

Session 17-01, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Vice Chair Zimmerman at 5:00 p.m. on January 25, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, HARTLEY, STOCKBURGER, ZEISET, ZIMMERMAN

ABSENT: ULMER, DONICH (both excused)

STAFF: DEPUTY HARBORMASTER CLARKE
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF THE AGENDA

Vice Chair Zimmerman asked for a motion to approve the agenda.

HARTLEY/CARROLL SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. December 7, 2016 Regular Meeting Minutes and January 4, 2017 Special Meeting Minutes

Vice Chair Zimmerman asked for a motion to approve the minutes.

Commissioner Carroll noted corrections on the January 4, 2017 special meeting minutes under Comments of the City Staff that Tutka Bay should be Cook Inlet Aquaculture, set pins should be set pens, and under his own comments following, to correct that he is in favor and remove not.

HARTLEY/ZEISET MOVED TO APPROVE THE MINUTES INCLUDING THE AMENDMENTS.

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 January 2017

Deputy Harbormaster Clarke reviewed the staff report. In response to questions he reviewed the schedule for the high mast light RFP.

Commissioner Carroll commented this winter has been a good illustration of having the team out there trained for fire suppression and the ETT training. He commended the harbor staff for their work.

PUBLIC HEARING

PENDING BUSINESS

A. Fish Pump RFP

a. Draft Request for Proposals for the Operation of Fish Pumps on City Dock

Commissioner Carroll expressed concern that they avoid getting into another situation like the last 20 years. The typical person who is going to pay for dock space to have a fish pumping facility isn't going to have a high priority of pumping other peoples fish. He has had second thoughts about the whole idea and thinks it would be better to look at a fee for use of power for and leave it open for portable equipment.

The Commission discussed the notion of tenders using portable fish pumps on the docks and the process for pumping fish, dewatering, and so on. It was pointed out that the smaller drift boats do not use fish pumps.

Deputy Harbormaster Clarke commented the idea of portable fish pumps has been proposed in the past but it isn't a workable situation in maneuvering around the dock, which is why they are considering this RFP.

Discussion ensued regarding how to keep the tenders moving through the fish pumping areas on a first come first serve basis. There was concern about whoever has the lease with the fish pump could have an expectation they have priority to access the pumping location. There will also be availability for unloading with brailer bags and cranes. Recommendation was made that the RFP include language clarifying that says the dock will continue to be available on a first come first serve basis, no matter the outcome of the RFP. It was also recommended that the statement "No one entity may own or control both locations" be reworded so as not to suggest that anyone owns or controls a location.

Deputy Harbormaster Clarke commented that during the peak time, particularly in the pink season when bulk fish offloads are occurring, they would need to consider the exclusive area and access for the the lessees of the pump locations and honor their ability to utilize the pumps to offload tenders. He encouraged them to consider that in the peak time you wouldn't want to force them out with some other offload or activity that would obstruct their ability to utilize their pumps.

Vice Chair Zimmerman questioned what happens then if there is a line of boats offloading halibut. They can't be told to stop offloading and move, and you can't hold an empty spot on the dock until the tender comes in.

Deputy Harbormaster Clarke agreed it can get to that point when dealing with the space given. He explained that communication between buyers goes a long way. When the buyers are working with one another they realize what boats are inbound and what schedules they are looking at. It has worked in the past with the handful of fish dock use permits and buyers making it work with the 345 feet of dock space, eight cranes, ice shoot that are available. It seems that most of the salmon deliveries happen in the evening when the small boats come in. Halibut is a daytime delivery operation and rarely do they extend into the evening. The tender activity is typically later in the evening, especially in July when they are running around the clock for salmon offloads.

Other discussion points regarding the RFP included:

- Wording so the the applicant can apply for one end of the dock or the other, or state first and second choice in their proposal.
- Offloading solutions like a private entity leasing and providing labor for fish pumping.
- The Harbor own both pumps, hire crews, and do the job. That would keep it first come first serve and the only way to ensure no conflicts, but it's probably not the best solution.
- Leave the business hours open to allow for 24-hour availability when needed.
- Eliminate language regarding 10% of lessee's gross sales and lower than \$200 per month. That is something that they can address another time through the tariff for offload of all species equally, not just salmon at the fish pumps.
- Change - *No one entity may own or control both locations. To - No one entity may lease both locations.*
- Increase liability insurance requirement amount from \$500,000 to \$1 million.

- B. Homer Marine Repair Facility
i. Haul Out Trailer Info (*if provided by commissioners*)

There was no additional information for this topic.

NEW BUSINESS

- A. Recommendation from CityScape re: Wireless Communication Tower on Homer Spit Property

Deputy City Clerk Jacobsen advised that the recommendation from CityScape included information that isn't available for public review until after the contract award by City Council.

The Commission discussed dates and agreed to schedule a special meeting to hold an executive session on Monday, February 6, 2017 at 5:30 p.m. in the conference room. It was suggested they could have the Fish Pump RFP on that agenda as well if a revised copy is available and staff is ready to discuss it further.

INFORMATIONAL ITEMS

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
JANUARY 25, 2017

- A. Port & Harbor Monthly Statistical Report for December 2016
- B. EOY 2016 Port & Harbor Statistical Report
- C. Water/Sewer Bills Report for December 2016
- D. Crane and Ice Report
- E. Deep Water Dock Report
- F. Pioneer Dock Report
- G. Dock Water Report
- H. 2000-2016 Load & Launch Comparison
- I. EOY 2016 Fuel Wharfage Report
- J. EOY 2016 Parking Pass Statistics
- K. EOY 2016 Ramp 1-4 Parking Statistics
- L. Memorandum from Deputy City Clerk Re: Joint Worksession with Council on the Deep Water Dock Feasibility Study
- M. Commissioner Attendance at City Council Meetings

Deputy City Clerk Jacobsen advised that the worksession scheduled with City Council on February 13th has been canceled and the Commission will be notified when it's rescheduled.

COMMENTS OF THE AUDIENCE

None

COMMENTS OF CITY STAFF

None

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

COMMENTS OF THE CHAIR

Vice Chair Zimmerman had no further comments.

COMMENTS OF THE COMMISSION

Commissioner Carroll recognized the contributions of the Commissioners whose terms expire and encouraged them to re-up.

Commissioner Stockburger commented that he will not be requesting re-appointment to the commission citing personal and professional reasons. He had a goal when he came on to the commission of improving the load and launch ramp and he's glad to see that is done as well as their work on harbor rates.

There were no other Commission comments.

ADJOURN

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
JANUARY 25, 2017

There being no further business to come before the Commission the meeting adjourned at 6:49 p.m. The next regular meeting is scheduled for Wednesday, February 22, 2017 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:_____