

Session 17-04, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on March 22, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, DONICH, HARTLEY, ULMER, ZEISET, ZIMMERMAN

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF THE AGENDA

Chair Ulmer called for a motion for approval of the agenda.

CARROLL/HARTLEY SO MOVED

There was no discussion

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

RECONSIDERATION

APPROVAL OF MINUTES

A. January 25, 2017 Regular Meeting Minutes and February 6, 2017 Special Meeting Minutes

HARTLEY/ZIMMERMAN MOVED TO APPROVE THE 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 February and March 2017
 - i. AAHPA Letter Re: Meeting Talking Points February 2017

Harbormaster Hawkins reviewed the staff report included in the packet. At the request of Commissioner Zimmerman he gave an update on the status of the fish pump RFP, explaining Council is having an executive session to review the proposals and there is a resolution awarding a contract to Icicle Seafoods as it was the only proposal deemed responsive by the review committee.

There was also discussion regarding the discussions in Juneau about the Homer harbor expansion and its benefits to the USCG fleet's future plans. There was some confusion in talking with the ACOE, the Delegation, and the USGG as to what needs to happen next regarding the project. Harbormaster Hawkins commented they will be reaching out to Senator Murkowski and the Coast Guard Commandant to find a solution.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Election of Chair and Vice Chair

Chair Ulmer opened the floor for nominations.

Commissioner Zimmerman nominated Chair Ulmer. No other nominations were made and Ms. Ulmer accepted the seat.

Commissioner Hartley nominated Commissioner Zimmerman as Vice Chair. No other nominations were made and Mr. Zimmerman accepted the seat.

B. 2017 Land Allocation Plan

Harbormaster Hawkins and the Commission reviewed the spit properties in the plan. They discussed some of the specific lease properties, touching on the erosion at the Sports Shed and right of way parking areas near the Yourkowski lease and the South Central Radar lease.

Harbormaster Hawkins addressed Lot 31 Homer Spit Amended on page 116, the lot they'd like to make parking improvements on near the Seafarer's Memorial. It is zoned open space recreation and he is unsure if the zoning allows for parking.

They briefly discussed proposing it be changed to marine commercial if needed in recognizing the goals of the Commission to develop it into parking.

ZIMMERMAN/ZEISET MOVED TO ASK THE PLANNING COMMISSION TO CHANGE THE ZONING ON LOT 18103401 TO ALLOW THEM TO CONTINUE WITH THE PROCESS OF PUTTING IN PARKING.

There was discussion that it shouldn't be a problem since Pier One and the fishing lagoon across the street are in an industrial zoned area being used as recreational.

VOTE: YES: DONICH, ZIMMERMAN, ULMER, ZEISET, CARROLL, HARTLEY

Motion carried.

Harbormaster Hawkins directed them to page 58, Tract A, Homer Spit No. 2 Amended. He explained this has been deeded to the city and asked the Commission request it be researched and updated to show that it's enterprise property now.

ZIMMERMAN/HARTLEY MOVED TO ASK PLANNING TO RESEARCH PARCEL 18103213 AS BELONGING TO THE CITY AND CHANGE IT IN THE PAPERWORK TO DESIGNATE AS SUCH.

There was no discussion.

VOTE: YES: ULMER, ZEISSET, ZIMMERMAN, CARROLL, HARTLEY, DONICH

Motion carried.

In response to the questions at the end of the staff report, the Commission commented they would like to review this information each year, and suggested they be provided the enterprise lands and have a short report on the other properties.

C. Homer Port & Harbor Tariff Revision

- I. Memo to Port & Harbor Advisory Commission from Port Director Re: Homer Port & Harbor Tariff Review dated March 15, 2017
- II. REVISED Terminal Tariff No. 1
- III. OLD Terminal Tariff No. 600

Harbormaster Hawkins reviewed his memo explaining the current tariff is outdated and difficult to read after many years of revisions. He also touched on the recommended changes to the fees in the draft tariff revision. He noted this will be provided again at the April meeting so they will have more time to review and discuss it.

Commissioner Zimmerman noted rule 17.01 and questioned if trades people have to have written authorization to go out and work on a vessel. Harbormaster Hawkins explained people providing services on the dock have to have terminal use permit and trades people will need authorization to go out and work. It's a matter of calling the Harbormaster's Office to let them know what's happening. The vessels are supposed to keep a list of vendors that will be coming on the facility.

There was discussion regarding TWIC cards, circumstances where the dock might be manned, and working with a terminal use agreement. Harbormaster Hawkins noted the boat yard agreement where tradesmen would sign a vendor agreement and provide appropriate insurance information once a year. Something like that might work.

They discussed the proposed graduated ice rates that offers an incentive for lower per ton cost the more ice that is purchased. There was discussion about further incentivizing by basing their ice rate on their prior year. If they bought 301-500 tons last year they would start at that same lower rate the next year. Harbormaster Hawkins commented they looked at that and it becomes a bookkeeping issue, he added that the system will automatically adjust the price as the purchaser reaches each threshold.

Other discussion points included criteria for allowing the transfer of stalls with the sale of boats, rental space for containers to use as secured storage, used oil disposal, and unattended heaters.

INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report for January 2017
- B. Port & Harbor Monthly Statistical Report for February 2017
- C. Water/Sewer Bills Report for January 2017
- D. Water/Sewer Bills Report for February 2017
- E. Crane and Ice Report
- F. Deep Water Dock Report
- G. Pioneer Dock Report
- H. Dock Water Report
- I. Commissioner Attendance at City Council Meetings

Commissioners reviewed the City Council 2017 meeting schedule and volunteered to attend as follows:

- Ulmer- March
- Hartley- April, November
- Carroll – May, October
- New Appointee – June
- Zeiset – July, August
- Zimmerman – September, December

COMMENTS OF THE AUDIENCE

None

COMMENTS OF CITY STAFF

None

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

COMMENTS OF THE CHAIR

Chair Ulmer thanked everyone for their work tonight.

COMMENTS OF THE COMMISSION

Commissioner Zeiset thanked Harbormaster Hawkins for the work on the tariff.

Commissioner Carroll said he is glad Mr. Stockburger is re-applying to the Commission.

Commissioner Donich said Mark Hottman fished with him recently and said to tell the commission hello.

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
MARCH 22, 2017

Commissioner Hartley thanked Harbormaster Hawkins for the work on the tariff.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 6:58 p.m. The next regular meeting is scheduled for Wednesday, April 26, 2017 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, MMC, DEPUTY CITY CLERK

Approved: _____