTO THE COST INVOLVED FOR PARKING KIOSKS, HOW TO PAY FOR THEM, WHERE THEY WOULD GO, AND AN ADDITIONAL KIOSK FOR TRAILER PARKING.

There was brief discussion requesting that the information from staff include the cost of operating parking. It was noted that when the Commission looks at a plan for fee parking spit wide, they can consider whether to put out an RFP for a company to come in and facilitate the parking service rather than the harbor staff managing it. It is too late to incorporate spit wide parking for this season, but the commission can begin work on it once they start wrapping up their work on the harbor rates.

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

The Commission agreed to bring this back on another agenda. Harbormaster Hawkins noted the points to consider are RV's parked illegally on leased property and the conflict between the codes that says winter parking is allowed at the Seafarer's Memorial, which is in direct conflict with the seven day parking signage.

NEW BUSINESS

- A. Land Allocation Plan
 - i. Memo from Deputy City Planner and attachments

There was brief discussion of the public comment regarding a place to park and sell boats. Harbormaster Hawkins commented that the used equipment corner has been a continual challenge for staff. The group talked about it last year and decided that something needed to be done because that is a parking area for a large float system, so there is signage that boats can't be parked there at all. The trail is now there occupying more of the space, there is a little park, and soon a restroom will be built there. The Commissioners did not support making a recommendation to offer a space for parking boats or other equipment for sale. There are places in town to accommodate people who want to park and sell.

Harbormaster Hawkins reviewed and discussed the harbor properties with the Commission.

STOCKBURGER/HARTLEY MOVED TO ELIMINATE SHORT TERM LEASES PAGE A-5, PARCEL 181-033-24.

There was brief discussion of the development taking place in the area and it was overlooked to eliminate it in last year's review.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

They discussed the present harbormaster building lots on page D-20 and Harbormaster Hawkins explained that an invitation to bid will be going out to have the building tested for hazardous materials, a step that has to be taken before it can be demolished or removed. The area will be used for parking and restrooms until it is decided to make it available for another use.

STOCKBURGER/HARTLEY MOVED TO CHANGE THE ALLOCATION ON THE OLD HARBORMASTER OFFICE TO DELETE HARBORMASTER OFFICE AND JUST MAKE IT PARKING AND RESTROOMS ON PAGE 91.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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 from Port Director Re: Alaska ADV Task Force Meeting
- G. 2015 Council Meeting Attendance

Harbormaster Hawkins noted that the water will be turned on in May.

COMMENTS OF THE AUDIENCE

None

COMMENTS OF THE CITY STAFF

None

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

COMMENTS OF THE CHAIR

Chair Ulmer commended the group for their work.

COMMENTS OF THE COMMISSION

Commissioner Carroll confirmed the schedule for the open house on April 22nd regarding harbor rates.

Commissioner Donich asked if there was anything specific for him to address at the Council meeting. It was suggested he could announce the open house.

Commissioner Hartley and Stockburger had no comments.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:30 p.m. The next regular meeting is scheduled for Wednesday, April 22, 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:_____



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Port and Harbor

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APRIL 2015 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- City's Emergency Operating Center Drill
- Department Head Staff Meeting
- IT Staff & Sugar CRM – Requirements & Demonstration for Replacing Marina Software
- Lease Committee Meeting
- Public Works Staff & R&M Consultants – DWD Expansion Study Coordination Teleconference
- Public Works Staff – New Harbor Office Pre Move-in Coordination
- Safe Harbor Committee – Anchorage Meeting with Alaska LNG, USCG, AcuTech, & Nuka Research
- Jeff White, Alaska Dept. of Commerce – Economic Development for Homer
- Public Works Staff & Contractors – New Harbor Office Fire Alarm Training
- Homer Marine Trades Association – Marine Trades Video RFP Review
- USCG – Final Facility Security Plan Revisions Review & 5-year Approval

Admin staff has been focused on the move to the new Harbor Office, including ordering/storing new furniture, changing forms/maps to reflect the new location, and ensuring the new layout meets staff's needs. Stall Wait List renewals have been mailed out and are due by May 1st. The seasonal 20' reserved stall program will also begin May 1st; notices for assignments and payment have been sent out to participants already on the 20' stall wait list.

The lessee of Lot 19, also known as the Harbor Grill, has submitted to the Lease Committee a proposal for a new long-term lease without it going out to RFP. Their lease expires February 1, 2016 with no options remaining. The Lease Committee and City Manager's Office is in the review process; the next step will be for the Port and Harbor Commission to review the proposal either during a special meeting or at their next regular meeting.

2. Operations

The Homer Winter King Salmon Tournament took place March 21st. Occupancy in the small boat harbor spiked over the weekend from 390 boats to 570 boats. Staff dedicated approximately 24 hours to tournament-related support. The Port and Harbor donated approximately \$5,600 in free moorage associated with the "one free night moorage coupon" and received approximately \$4,000 in moorage revenue from additional "shoulder" days. There was one boat tow associated with the tournament and no EMS responses.

Operations and Maintenance staff continue to work closely with Harris Sand & Gravel on the in-water harbor construction projects. Float systems HH, JJ, and AAA floats have been reconstructed. Water and electrical utilities are currently being installed.

Landings at all harbor facilities included the following vessels: Kennicott, Bob Franco, Pacific Wolf & DBL55, Sovereign, Nunaniq, Perseverance, Endeavor, Gretchen H & Barge Seabeck, Endurance, Akemi, Helenka B, Polar Bear, and Deannie R.

Other notable events:

- The Port of Homer facilitated the SERVS Alyeska oil spill response drills April 6 – 10th. The drills involved approximately 60 commercial fishing vessels and their crew.
- Fee collection at the Load and Launch Ramp began April 1st.
- The Winter Metered Power Program ended on April 15th. Approximately 55 vessels participated in the program this winter.
- Port Operations and Maintenance collaborated with Public Works to grade the western half of the 30 acres parking lot and to fill a sinkhole that developed at the entrance of the Deep Water Dock.
- Harbor Officers completed the refurbishment of four sets of drawers and a conference table that will be repurposed in the new Harbor Office.
- On March 25th a graveyard shift harbor officer prevented a 30' charter vessel from sinking in the harbor.
- On March 20th and April 3rd, Operations staff responded to two separate 20 gallon fuel spills. MSD Homer, the NRC, and ADEC were notified. One spill was unattributed. We were able to determine the responsible party in the latter.
- On two separate incidents, graveyard shift harbor officers reported suspicious prowling activity involving public restrooms and dumpsters to HPD. A crew member of a local commercial fishing vessel was identified and trespassed from the restrooms during non-business hours.
- Seasonal Harbor Assistants Matt Jasper and Patrick Ryckman have returned for another summer. Four more assistants are scheduled to begin later in May and June.

3. Ice Plant

Fish Dock staff installed a new ram on Crane 2 and has been busy keeping the peace. Ice-making activities are in full swing. Grant Wilkins, winter season temp, had his last day on April 13th. The summer season temp, Peter Alfiche, will be returning April 16th.

4. Port Maintenance

The Port and Harbor Dept. welcomes Walt Swearingen back for another summer season. He jumped right into action upon his return, when he joined the rest of Port Maintenance in a week of HAZWOPER/Spill Response training put on by SERVS/Alyeska Pipeline. The maintenance crew did two days of training and one day on the water in a simulated spill response. The crew is now busy designing and fabricating guards to protect the new water services and fire hydrants throughout the harbor. Lots of HDPE pipe cutting, welding, and installing will keep Maintenance busy for the foreseeable future.

4.5% Moorage Rate Increase

10-year Breakdown with/without Additional Revenue

Notes for Calculations:

* In 2014, City Council approved an annual CPI increase to moorage rates (*Reso 14-115*) to offset the cost of inflation. An average of the past 5 CPI rates is 2.5%.

* In their 2013 report, Northern Economics suggested a 32% moorage rate increase for the Small Boat Harbor. It was estimated the annualized cost with allocated overhead for the harbor facility is \$3,431,943.

* Actual moorage revenue: 2013: \$1,795,826; 2014: \$1,867,577; Average: \$1,831,701; Rounded to \$1,800,000

4.5% Yearly Increase <i>without</i> Additional Revenue					A minimum of \$58,000 per year in additional revenue is needed to meet the 10-year goal of \$3,500,000.
Year-Begin Revenue	2% Moorage Increase	Annual 2.5% CPI Increase		Year-End Revenue	
Year 1	\$1,800,000	\$36,000	\$45,000	\$1,881,000	
Year 2	\$1,881,000	\$37,620	\$47,025	\$1,965,645	
Year 3	\$1,965,645	\$39,313	\$49,141	\$2,054,099	
Year 4	\$2,054,099	\$41,082	\$51,352	\$2,146,533	
Year 5	\$2,146,533	\$42,931	\$53,663	\$2,243,127	
Year 6	\$2,243,127	\$44,863	\$56,078	\$2,344,068	
Year 7	\$2,344,068	\$46,881	\$58,602	\$2,449,551	
Year 8	\$2,449,551	\$48,991	\$61,239	\$2,559,781	
Year 9	\$2,559,781	\$51,196	\$63,995	\$2,674,971	
Year 10	\$2,674,971	\$53,499	\$66,874	\$2,795,345	

4.5% Yearly Increase <i>with</i> Additional Revenue				
Year-Begin Revenue	2% Moorage Increase	Addtl. Revenue	Annual 2.5% CPI Increase	Year-End Revenue
Year 1	\$1,800,000	\$36,000	\$58,000	\$1,939,000
Year 2	\$1,939,000	\$38,780	\$58,000	\$2,084,255
Year 3	\$2,084,255	\$41,685	\$58,000	\$2,236,046
Year 4	\$2,236,046	\$44,721	\$58,000	\$2,394,669
Year 5	\$2,394,669	\$47,893	\$58,000	\$2,560,429
Year 6	\$2,560,429	\$51,209	\$58,000	\$2,733,648
Year 7	\$2,733,648	\$54,673	\$58,000	\$2,914,662
Year 8	\$2,914,662	\$58,293	\$58,000	\$3,103,822
Year 9	\$3,103,822	\$62,076	\$58,000	\$3,301,494
Year 10	\$3,301,494	\$66,030	\$58,000	\$3,508,061

Revenue Goal:

* To spread rate increases over a 10 year period.

* To have the final, 10-year revenue total/exceed \$3,500,000; this ensures coverage of the small boat harbor's annualized cost with allocated overhead.

* To ensure additional revenue sources contribute to lowering overall costs; therefore less moorage increases to all harbor users.

* To find a rate structure that spreads moorage costs to all harbor users in a **fair and equitable** manner.

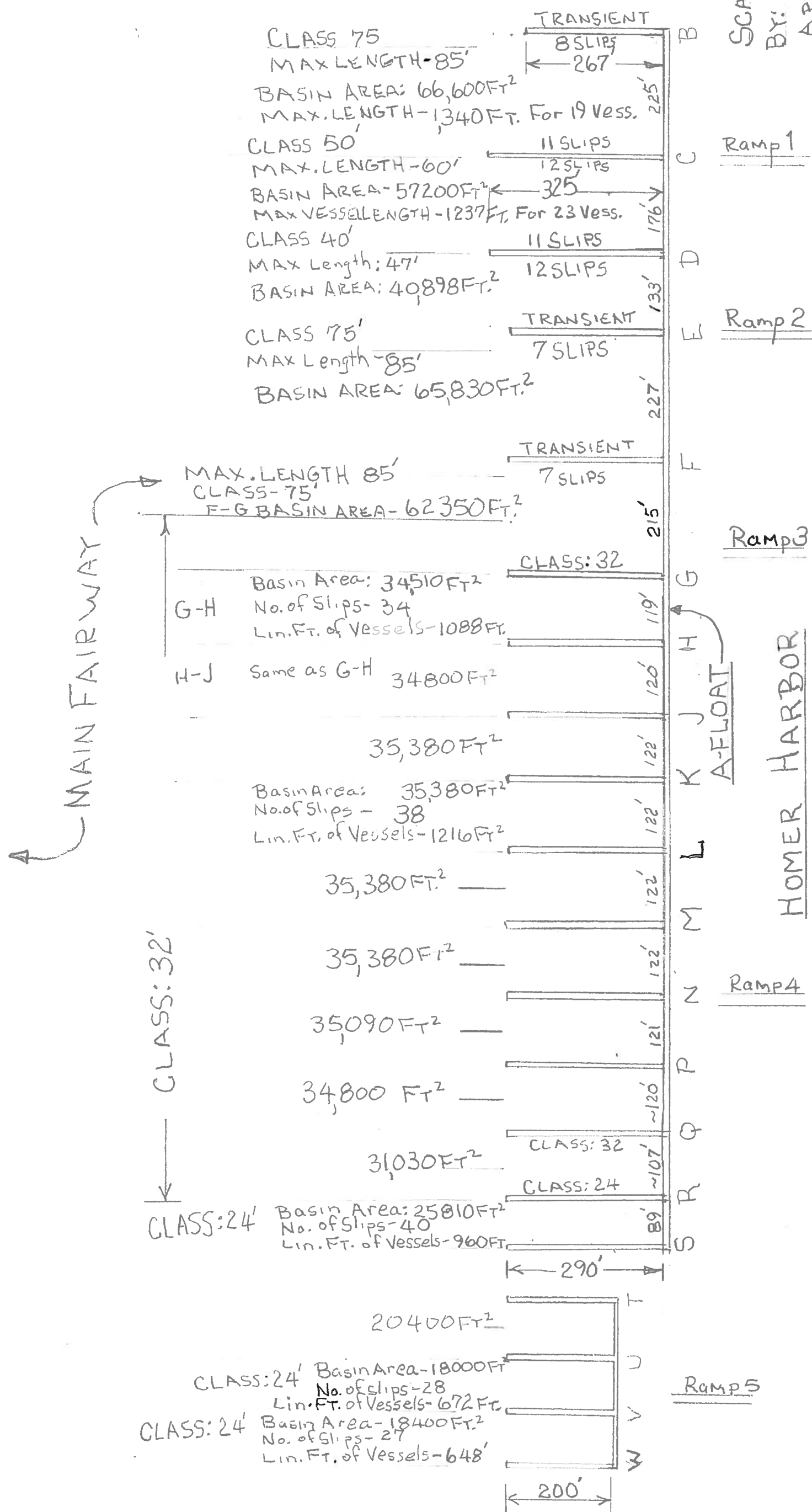
* To keep staff in mind when choosing a rate structure in regards to billing and ease of customer service.

FISH DOCK

SCALE: 1"=200'

BY: BOB HOWARD

APRIL 2015





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Port and Harbor

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Memorandum

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: APRIL 15, 2015
SUBJECT: PARKING KIOSKS & PARKING OPERATING EXPENSES

At the last Port and Harbor Advisory Commission meeting on March 25, 2015, the commission made a motion requesting staff to continue looking into the cost involved for parking kiosks, how to pay for them, where they would go, and an additional kiosk for trailer parking. There was further discussion that the information includes operation costs for parking, such as enforcement.

Parking Kiosks

Staff has received a quote from VenTek International for five kiosks. The quote includes the kiosk that would be located at the Load and Launch Ramp, the purpose being to share installation, training, and shipping costs for all purchased equipment. In regards to initial set-up costs of \$5,854 (i.e. – installation and shipping), staff is currently looking into the possibility of funding those expenses using Load and Launch Renovation project monies since VenTek was already contracted to install the Load and Launch kiosk and could install the parking kiosks at the same time. The equipment cost for the four kiosks at Ramp 1 – 4 parking lots is \$59,180. This expense would exceed the regular parking operation budget, but a recommendation could be made to City Council requesting monies from the general fund for the initial equipment purchase.

Commissioners interested in calculating the costs for additional parking kiosks for other Spit parking lots can use the following: cost per kiosk equipment (one-time purchase cost): \$14,795; annual fee per kiosk: \$540.

Parking Operation Costs

According to the Port and Harbor's EOY 2014 budget, **actual parking revenue was \$35,384.37**. This amount does not include paid citations, which are collected at City Hall and go into the City's General Fund. Expenses, however, can be difficult to track as they are not a set line item in the budget. Operation activity is estimated at 1,160 labor hours annually. The five month seasonal parking enforcement position is 800 labor hours and Port and Harbor operation staff labor hours is estimated at 360. Tasks for parking include:

- Enforcement, i.e. – warnings and citations
- Parking fee envelope collection and fee pay verification
- Abandoned equipment and boat trailer impounds
- Parking policy and public awareness
- Parking lot signage: organization and delineation
- Policy disputes, i.e. – citation reversals, court appearances

Administrative activity is estimated at 250 admin hours annually, not including time dedicated by the Port Director/Harbormaster. Admin tasks for parking include:

- Parking permit sales
- Parking policy and public awareness
- Impound releasing process: paperwork, payment, notice for release
- Parking envelope fee accounting and deposits
- Parking statistics
- Administrative support for the Parking Enforcement Officer
- Product research and procurement

Operation equipment expenses for parking enforcement include:

- Parking enforcement vehicle
- Fuel and maintenance
- Radio and cell phones
- Clothing/uniform
- Parking fee envelopes and passes
- Parking signage and installation

Staff would like to reiterate that parking expenses are not broken down in individual budget line items. Expenses related to parking are absorbed into a multitude of different GL accounts, ranging from admin printing, employee salaries, vehicle maintenance, etc. To provide a comparable amount, staff has calculated the following expense estimates:

Parking Enforcement Seasonal Position:	\$20,000
Harbor Officer Labor Hours:	\$12,960
Admin Labor Hours:	\$7,000
Equipment Expense:	<u>\$10,000</u>

<u>Total Parking Expenses:</u>	<u>\$49,960</u>
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The amount of time dedicated and spent to collecting parking fee dollars, is an inefficient source of revenue (and a public relations nightmare). The Commission can expect that with policy changes to implement parking Spit-wide for the sake of additional revenue, there will be a significant increase to expenses as well. Signage purchased last year during the new Spit Trail construction estimated at \$20,000 alone. Similar costs were expended at the time parking policies were revised in 2011.

Recommendation

Staff requests the commission review the attached information on parking kiosks and provide a motion directing staff on how to proceed.

Attached: VenTek International Quote dated March 20, 2015

Automated Revenue Collection & Management

Port of Homer Alaska

Rachel Tussey 907-325-3160

4350 Homer Spit Rd., Homer AK 99603

RELEASE DATE:

3/20/2015

Thank you for Choosing VenTek

Quote Valid for 90 days

Automated Revenue Collection Equipment		QTY/UNITS	SUB QTY	Price	Total
E1	venSTATIONgc - Pay and Display - Includes 1 year Warranty Power Configuration: Solar Payment Mode: Credit Card Bill Acceptance Change Dispensing \$.25 Hopper Connectivity: Cellular	5	1	\$14,795.00	\$73,975.00
TOTAL EQUIPMENT PRICING				\$14,795.00	\$73,975.00

Installation, Training and Shipping					
I1	Installation & Training -	1		\$3,854.00	\$3,854.00
SH1	Shipping Estimate - Actual costs will be billed upon shipment	5		\$400.00	\$2,000.00
SH2	Inside Delivery or Lift Gate - \$130 each	Lot		\$130.00	
INSTALLATION, SHIPPING AND TRAINING					\$5,854.00

Annual Recurring Software Fees - Cloud Based System Management, Data Storage and Connectivity					
ARS1	venVUE System Management Software / Annual Subscription Per System (Primary User)	1	1	\$495	\$495
ARS2	venVUE System Management Software / Annual Subscription Per System (Secondary Users)	0	1	\$295	\$0
ARS3	VenSTATION Data Hosting Service / Annualized monthly fee - Per Meter	5	12	\$45	\$2,700
ARS4	CDMA Cellular Connectivity Service / Annualized monthly fee - Per Meter	5	12	\$45	\$2,700
Payment Gateway - PCI Compliant Secure Electronic Payment Processing (2 Options - customer must choose one)					
PCI	1a) Payment Gateway (Transaction Processing) Service - Per Credit Card Transaction est. volume must be > 100,000	\$0.07 per Credit Card Transaction			
	1b) Payment Gateway (Transaction Processing) Service - Annual Flat Fee	\$1,455 Annually			
Cloud Based System Management, Data Storage and Connectivity excluding Payment Gateway Fees					\$5,895.00

venSTATION Multi-Space Meter	\$73,975.00
Installation, Training & Shipping	\$5,854.00
Annual Recurring Fees, excluding Credit Card Payment Gateway	\$5,895.00
Total Including 1st Year Software Fees	\$85,724.00

Notes:

- 1 Payment Gateway Switching Service - As a Level 1 PCI Service Provider VenTek offers a Secure Electronic gateway operating on its certified, fully-managed, Direct Transaction Processing System ("TPS"). Payment Gateway Switching Service allow VenTek's customers to establish a direct connection between the VenTek System and their Payment Card Processor. VenTek warrants that its TPS product will remain PCI-compliant for the duration of service delivery and that our pricing will be lower than comparable transaction gateway products. Includes Cyber Insurance coverage with client named as an Additional Insured.
- 1a 'Per Use' Transaction Gateway Switching Services are billed monthly in arrears. Annual transaction volume estimated @ 100,000 transactions
- 1b 'Flat Fee' Transaction Gateway Software Subscription Service is billed annually in advance.
- 2 VenVUE System Management, venSTATION Data Hosting and CDMA Cellular Connectivity are billed Annually
- 3 ADA Compliant for height, control and reach
- 4 (1) year factory warranty included
- 5 Installation Includes securing the unit to a prepared surface, connecting the existing electrical inside the unit, installing software, network programming and configuration, and installation of all parts and peripherals necessary for unit operation.
- 5a Onsite Training is conducted during and/or after installation
- 5b venVUE System Management training conducted remotely via WebEx
- 5c Installation Quote does not include Site Prep: Concrete or Conduit Work, pulling electrical or communication cables or removal of existing equipment
- 6 All funds due are in U.S. dollars. Terms Net 30 from date of delivery. 1.25% finance charge (15% per annum) applied to balances over 30 days past

OPTIONAL FEATURES, CONSUMABLES, SPARES & SERVICE

PAY STATION OPTIONAL FEATURES					
O1	Pay-by-License - Alpha Numeric Key Pad	per unit	1	\$495.00	
O2	EMV Smart Card Support	per unit	1	TBD	
O3	Light Bar	per unit	1	\$400	
O4	Custom Graphics venSTATION	per unit	1	\$630.00	
O5	Stainless Steel Cabinet - (Quantity must be over 10)	per unit	1	\$595.00	
O6	Custom Color	per unit	1	\$450.00	
O7	Custom Wrap	per unit	1	\$795.00	
O8	Braille Graphics	per unit	1	\$995.00	
O9	Pay-by-License Key Pad	per unit	1	\$495.00	
O10	Bar Code Reader	per unit	1	\$1,175.00	
O11	QR Code Reader	per unit	1	\$1,175.00	
O12	CR80 Card Dispensing	per unit	1	\$3,695.00	
O13	Sticker Dispensing	per unit	1	\$3,695.00	
O14	Audio Help	per unit	1	\$616.00	
O15	Security Cover (venSTATION)	per unit	1	\$673.00	
O18	venSTATION Overhead Sign (AC Systems only)	per unit	1	\$495.00	
S1a	venVUE System Management Software / Annual Subscription (Secondary Users)	per user	1	\$295.00	
S1b	venVUE System Management Unlimited Users Credentials	Unlimited	1	\$1,995.00	
S4	Electronic Coupon - Value Card, Coupon Code, Annual Pass - Provides discounted fees	per pay station	12	\$10.00	
S5	Remote Validation - Pay By Space	per pay station	12	\$10.00	
S6	venMOBILE Subscription Fee - Mobile Permitting	per unit	1	\$995.00	
PBS	VenPHONE - Pay-by- Smartphone - Charge to End User	per call	1	\$0.20	
PBSa	Pay-By-Phone via ParkNow, Passport Parking, PayByPhone, etc... - Charge to End User	per call	1	\$35 - \$.45	Varies by Vendor
VenMOBILE PERMITTING					
VM	venMOBILE (Samsung Smart Device & Zebra Mobile Printer) Permitting or Citation	per unit	1	\$1,995.00	
PM1a	venMOBILE Subscription Fee - Mobile Permitting	Annual Fee	1	\$995.00	
PM1b	venMOBILE Cellular Connectivity	Annual Fee	1	\$720.00	
VenMOBILE CITATION					
VM	venMOBILE (Samsung Smart Device & Zebra Mobile Printer) Permitting or Citation	per unit	1	\$1,995.00	
CP1	venMOBILE Subscription Fee - Compliance includes Violation Data and Citation Processing	Annual Fee	1	\$1,595.00	
CP1a	Violation Pay-By-Space/Pay-By-License (included in CP1)	per unit	1	\$995.00	
CP1b	Citation Processing (Included in CP1)	per unit	1	\$995.00	
CP2	venMOBILE Cellular Connectivity	per unit	12	\$60.00	
CP3	Citation Processing -Per Transaction			\$2.00 per Citation	
CP4	Citation Processing with DMV Look-up & Past Due Communication (Future Capability)			\$3.00 per Citation	
CONSUMABLES					
C1	Custom VenTek Annual Pass/Value Cards - Lot of 1000	per card	1000	\$1.40	
C2	Standard Ticket Paper Rolls (Order quantity 10+ rolls) 1" core	per roll	10	\$45.00	
C3	Custom Ticket Paper Rolls (Order quantity 30+ rolls)	per roll	30	\$65.00	
C4	Cleaner - Thermal Printer, box of 25	per cleaner	25	\$1.00	
C5	Cleaner - Credit Card Reader, box of 50	per cleaner	50	\$1.00	
C6	Bill Acceptor, box of 15	per cleaner	15	\$2.50	
C7	Canned Air	per unit	1	\$5.00	
SPARES					
SP1	Spare 40A Battery	per unit	1	\$179.00	
SP2	Spare Credit Card Reader	per unit	1	\$450.00	
SP3	Spare Bill Acceptor	per unit	1	\$956.00	
SP4	Spare Coin Acceptor	per unit	1	\$615.00	
SP5	Spare venSTATION Controller	per unit	1	\$1,775.00	
SP6	Spare venSTATION Display	per unit	1	\$755.00	
SP7	Spare Printers, Including Cable	per unit	1	\$1,495.00	
SP10	Spare keypads 1x4	per unit	1	\$134.00	
SP11	Spare keypads 3x4	per unit	1	\$180.00	
SP12	Spare Modem GSM/GPRS	per unit	1	\$522.00	
SP13	Spare Coin Locking Revenue Collection Unit	per unit	1	\$113.00	
SP13a	Spare Locking Coin Vault Metal	per unit	1	\$625.00	
SP14	Spare Bill Locking Revenue Collection Unit	per unit	1	\$211.00	
SP14a	Spare Bill Locking Revenue Collection Unit - Bill Recycler	per unit	1	\$750.00	
SP15	Spare Coin Locking Revenue Collection - 6 Coin Replenisher	per unit	1	\$143.00	
SP16	Spare Hopper \$.25 or \$1.00	per unit	1	\$1,267.00	
SP17	Recommended Spares - Configuration dependent	1 per 10	1	Quote	
SERVICES					
SW1	Standard Warranty: Free Unlimited Tech Support for 3 Months / Warranty Issues for 12 months	Incl.	incl.	incl.	incl.
EW2	Extended 1 Year Factory Warranty (Recommended for years 2+)	5	1	\$671.25	\$3,356.25
ES1	Essential Support Plan: 12 Hours of Technical Support (phone/email)	per unit	1	\$521.25	
SL1	Safety Net Loaner Plan: spares provided until part is repaired.	per pay station	1	\$547.50	
OL1	Onsite Hourly Labor Rate \$125.00/hr.	per hour		\$125.00	
AH1	After Hours Telephone Support Hourly Labor Rate \$150.00/hr. (Billed in 15 min increments)	per hour		\$150.00	



City of Homer

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TO: Port and Harbor Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
DATE: February 20, 2015
SUBJECT: Recreational Vehicles in the Marine Commercial and Marine Industrial Districts

Introduction: The purpose of this staff report is to provide insights to the use of Recreational Vehicles (RVs) in the Marine Commercial (MC) and Marine Industrial (MI) zoning districts. The report will explain:

- Lot size requirements for RV's in the MC and MI districts
- RV length of stay
- Storage
- Caretaker housing
- Compliance, violations and fines

First, the Purpose of the Marine Industrial and Marine Commercial districts:

"The purpose of the **Marine Industrial District** is primarily to provide adequate space for those water-dependent industrial uses that require direct marine access for their operation, such as fishing, fish processing, marine transportation, off-shore oil development and tourism, giving priority to those water-dependent uses over other industrial, commercial and recreational uses."

"The purpose of the **Marine Commercial District** is primarily for water-related and water-dependent uses and the business and commercial uses that serve and support them, including but not limited to fishing, marine transportation, off-shore energy development, recreation and tourism. It is recognized that unique natural features of Homer's marine environment contribute significantly to the economic and social environments; therefore, performance standards are required to minimize the impact of development on the natural features on which they depend."

Lot size: Throughout Homer at least 40,000 sf of lot area is required for an RV park. Both the Heritage RV Park and the Homer Spit Campground meet this standard. For this reason, Conditional Use Permits on lots with less than 40,000 sf have requirement for the removal of RV's. None of the lots along Fish Dock Road and Ice Dock Road meet this 40,000 sf requirement.

RV length of stay: RVs must be for seasonal use and temporary occupancy, hence the 120 days maximum stay in any 12-month period (within in a RV park) HCC 21.54.210(c). Outside of a RV Park, in Homer's residential area, a visiting RV may 'visit' for up to 90 days, HCC 21.54.320 (a). One RV may be stored on the property, HCC 21.12.020 (k).

RV long-term parking at Seafarer's Memorial: Under HCC 19.08.030 Parking or camping prohibited – Enforcement, section (d) states:

d. Camping in a closed campground is prohibited. Except in the winter the Spit camping area is designated as the parking area immediately northwest of the Mariner Memorial1 and on the same side of the Spit Road. Except when a campground is opened under a directive entered pursuant to this subsection, all City campgrounds shall be closed outside the camping season. The City Manager may, for cause, enter a written directive that one or more City campgrounds will be opened or closed up to 30 days before and 30 days after the camping season, or for any other period of time specified in the directive. As used in this subsection, "cause" includes, but is not limited to, emergencies, tourist caravans, and other tourist demand outside the camping season. [Ord. 99-18(A) § 2, 1999; Ord. 82-10 § 1, 1982; Ord. 81-1(S), 1981. Code 1967 § 5-700.2].

The older code is in need of revising as it contradicts recent parking code; HCC 10.04.100 states the Harbormaster may designate restricted parking areas in the harbor area, and shall notify the public of time limits in restricted parking areas, fees required to park in restricted parking areas, and permit requirements for parking in restricted parking areas by the placement of official traffic control devices.

Parking signage is posted in the Seafarer's Memorial parking lot restricting parking to seven days unless the vehicle has a valid parking pass. Recently, Harbor Staff has had problematic winter campers utilizing this excerpt from HCC 19.08.030(d) to justify parking in excess of seven days. Revisions to Chapter 19 would correct these conflicting code issues.

Storage: Both MC and MI district permits the storage of marine and cold storage equipment which aligns with the purpose of the MC and MI district for water-related uses.

"Marine equipment sales, rentals, service, repair and storage;"
HCC 21.28.020(b)
"Cold storage;" HCC 21.30.020.

Caretakers: Both the MC and MI districts permit a "Caretaker" provided that:

Caretaker, business owner or employee housing as an accessory use to a primary use, and limited to no more than 50 percent of the floor area of a building and for use by an occupant for more than 30 consecutive days; HCC 21.28.020(o) and HCC 21.30-020(1).

The purpose behind the "no more than 50 percent of the floor area of a building" is to keep prime shore frontage for water-dependent uses, not to be distracted with square footage devoted to housing.

In general, many of the comprehensive plan conversations revolved around not wanting to allow any more permanent residences to the spit. Regardless of the RV issues, the community wanted to discourage permanent dwelling on the spit.

Compliance, violations and fines: The City leases require that a site be in compliance with City standards; so prior to lease renewals the Planning Office works with leaseholders to aim for compliance. This typically involves:

- State Fire Marshal certification
- Anchoring fuel tanks to avoid floatation in case of a flood
- Providing visual barriers of the industrial use
- Parking, and
- Sign compliance

Some leaseholders have done major work to comply; as in moving and removing buildings, while anchoring fuel tanks is an afternoon project. A key factor is seeing the leaseholder making progress and working towards compliance. If progress stalls, violation citations are sent by certified mail. By code, violation notices must include the code citation for administering fines:

“Assess an administrative fine, not exceeding \$250.00 per day, for failure to comply with an enforcement order.” HCC 21.90.080(b)(2).

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **March 2015**

<u>Moorage Sales</u>	<u>2015</u>	<u>2014</u>	<u>Stall Wait List</u>		
Daily Transient	184	153	No. on list at Month's End	<u>2015</u>	<u>2014</u>
Monthly Transient	87	54	18' Stall	n/a	11
Semi-Annual Transient	5	3	20' Stall	20	0
Annual Transient	3	0	24' Stall	14	14
Annual Reserved	2	0	32' Stall	25	21
			40' Stall	40	30
			50' Stall	27	20
			60' Stall	4	n/a
<u>Grid Usage</u>			75' Stall	2	7
1 Unit = 1 Grid Tide Use	<u>2015</u>	<u>2014</u>	Total:	132	103
Wood Grid	4	7			
Steel Grid	0	0			
			<u>Docking & Beach/Barge Use</u>		
<u>Services & Incidents</u>	<u>2015</u>	<u>2014</u>	1 Unit = 1 or 1/2 Day Use	<u>2015</u>	<u>2014</u>
Vessels Towed	1	0	Deep Water Dock	36	32
Vessels Moved	21	3	Pioneer Dock	12	21
Vessels Pumped	3	4	Beach Landings	8	34
Vessels Sunk	0	0	Barge Ramp	8	14
Vessel Accidents	0	0			
Vessel Impounds	0	0			
Equipment Impounds	1	0	<u>Marine Repair Facility</u>	<u>2015</u>	<u>2014</u>
Vehicle Impounds	0	0	Vessels Hauled-Out	1	n/a
Property Damage	2	2	Year to Date Total	2	n/a
Pollution Incident	4	1			
Fires Reported/Assists	0	0			
EMT Assists	0	1	<u>Wharfage (in short tons)</u>		
Police Assists	2	2	In Tons, Converted from Lb./Gal.	<u>2015</u>	<u>2014</u>
Public Assists	36	24	Seafood	873	823
Thefts Reported	0	1	Cargo/Other	893	842
			Fuel	6,569	45,667
<u>Parking Passes</u>	<u>2015</u>	<u>2014</u>			
Long-term Pass	3	3	<u>Ice Sales</u>	<u>2015</u>	<u>2014</u>
Monthly Long-term Pass	0	0	For the Month of March	20	90
Seasonal Pass	0	0			
			Year to Date Total	20	90
<u>Crane Hours</u>	<u>2015</u>	<u>2014</u>	<u>Difference between</u>		
	106.6	156.2	<u>2014 YTD and 2015 YTD:</u>	70 tons less	

WEEKLY CRANE TIME / TONS OF ICE
City of Homer - Fish Dock 2015

Date From	Date To	Crane Hours (Weekly)	YTD Crane	Tons of Ice (Weekly)	YTD Ice
12/30/2013	1/4/2015	5.6	5.6	shut down for maintenance	
1/6/2014	1/11/2015	15	20.6	shut down for maintenance	
1/13/2014	1/18/2015	15.4	36	shut down for maintenance	
1/20/2014	1/25/2015	22	58	shut down for maintenance	
1/27/2014	2/1/2015	12.9	70.9	shut down for maintenance	
2/3/2014	2/8/2015	21.3	92.2	shut down for maintenance	
2/10/2014	2/15/2015	23.4	115.6	shut down for maintenance	
2/17/2014	2/22/2015	15.3	130.9	shut down for maintenance	
2/24/2014	3/1/2015	40.8	171.7	shut down for maintenance	
3/3/2014	3/8/2015	16.3	188	shut down for maintenance	
3/10/2014	3/15/2015	11.6	199.6	1	1
3/17/2014	3/22/2015	39.7	239.3	5	6
3/24/2014	3/29/2015	39	278.3	14	20
3/31/2014	4/5/2015	51.3	329.6	27	47
4/7/2014	4/12/2015	38.3	367.9	6	53
4/14/2014	4/19/2015				
4/21/2014	4/26/2015				
4/28/2014	5/3/2015				
5/5/2014	5/10/2015				
5/12/2014	5/17/2015				
5/19/2014	5/24/2015				
5/26/2014	5/31/2015				
6/2/2014	6/7/2015				
6/9/2014	6/14/2015				
6/16/2014	6/21/2015				
6/23/2014	6/28/2015				
6/30/2014	7/5/2015				
7/7/2014	7/12/2015				
7/14/2014	7/19/2015				
7/21/2014	7/26/2015				
7/28/2014	8/2/2015				
8/4/2014	8/9/2015				
8/11/2014	8/16/2015				
8/18/2014	8/23/2015				
8/25/2014	8/30/2015				
9/1/2014	9/6/2015				
9/8/2014	9/13/2015				
9/15/2014	9/20/2015				
9/22/2014	9/27/2015				
9/29/2014	10/4/2015				
10/6/2014	10/11/2015				
10/13/2014	10/18/2015				
10/20/2014	10/25/2015				
10/27/2014	11/1/2015				
11/3/2014	11/8/2015				
11/10/2014	11/15/2015				
11/17/2014	11/22/2015			shut down for maintenance	
11/24/2014	11/29/2015			shut down for maintenance	
12/1/2014	12/6/2015			shut down for maintenance	
12/8/2014	12/13/2015			shut down for maintenance	
12/15/2014	12/20/2015			shut down for maintenance	
12/22/2014	12/27/2015			shut down for maintenance	
	1/3/2016			shut down for maintenance	

Deep Water Dock 2015

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/2	Discovery INSIDE	183	0730/1800	Ocean Marine	\$253.00	na
1/7	Perseverance	189	0130/	Cispri	\$506.00	\$52.00
1/8	Perseverance	189		Cispri	\$506.00	
1/8	Discovery INSIDE	183	0830/1000	Ocean Marine	\$84.30	na
1/9	Perseverance	189	/1530	Cispri	\$506.00	
1/9	Discovery INSIDE	183	1000/1330	Ocean Marine	\$84.30	na
1/13	Discovery INSIDE	183	1230/1315	Ocean Marine	\$84.30	na
1/14	Discovery INSIDE	183	0945/1145	Ocean Marine	\$84.30	na
1/15	Discovery INSIDE	183	0900/	Ocean Marine	\$506.00	na
1/16	Discovery INSIDE	183	/1310	Ocean Marine	\$506.00	
1/16	Pacific Wolf & DBL 54	395	0815/	Kirby Offshor	\$1,206.00	\$52.00
1/17	Pacific Wolf & DBL 54	395		Kirby Offshor	\$1,206.00	
1/18	Pacific Wolf & DBL 54	395		Kirby Offshor	\$1,206.00	
1/19	Pacific Wolf & DBL 54	395	/1530	Kirby Offshor	\$1,206.00	
1/22	Discovery	183	0800/0830	Ocean Marine	\$84.30	na
1/23	Discovery	183	1030/1545	Ocean Marine	\$253.00	na
1/29	Barge 141	300	1330/1430	Cispri	\$788.00	\$52.00
1/30	Discovery INSIDE	183	0735/1315	Ocean Marine	\$253.00	na
2/5	Tustumena	296	0740/1150	St of AK	\$788.00	\$52.00
2/5	Tustumena	296	1630/2130	St of AK	\$788.00	\$52.00
2/5	Discovery INSIDE	183	0750/0840	Ocean Marine	\$84.33	n/a
2/6	Discovery	183	1200/1430	Ocean Marine	\$506.00	\$52.00
2/8	Tustumena	296	1415/1715	St of AK	\$788.00	\$52.00
2/8	Tustumena	296	2100/2330	St of AK	\$788.00	\$52.00
2/10	Tustumena	296	1100/1500	St of AK	\$788.00	\$52.00
2/10	Tustumena	296	2100/2330	St of AK	\$788.00	\$52.00
2/12	Pacific Wolf & DBL 54	395	0015/	Kirby Offshor	\$1,206.00	\$52.00
2/13	Pacific Wolf & DBL 54	395	/1600	Kirby Offshor	\$1,206.00	\$52.00
2/13	Discovery INSIDE	183	0750/1430	Ocean Marine	\$253.00	n/a
2/15	Tustumena	296	1900/2245	St of AK	\$788.00	\$52.00
2/18	Pacific Wolf & DBL 54	395	0735/1215	Kirby Offshor	\$1,206.00	\$52.00
2/19	Discovery INSIDE	183	0800/0930	Ocean Marine	\$84.33	n/a
2/20	Discovery	183	0835/1130	Ocean Marine	\$506.00	\$52.00
2/25	Endeavor INSIDE	181	0700/	CISPRI	\$506.00	n/a
2/26	Endeavor INSIDE	181		CISPRI	\$506.00	n/a
2/26	Guardian	99	1000/1600	Gordon Giles	\$338.00	\$52.00
2/27	Perseverance	207		Cispri	\$788.00	\$52.00
2/27	Endeavor	181		Cispri	\$506.00	
2/27	Discovery	183	0745/1300	Ocean Marine	\$84.30	na
2/28	Perseverance	207	/0700	Cispri	\$788.00	
2/28	Endeavor INSIDE	181	/0900	Cispri	\$253.00	
3/1	Pacific Wolf & DBL 54	395	0800/1835	Kirby Offshore	\$1,206.00	\$52.00
3/5	Discovery	183	0715/0830	Ocean Marine	\$84.30	na
3/6	Discovery INSIDE	183	0730/1300	Ocean Marine	\$253.00	na
3/13	Discovery	183	0745/1245	Ocean Marine	\$253.00	na
3/16	Perseverance	207	0830/	Cispri	\$788.00	\$52.00
3/17	Perseverance	207	/0900	Cispri	\$788.00	
3/19	Discovery	183	0800/0845	Ocean Marine	\$84.30	na
3/20	Discovery	183	0820/1330	Ocean Marine	\$253.00	na
3/21	Akemi INSIDE	95	1330/1600	Akemi Group	\$56.31	na
3/25	Endeavor INSIDE	181	0800/1830	Cispri	\$253.00	na
3/26	Endeavor INSIDE	181	0750/1800	Cispri	\$253.00	na
3/27	Perseverance	207	/1500	Cispri	\$788.00	\$52.00

Deep Water Dock 2015

3/27	Perseverance	207	1715/1845	Cispri	chrg above	
3/27	Discovery INSIDE	183	0700/1430	Ocean Marine	\$253.00	na
3/27	Endeavor INSIDE	181	1445/1745	Cispri	\$84.30	na
04/16/15				Year to Date Totals:	\$29,056.67	\$1,040.00

Pioneer Dock 2015

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/9	Pacific Wolf & DBL 55	395	0745/1320	Kirby Offshor	\$1,206.00	\$52.00
1/9	Discovery	183	1340/1530	Ocean Marine	\$506.00	\$52.00
1/9	Perseverance	189	1540/1920	Cispri	\$506.00	\$52.00
1/21	Bob Franco One Day per MC	120	2100/0730	Olympic Tug	\$506.00	\$52.00
1/30	Discovery	183	1330/1630	Ocean Marine	\$506.00	\$52.00
2/11	Pacific Wolf & 55	395	0730/2315	Kirby Offshore	\$1,206.00	\$52.00
2/17	Bob Franco	120	1215/1500	Olympic Tug	\$506.00	\$52.00
2/18	Discovery	183	1250/1415	Ocean Marine	\$506.00	\$52.00
2/27	Pacific Wolf & DBL 55	395	0700/1700	Kirby Offshore	\$1,206.00	\$52.00
3/13	Discovery	183	1310/1445	Ocean Marin	\$506.00	\$52.00
3/27	Pac Wolf & DBL 55	395	1000/1600	Kirby	\$1,206.00	\$52.00
3/28	Bob Franco	120	1040/1315	Olympic Tug	\$506.00	\$52.00
3/31	Sovereign	180	1220/1330	Ocean Marin	\$506.00	\$52.00
3/31	Gretchen H/Seabeck	262	1400/1630	Boyer Towing	\$788.00	\$52.00
04/16/15				Year to Date Totals:	\$10,166.00	\$728.00

Ferry Landings 2015

	Pioneer Dock	Deep Water Dock
January	8	
February	17	7
March	7 >3/29	0
April		
May		
June		
July		
August		
September		
October		
November		
December		

Water Usage 2015

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
1/8	Tustumena	2,685,000	2,688,800	3,800	\$ 194.05	\$ 102.00	1/2	Discovery	6,807,000	6,840,000	33,000	\$ 1,280.73	\$ 102.00
2/27	Pacific Wolf	371,000	374,300	3,300	\$ 194.05	\$ 102.00	1/8	Perseverance	6,840,000	6,862,000	22,000	\$ 853.82	\$ 102.00
3/1	Tustumena	2,688,800	2,694,500	5,700	\$ 221.22	\$ 102.00	1/9	Discovery	6,862,000	6,882,000	20,000	\$ 776.20	\$ 102.00
				-			1/11	Bob Franco	6,882,000	6,884,000	2,000	\$ 194.05	\$ 102.00
				-			1/13	Discovery	6,884,000	6,917,800	33,800	\$ 1,311.78	\$ 102.00
				-			1/17	Pacific Wolf	6,917,800	6,919,000	1,200	\$ 194.05	\$ 102.00
				-			1/23	Bob Franco	6,918,750	6,921,000	2,250	\$ 194.05	\$ 102.00
				-			1/23	Discovery	6,921,000	6,949,000	28,000	\$ 1,086.68	\$ 102.00
				-			1/30	Discovery	6,948,800	6,970,000	21,200	\$ 822.77	\$ 102.00
				-			2/8	Olympic Tug	6,970,000	6,973,350	3,350	\$ 194.05	\$ 102.00
				-			2/13	Ocean Marine	6,973,000	7,037,000	64,000	\$ 2,483.84	\$ 102.00
				-			2/17	Olympic Tug	7,036,760	7,039,450	2,690	\$ 194.05	\$ 102.00
				-			2/20	Ocean Marine	7,039,000	7,058,000	19,000	\$ 737.39	\$ 102.00
				-			2/25	CISPRI	7,058,000	7,115,800	57,800	\$ 2,243.22	\$ 102.00
				-			2/27	Perseverance	7,163,000	7,191,000	28,000	\$ 1,086.68	\$ 102.00
				-			2/27	Discovery	7,115,000	7,163,000	48,000	\$ 1,862.88	\$ 102.00
							3/4	Bob Franco	7,191,000	7,194,950	3,950	\$ 194.05	\$ 102.00
							3/6	Discovery	7,194,000	7,214,000	20,000	\$ 776.20	\$ 102.00
							3/13	Bob Franco	7,213,000	7,214,000	1,000	\$ 194.05	\$ 102.00
							3/20	Discovery	7,214,000	7,267,000	53,000	\$ 2,056.93	\$ 102.00
							3/21	Bob Franco	7,267,000	7,270,500	3,500	\$ 194.05	\$ 102.00
				-							-		
Year to Date Totals:				12,800	\$ 609.32	\$ 306.00	Year to Date Totals:				467,740	\$ 18,931.52	\$ 2,142.00
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						

**CITY OF HOMER
HOMER, ALASKA**

Port & Harbor
Advisory Commission

RESOLUTION 15-018

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
REQUESTING THE KENAI PENINSULA BOROUGH TRANSFER THEIR
PORTION OF THE FISHERIES BUSINESS TAX ALLOCATED BY THE STATE
OF ALASKA TO THE PORT AND HARBOR ENTERPRISE FUND FOR THE
PURPOSE OF INCREASING AND MAINTAINING THE PORT AND HARBOR
DEPRECIATION RESERVES.

WHEREAS, Alaska Statute 29.60.450 Fisheries business tax allocation authorizes the collection of a fish landing fee in locations where fish is received and processed; and

WHEREAS, Fisheries business tax is collected at the landing-site or point-of-sale. Of the tax collected in Homer, the State retains 50% into its general fund, and allocates 25% to the city in which the resource was processed and 25% to the Borough in which that city is located; and

WHEREAS, The tax dollars collected from the fishermen at the point-of-sale are in-part a resource tax for the State and in-part a revenue tax meant to help communities directly impacted by the significant effects of fisheries business activities; and

WHEREAS, Over the last three years an average of 15,000,000 pounds of fish per year came across Homer's docks, including sable fish, halibut, salmon, and pacific cod; and

WHEREAS, The fisheries business tax collected in Homer harbor would be far better invested in the facilities that create the tax opportunity to insure the support infrastructure is maintained in perpetuity; and

WHEREAS, All sales tax revenue collected from harbor enterprise related services is allocated to the City of Homer's and Kenai Peninsula's budgets, and none of that revenue is returned to the Port and Harbor Enterprise fund; and

WHEREAS, A goal of the Harbor staff and the Port and Harbor Advisory Commission is to keep the harbor safe, structurally sound, easily accessible, and in compliance with state and federal requirements, while maintaining a rate structure that is competitive. These efforts are for the purpose of maintaining and serving Homer's large local and visiting fishing fleet, promoting sport fishing and recreational harbor use, and encouraging growth of all harbor industry; and

WHEREAS, The Harbor continually works to maintain their existing infrastructure, make necessary repairs and improvements, and has recently secured revenue bonding to make essential repairs to the floats, water and electrical systems, and the harbor fire protection system; and

WHEREAS, An additional goal is to have the capability to maintain the harbor infrastructure through state and federal funding, along with harbor reserves, rather than utilizing loans or bonding which accrue interest to be paid on monies borrowed resulting in additional cost to the harbor and it's users; and

WHEREAS, The Kenai Peninsula Borough's portion of the Fisheries business tax allocated by the state would make a significant contribution each year to the Port and Harbor Depreciation Reserves and would help ensure that the Homer Harbor can continue to grow the reserve fund to maintain current infrastructure and service the industries that play a key role in supporting the City of Homer's tax base as well as the Kenai Peninsula Borough's tax base; and

WHEREAS, The Kenai Peninsula Borough has taken similar action with granting their portion of the Cruise Ship Head Tax to the Harbor Enterprise fund; and

WHEREAS, The Homer City Council adopted Resolution 12-042 on May 14, 2012 which makes the same request from the Kenai Peninsula Borough, however it doesn't appear the Borough Assembly heard or made a recommendation to the City's request.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska requests the Kenai Peninsula Borough transfer their portion of the Fisheries business tax allocated by the State of Alaska to the Homer Harbor Enterprise for the purpose of increasing and maintaining the Port and Harbor Depreciation Reserves.

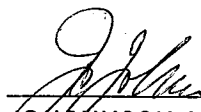
BE IT FURTHER RESOLVED that the funds be transferred on an annual basis as a "pass through" with no grant agreement or reporting requirements as no such requirements are included in the statutes governing this program or imposed upon the Borough.

PASSED AND ADOPTED by the Homer City Council this 23rd day of March, 2015.

CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:


JO JOHNSON, MMC, CITY CLERK

Fiscal Impact: Estimated revenue \$70,000

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port and Harbor Director

ORDINANCE 15-06

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY 2015 OPERATING BUDGET BY
APPROPRIATING \$179,892.97 FROM THE HARBOR RESERVE
FUND TO SATISFY THE CITY'S MATCHING GRANT REQUIREMENT
ASSOCIATED WITH THE COMPLETION OF THE DEEP WATER
DOCK EXPANSION FEASIBILITY STUDY.

WHEREAS, The Transfer of Responsibilities Agreement (TORA) between the City and
the State of Alaska provides funding for the completion of a Deep Water Dock Expansion
Feasibility Study; and

WHEREAS, The Agreement stipulates that the City's matching requirement is
\$179,892.97 (9.03%); and

WHEREAS, The Agreement stipulates that "The City's matching fund contribution shall
be one lump sum payment to ADOT/PF within 30 days of a signed PDA..."; and

WHEREAS, The City is ready to proceed with the preparation of the study utilizing
funding provided by the Agreement.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY 2015 Operating Budget by
appropriating \$179,892.97 from the Port and Harbor Reserves as a local match to the Deep
Water Dock Expansion Feasibility Study as follows:

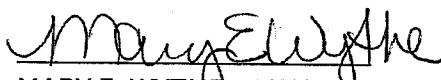
Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
415-0921	Local Match/ DWD Expansion Feasibility Study	\$179,892.97


Section 2. This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this 23rd day of March, 2015.

CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:


JO JOHNSON, MMC, CITY CLERK

AYES: 6

NOES: 0

ABSTAIN: 0

ABSENT: 0


First Reading: 3/09/15

Public Reading: 3/23/15

Second Reading: 3/23/15

Effective Date: 3/24/15

Reviewed and approved as to form:


Marvin Yoder, City Manager

Thomas F. Klinkner, City Attorney

Date: 3-25-2015

Date: _____



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

(f) 907-235-3152

Memorandum 15-049

TO: HOMER CITY COUNCIL & MARVIN YODER, CITY MANAGER
FROM: RACHEL TUSSEY, ADMINISTRATIVE SECRETARY
THROUGH: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: APRIL 7, 2015
SUBJECT: MARINE TRADES PROMOTIONAL VIDEO RFP RESULTS

The City of Homer advertised a request for proposals from qualified firms for video production services to create a short (3 to 5 minute) commercial video for promoting the Homer Marine Trades Association and Homer Port and Harbor.

The video is to focus on all marine trades-related activity currently taking place in Homer, and also highlight Homer's location/connectivity, weather advantage in Alaska, and the skillset of our residential workforce. Proposers were asked to present a themed storyboard depicting "Homer is in the Business of Boats", and include items such as: various vessel sizes and capabilities, geographic advantages, climate, diversity of workforce, what skills are available, and Homer's connectivity by land, sea, and air. The completed product will be used as a promotional tool at trade shows, posted on social media sites such as YouTube and Facebook, and for the City's web page.

The City Clerk's Office received five "responsive" proposals by qualified firms prior to the deadline of April 3 at 4:30pm. A committee was organized for the purpose of evaluating and scoring proposals, which consisted of Homer Marine Trades Association members and Port and Harbor staff. All responses were evaluated per the grading criteria laid out in the Request for Proposals.

Upon review, two firms equally scored the highest. The RFP Review Committee selected Brinster & Company of Homer, Alaska as the primary choice, and Dickerson Stills & Motion of Homer, Alaska as the runner-up. The City of Homer reserves the right to award a contract to the highest ranked firm based solely on the written proposal, whom will be invited to enter into contract negotiations with the City of Homer. If an agreement with the proposer cannot be reached, the next highest ranked proposer may be contacted for negotiations. The City of Homer reserves the right to terminate negotiations with any proposer should it be in the City of Homer's best interest.

Recommendation

Staff recommends that City Council award the Marine Trades Promotional Video contract to Brinster & Company of Homer, Alaska for a total estimated cost of \$8,905.00, not to exceed \$9,000.00, and direct staff to begin the contract negotiations. If the City upholds its right to select the runner-up in the circumstance that contract negotiations fail with the primary choice, staff further recommends that City Council recognize Dickerson Stills & Motion of Homer, Alaska may be selected for contract negotiations.

Fiscal Note

100-0112-5210 Economic Development: Professional & Special Services

HOMER, ALASKA

Port and Harbor Director

RESOLUTION 15-024(A)

A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING THE CONTRACT FOR THE PRODUCTION OF A MARINE TRADES PROMOTIONAL VIDEO TO THE FIRM OF BRINSTER & COMPANY OF HOMER, ALASKA, OR DICKERSON STILLS & MOTION OF HOMER, ALASKA, IN AN AMOUNT NOT TO EXCEED \$9,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, In accordance with the Procurement Policy, Request for Proposals were advertised on February 19 and 26, 2015 and again on March 19 and 26, 2015 in the Homer News, and posted on the Clerk's home page; and

WHEREAS, Proposals were due on April 3, 2015 and five proposals were received; and

WHEREAS, A committee comprised of Homer Marine Trades Association members and Port and Harbor staff evaluated and scored the proposals; and

WHEREAS, Upon review, two firms equally scored the highest; and

WHEREAS, The committee's primary choice was Brinster & Company of Homer, Alaska, and runner-up Dickerson Stills & Motion of Homer, Alaska; and

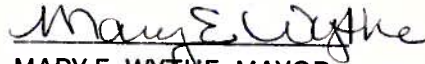
WHEREAS, Brinster & Company will be invited to enter into contract negotiations; if an agreement cannot be reached Dickerson Stills & Motion will be contacted for negotiations.

WHEREAS, This award is not final until written notification is received by Brinster & Company or alternately Dickerson Stills & Motion from the City of Homer.


NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves the contract award for the Production of a Marine Trades Promotional Video to the firm of Brinster & Company of Homer, Alaska, or Dickerson Stills & Motion of Homer, Alaska, in an amount not to exceed \$9,000 and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 13th day of April, 2015.

CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:


JO JOHNSON, MMC, CITY CLERK

Fiscal Note: \$9,000 Account No. 100-0112-5229 Economic Development Advertising

Homer Spit Lease Expiration Calendar

updated 3/23/2015

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.
1/1/2015	Alaska Scrap & Recycling	6 mo. lease expires; Paying month-to-month until final scrap haul-outs are completed summer 2015
11/30/2015	Mike Yourkowski	Lease expires; one 10 yr option
1/31/2016	USCG-Lot #10-A for Storage	Lease expires; USCG constructing new building on Lot 20 per separate lease agreement. During construction, Lot 10-A is used for equipment storage.
2/1/2016	El Pescador	Lease expires; no options remain; Lessee has submitted proposal for new long-term lease to Lease Committee & in the City's review process.
9/30/2016	USCG - Roanoke Island	Lease expires
5/1/2017	Pier One Theatre	Lease expires
12/31/2017	Fish Factory	Outfall Line Agreement 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; Council has approved of lease transfer & new lease to potential buyers
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
1/1/2025	Harbor Leasing LLC	Outfall Line Agreement Expires
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

2015 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 12, 26	<u>Zimmerman</u>
February 9, 23	<u>Stockburger</u>
March 9, 23	<u>Hartley</u>
April 13, 27	<u>Donich</u>
May 11, 26 (Tuesday)	<u>Carroll</u>
June 8, 22	<u>Ulmer</u>
July 13, 27	<u>Howard</u>
August 10, 24	<u>Ulmer</u>
September 14, 28	<u>Hartley</u>
October 12, 26	<u>Zimmerman</u>
November 9, 23	<u>Donich</u>
December 14	<u>Stockburger</u>

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.

