

PORT AND HARBOR ADVISORY COMMISSION

**Regular Meeting
September 27th,
2017, Wednesday
5:00p.m.**



Pictured: Concrete Pouring For Boathouse Pavilion, Maritime Maid Haul Out, New LED Lighting For High Mast Lights

City Hall Cowles Council Chambers



491 E. Pioneer Avenue

Homer, Alaska 99603

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**NOTICE OF MEETING
REGULAR MEETING AGENDA**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

4. RECONSIDERATION

5. APPROVAL OF MINUTES

- A. July 26, 2017 regular meeting minutes **PAGE 7**

6. VISITORS/PRESENTATIONS

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

- A. Port and Harbor Director's Report for August 2017 **PAGE 7**

- B. Port and Harbor Director's Report for September 2017 **PAGE 9**

8. PUBLIC HEARING

9. PENDING BUSINESS

- A. Caretaker RV's on the Spit
- I. Memo to Port & Harbor Advisory Commission from Deputy City Planner Re: RV's as Dwellings on the Spit August 17, 2017 **PAGE 17**
 - II. Planning Advisory Commission Meeting Minutes August 16, 2017 **PAGE 19**

10. NEW BUSINESS

11. INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report for July 2017 **PAGE 23**
- B. Port & Harbor Monthly Statistical Report for August 2017 **PAGE 25**
- C. Water/Sewer Bills Report for July 2017 **PAGE 27**
- D. Water/Sewer Bills Report for August 2017 **PAGE 29**
- E. Crane and Ice Report **PAGE 31**
- F. Deep Water Dock Report **PAGE 33**
- G. Pioneer Dock Report **PAGE 35**
- H. Dock Water Report **PAGE 37**
- J. Council Meeting Attendance **PAGE 39**

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, OCTOBER 25,

2017 at 5:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska



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Memorandum

TO: HAYLEY SMITH, DEPUTY CITY CLERK I
FROM: ERICA HOLLIS, PORT & HARBOR ADMINISTRATIVE SECRETARY
DATE: SEPTEMBER 20, 2017
SUBJECT: PORT & HARBOR ADVISORY COMMISSION PACKET FOR SEPTEMBER 27, 2017

Visitors

- A. None

Staff & Council Report

- A. Staff Report for August 2017
- B. Staff Report for September 2017

Pending Business

- A. Caretaker RV's on the Spit
 - I. Memo to Port & Harbor Advisory Commission from Deputy City Planner Re: RV's as Dwellings on the Spit August 17, 2017
 - II. Planning Advisory Commission Meeting Minutes August 16, 2017

New Business

- A. None

Informational Items

- A. Port & Harbor Monthly Statistical Report for July 2017
- B. Port & Harbor Monthly Statistical Report for August 2017
- C. Water/Sewer Bills Report for July 2017
- D. Water/Sewer Bills Report for August 2017
- E. Crane and Ice Report
- F. Deep Water Dock Report
- G. Pioneer Dock Report
- H. Dock Water Report

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
JULY 26, 2017

Session 17-09, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 6:00 p.m. on July 26, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ULMER, ZIMMERMAN, CARROL, DONICH, HARTLEY, STOCKBURGER,
ZEISET

ABSENT:

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
DEPUTY CITY CLERK SMITH
CITY PLANNER ABOUD

APPROVAL OF THE AGENDA

CARROLL/DONICH-MOVED TO APPROVE THE AGENDA

There was no discussion

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. May 24, 2017 Regular Meeting Minutes

HARTLEY ZIMMERMAN-MOVED TO APPROVE AS PRESENTED

There was no discussion

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion Carried.

VISITORS/PRESENTATIONS

A. Parks Art Recreation and Cultural Commissioner Deb Lowney- Garbage Cans & Uniformity

Deb Lowney, resident and Parks Art Recreation and Cultural Commissioner, talked to the commission about uniformity and the need for having lids on garbage cans around the harbor for the second time. Ms. Lowney brought her research on the cost of the lids and explained that each individual lid costs \$185.00 apiece. Ms. Lowney found 24 Port and Harbor trash cans with missing lids and 18 Parks Art Recreation and Cultural trash cans without lids. She proposed that Port and Harbor work together with Parks Art Recreation and Culture to cover these cans. Ms. Lowney explained that she has already proposed this idea to Homer Council on the Arts to fund a portion of the costs and that they thought it would be a very positive, and possible interactive project that they could do throughout the community. Ms. Lowney said that she is going to be taking this information back to the next Parks and Recreation meeting and see how they would like to proceed. She suggests that in the meantime Port and Harbor should strategically place their trash cans in high traffic areas to reduce the amount of litter around the harbor.

Commissioner Ulmer suggested that the Harbor Officers look at where the highly populated areas of the Harbor are and place the trash cans accordingly until we can find a better solution.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

A. Port and Harbor Director's Report for July 2017

Harbor Master Hawkins commented on the following

- There were several vessel tows, rescues and EMS assists
- Tustumena is scheduled to come back on the 14th of August
- First sailing of the Tustumena starts 16th of August
- 143 Ice Plant operator cards issued to date
- 27 commercial crane permit cards issued
- 65 individual crane permit cards issued
- 9,000 gallons of oil disposed of this month
- Concrete pad is getting patched and sealed
- Fenders from wood dock were repurposed to the deep water dock

The group briefly discussed the difference between our crane permit program compared to other cities throughout Alaska and about the repurposing of used clean oil back into the community.

PUBLIC HEARING

PENDING BUSINESS

A. Capital Improvement Plan

I. Memo to Port & Harbor Advisory Commission from Special Projects and Communications Coordinator RE: Selection of Top 2 Priority Projects from the 2018-2023 CIP dated July 20, 2017

The commission talked briefly about the Barge Mooring / Haul Out and the Large Vessel Plan, which were the two projects they suggested go into the Capital Improvement Plan last meeting. They also briefly discussed the Wood Grid Project and suggested that it be added onto the new projects list of the Capital Improvement Plan.

ZIMMERMAN/DONICH –MOVED TO APPROVE THE BARGE MOORING/ HAUL OUT PROJECT AND LARGE VESSEL PROJECT AS THE TWO PROJECTS TO SEND TO CITY COUNCIL FOR THE CAPITAL IMPROVEMENT PLAN

There was some discussion to follow clarifying the Barge Mooring and the Haul Out Plan as a combined project

VOTE. 6 YES DONICH, ZIMMERMAN, ULMER, ZEISET, HARTLEY, STOCKBURGER. 1 NO CARROLL. MAJORITY VOTE.

Motion Carried

STOCKBURGER/HARTLEY –MOVED TO ADD THE WOOD GRID PROJECT TO THE NEW LIST OF PROPOSED PROJECTS ON THE CAPITAL IMPROVEMENT PLAN.

There was no discussion.

VOTE. YES. NON-OBJECTION, UNANIMOUS CONSENT.

Motion Carried.

NEW BUSINESS

A. Caretakers RV's on the Spit

- I. Memo to Port & Harbor Advisory Commission from Deputy City Planner Re: RV's in the Marine District dated July 19, 2017

City Planner Rick Abboud talked to the commission about the issues of having RV's in the Marine District and explained that planning commission wants to gather everyone's input on this issue. He commented that the planning commission hasn't started the topic of RV's in the Marine District yet, but will begin to at their next meeting on August 16th and invited the Port and Harbor Commission to listen in on the meeting and possible set up a joint work session in the future. Mr. Abboud requested the general opinion of the Commission so he could get a general feel for the direction of the meeting and the direction the Planning Commission should go.

Commissioner Ulmer responded by stating her opinion is, the City Code was put in place for a reason and she is worried that they would be setting a precedence if the code is changed. Ms. Ulmer explained that there are several RV parks around this specific area that these property owners can use, if need be.

Commissioner Donich responded by saying he believes that one RV with a caretaker should be allowed. Mr. Donich stated that stealing is an issue on the Spit and around the Harbor and that Sportsman's Supply has been broken into before and he believes they should have a right to care take their store. Mr. Donich also stated that Sportsman's Supply has been leasing this property for

20 years and has been living in an RV on the lot for several years as well. He states that the guidelines and rules should have been enforced from the beginning.

There was more discussion on having one RV and one caretaker on a regulated lot.

DONICH/STOCKBURGER- MOVED TO ALLOW ONE RV ONSITE FOR A CARETAKER IN THE MARINE COMMERCIAL AND MARINE INDUSTRIAL DISTRICTS, WITH OTHER RULES BASED ON CONVERSATION FROM THE PLANNING COMMISSION.

There was some discussion to follow.

VOTE. 6 YES. ZEISET, ZIMMERMAN, STOCKBURGER, HARTLEY, DONICH, CARROLL. 1 NO. ULMER. MAJORITY VOTE.

Motion Carried.

B. Sportsman's Supply Lease

I. Memo to Port & Harbor Advisory Commission from City Manager Re: Sportsman's Supply & Rental Lease dated July 17, 2017

Harbormaster Hawkins explained that Sportsman's Supply has been leasing property from the city for the past 20 years and they would like to renew their lease for another 20 years. Mr. Hawkins explained that some issues have come up with Sportsman's being outside their property lines. His suggestion is that the city rents Sportsman's Supply more land from the right of way, so that the city can continue the lease and Sportsman's Supply can continue making money. Sportsman's Supply would also like to keep an RV on the lot, if the code is changed, as of right now this lease states that there is to be no RV on the lot unless the city code has been changed.

DONICH/STOCKBURGER—MOVED TO FORWARD THE SPORTSMAN'S SUPPLY LEASE TO CITY COUNCIL TO AUTHORISE THE CITY MANAGER TO NEGOTIATE A NEW 20 YEAR LEASE WITHOUT THE PARCEL BEING ADVERTISED THROUGH THE REQUEST FOR PROPOSAL PROCESS.

There was no discussion to follow.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion Carried.

INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report
- B. Water/Sewer Bills Report
- C. Crane and Ice Report
- D. Deep Water Dock Report

- E. Pioneer Dock Report
- F. Dock Water Report
- H. Council Meeting Attendance

Harbor Master Hawkins stated that the Port and Harbor has sold 103 seasonal passes to date. They also have hired a 2nd enforcement officer to help through the busy time of the year. They have issued 430 citations total and we currently have 199 stall wait applicants for the harbor.

Commissioner Zimmerman asked about the water pooling up in the gravel area above Ramp 3 and what we could do to fix it. Harbor Master Hawkins explained that the area Mr. Zimmerman is referring to is in the State right of way, so they would have to get an agreement with the state and then figure out how to drain the water.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Harbor Master Hawkins commented, that the caretakers RV is near and dear to him and wanted to warn the council that the more rules they put in the more difficult it will become to enforce. He thanked everyone for all of their hard work.

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

COMMENTS OF THE CHAIR

Chair Ulmer said this was a good meeting.

COMMENTS OF THE COMMISSION

Commissioner Carrol, Donich, and Hartley said that this was a good meeting.

Commissioner Zimmerman asked Harbor Master Hawkins again how many citations had been issued.

Commissioner Zeiset commented that his business on the Spit had something stolen. He stated that he has security cameras but the images were too grainy to see who had stolen the items. They printed out a picture of the person and taped it to the counter. Several days later the person who stole the items came to the store, gave everything back and paid them for all of the hardships they caused.

Commissioner Stockburger commented that he stopped by Commissioner Zeiset's store. He said having seen how open many of the stores area, he understood the reasoning for wanting a caretaker. He said that Commissioner Zeiset's story had changed his mind about the RV situation and said that maybe having a caretaker isn't such a bad idea.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:49p.m. The next regular meeting is scheduled for Wednesday, August 23, 2017 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
JULY 26, 2017

HAYLEY SMITH, DEPUTY CITY CLERK

Approved: _____



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AUGUST 2017 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- Lease Advisors – Lease Policy & Code
- HPD Dispatch – New Hire Orientation Tour
- Jenny Carroll, Special Projects & Communications Coordinator – Ramp 2 Restroom Replacement Project
- Wireless Edge Public Meeting
- Homer Marine Trades Association – Advertising & Pacific Marine Expo Planning
- USCG Captain Sean MacKenzie, CDR Stacey Mersel, & MSD Staff – New Captain of the Port & Command Greet
- PND Engineers – Proposed Changes & Additions to the Cutters Mooring Systems
- Department Head Staff Meeting
- Homer Boat Yard – Harbor Tug Haul-out
- CIHSC Harbor Safety Plan Workgroup Teleconference – Edits to the CIHSC Harbor Safety Plan
- In Demand Marine – Harbor Tug Transmission Coupling Install
- Madeline Lefton, Sen. Murkowski's Aid & City Manager – Harbor Project Review
- Ephraim Froelich, Sen. Murkowski's Aid & City Manager – Harbor Project Review
- Auction Block & Southwind – Teleconference Re: Sale of Auction Block

2. Operations

The summer recreation season in July and August brought about peak usage of the Load and Launch Ramp, fish cleaning stations, camp grounds, restaurant & retail shops, and parking lots. Harbor assistants conducted daily cleaning and sanitization of the public fish cleaning tables, transported full trailers of fish carcasses for processing at the grind shed for discharge off-shore, and frequently consolidated the refuse received in the 20, 50 gallon drum convenience trash receptacles located throughout the port facility. Parking enforcement officers maintained fluidity in the short-term parking lots through daily patrol and overlapping coverage on the weekends. 19 boat trailers were impounded due to the violation of the 7-day parking limit.

The operations staff conducted a maintenance project on the harbor tug while hauled out at the port maintenance facility. Work performed included the replacement of main engine transmission couplings, shaft seals, engine alignment, crankcase & transmission oil changes, zinc anode replacement, a new coat of bottom paint, bilge cleaning, hatch gasket replacement, and fixing cracked welds at the base of the capstan winch.

Landings at all harbor facilities included the following vessels: Pacific Wolf & DBL54, Sunset Bay, M/V Amsterdam, Bob Franco, Kennicott, Tustumena, Pacific Freedom & Kayes Point, Labrador, Woldstad, CISPRI Endeavor & Barge Responder.

Other notable events:

- Harbor officers performed 15 vessel tow/assists during the month.
- On 7/20, harbor officers responded to an EMS call involving a 70 year old woman suffering from vomiting and diarrhea.

- On 7/23, harbor officers responded to a 24' sunken pleasure craft below Ramp 5. Harbor tug hydraulics and dewatering pumps were used to raise the vessel.
- On 7/27, a vehicle drove through the parking barriers and crashed into the Cannery Row boardwalk. HPD handled the investigation.
- On 7/27, a motorhome hit the roof top of the cruise ship passenger bus stop in the Ramp 1 parking lot causing minor damage.
- On 7/28, a buoy became wedged between a piling and fender hoop causing a finger float to submerge. Two vessels were relocated until the float could be removed.
- On 7/29, a fire caused by a cigarette butt disposed of in a flower pot was reported by a retail shop on the Cannery Row.
- On 8/5, harbor officers responded to an EMS call involving a 57 year old female suffering from a dislocated hip.
- On 8/8, harbor officers responded to an EMS call involving a sick patient aboard the M/V Amsterdam.
- On 8/9, harbor officers responded to an HPD & EMS call involving a stabbing victim on Fish Dock Road and the Homer Spit.
- On 8/9, operations and maintenance staff responded to a 58 year old email suffering from a broken leg aboard a boat at the L&L ramp.
- On 8/12, a harbor officer suffered an injury to his left hand while conducting a tow/assist aboard the patrol skiff.
- On 8/14, operations and maintenance staff responded to an EMS call 70 year old male suffering from a heart attack at the fuel float. AED and CPR were implemented and the victim's hearth rhythm was re-started.

3. Ice Plant

Ice Plant has spent the past month making ice, selling it, and keeping the peace on the dock.

4. Port Maintenance

In addition to their routine PMI's, Port Maintenance:

- Met with engineers from PND, and USCG Hickory personnel regarding the proposed changes to the vessels mooring system.
- Swept the Deep Water Dock for cruise ship arrivals.
- Repaired the Ramp 1 bus stop structure and roof flashing that was damaged due to RV impact.
- Shored up the hand rails on the Ramp 1 and 2 approaches.
- Applied concrete sealer to System 2, 4 and 5.
- Replaced old corroded bolts on DD float cleats.
- Added supplemental floatation to AAA float between EE and FF.
- Responded to and assisted with two EMS calls.
- Assisted with maintenance on the Harbor Tug.
- Inspected the two Storm Scepters between Freight Dock Rd and Outer Dock Rd.
- Received the new LED high mast lights from Puffin Electric and stored in the impound yard.
- Installed mesh grating on the Lagoon fish cleaning tables, and over trench drains.
- Removed built up dirt/sand from Pioneer Dock parking area.
- Sand/gravel removal with new leaf blower.



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SEPTEMBER 2017 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- Debbie Speakman, Chamber of Commerce Director – Networking to Promote Homer's Port & Harbor
- Kevin Hogan, Auction Block – Finalize Sale of Auction Block & Close Accounts with City
- States Organization for Boating Access (SOBA) conference – Speaking Presentation Re: Clean Harbors
- Nelson Engineering – Installation of Back-up Generator in the Port & Harbor Office
- Katie Holmes – Recycling Fishing Nets & Other Fishing Gear
- City Manager & City Attorney – Anchorage Meeting Re: Purchasing Lot 42 from State of Alaska
- AAHPA Teleconference Board Meeting
- Port & Harbor Staff – Quarterly Facility Security Drill
- Tracy Barbour, Alaska Business Monthly – Interview Re: Clean Harbors & Marine Repair Facilities
- Department Head Staff Meeting
- City Manager & Finance Director – Budget Meeting
- Rachel Lord, AAHPA – Conference Preparation for Derelict Vessel Presentation
- Borough Assembly Dinner

2. Operations

The months of August and September brought the return of the seine and tender fleets. Operations staff focused efforts on consolidating rafts of large vessels in transient moorage areas for maximum efficient use of space. During this time, small boat harbor occupancy swelled to nearly 850 boats prior to the first series of high tides allowing vessels the opportunity to haul-out in dry storage. September also signified our final cruise ship landing for 2017, the conclusion of fee-pay parking in the harbor access parking lots at ramps 1-4, and the conversion of the Pier 1 Theatre campground to our vessel haul-out and marine repair facility with projects commencing on the F/V Farrar Sea and M/V Maritime Maid.

Unfortunately, August and September brought significant rains to Kachemak Bay—with minor flooding in local streams and rivers. Operations and maintenance staff collaborated to remove numerous trees and debris associated with the minor flooding from inside of the harbor. Additionally, harbor assistants were trained to identify small vessels in jeopardy from excessive rain loads and implement dewatering/pumping when required. Approximately 30 affected vessels were serviced during the periods of heavy rain.

Operations staff conducted 16 boat tows during the month.

Harbor assistants Sam Jacobsen and Patrick Cashman and parking enforcement officers Gary Petersen II and Martin Wild completed their seasonal terms of employment in September.

Other notable events:

- On 8/14, operations staff responded to a 65 year old male suffering from cardiac arrest on the southern fuel float, engaged in CPR and the use of an AED, administered oxygen, and assisted EMS in the resuscitation of the patient. It should be noted that all harbor officers and employees from the maintenance and fish dock train

together, focusing on harbor specific emergencies, and accomplish a 40-hour state of Alaska certified ETT course once every two years. Additionally, operations staff responded to eight separate EMS calls during the month.

- On 9/1, operations staff worked with the harbor maintenance dredging contractor to clear and delineate space required for mobilization.
- On 9/5, operations staff cleared and delineated a section of the gravel parking lot adjacent to ramp 2 to prepare for the construction of the Boathouse pavilion.

3. Ice Plant

The dock traffic has slowed down and the Ice Plant crew is starting our Fall maintenance program. Six dock-mounted security cameras are now functional, and we are patching holes in the dock's pavement.

4. Port Maintenance

In addition to their routine work orders, Port Maintenance:

- Replaced the barrier fence on Harbor Trail outlooks
- Filled pot holes in parking lots
- Worked with Port Director/Harbormaster on budget planning
- Completed DD float cleat bolt replacements
- Repaired Deep Water Dock north mooring buoy line guard
- Repaired Deep Water Dock marker lights
- Installed a thermostat in PD storage shed
- Shored-up Ramp 1 and 2 approach guard rail and hand rail
- Inspected/repared Hickory berth camel fenders from skiff
- Patched asphalt near Grind Shack
- Troubleshoot electrical issues on J float



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Memorandum

TO: Port and Harbor Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: August 17, 2017
SUBJECT: RV's as dwellings on the Spit

Introduction

The Homer Advisory Planning Commission discussed allowing RV's as dwelling units at their August 16th meeting, and came to the following consensus:

1. RV's used as dwellings should be allowed on a permanent basis. There is no seasonal time limit. RV's do not have to move at any time.
2. Only 1 RV is allowed per lot.
3. City water and wastewater hook ups are not required, but should be allowed.
4. RV's should be parked safely.

Rough draft code language:

21.54.3xx Standards for recreational vehicles in MC and MI zoning districts.

Outside of recreational vehicle parks, the use of recreational vehicles in the MC and MI zoning districts shall conform to the following standards, except to the extent otherwise specified in the regulations applicable in the zoning district:

a. As an accessory to a permitted structure a lot, one recreational vehicle per lot may be used for living purposes to accommodate persons while employed on site. A recreational vehicle used for such purposes must be a self-contained recreational vehicle and must have a receptacle approved by law for collection of liquid and semi-solid wastes. Direct hook-up to municipal water and sewer is allowed with Public Works approval. If the unit is not hooked up to City water and sewer, the business owner shall provide the Planning Department with a plan of how solid waste and greywater will be handled.

b. While the recreational vehicle being used to accommodate employees is parked on the property, it must be parked in a manner that will not create a dangerous or unsafe condition on the lot or adjacent properties. Parking in such fashion that the recreational vehicle may tip or roll constitutes a dangerous and unsafe condition. A parked recreational vehicle used to accommodate employees must be in a condition for the safe and effective performance of its intended function as an operable motor vehicle.

- c. Use of a recreational vehicle to accommodate employees as allowed in subsection (a) is allowed without a time limit.
- d. Such use to accommodate employees must be approved by the property owner, and in the case of property under lease, by both the lessee and the property owner.

The Commission also suggested some sort of annual permit review, to verify people living in the RV are employees. Planning staff is not sure how to best accommodate this idea.

Staff Recommendation

Discuss the recommendations of the Planning Commission and provide any comments. The next step is for staff to work with the attorney to create a draft ordinance, and for the Planning Commission to hold a public hearing.

Attachments

Minutes excerpt of August 16, 2017

Session 17-11, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:30 p.m. on August 16, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, STEAD, BENTZ, HIGHLAND AND VENUTI

ABSENT: COMMISSIONER BANKS

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF AGENDA

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BENTZ – SO MOVED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.


Motion carried.

PUBLIC COMMENT

Catherine Ulmer, resident, a member of the Port and Harbor Advisory Commission, commented on the work that that commission has been doing to clean up the spit and as such they have been putting requirements into the leases, they govern the hours that businesses are open so that no one is out on the Spit late at night. There are rules about motorhomes on the spit and they do not want motorhomes used as caretaker residences. She did not support using motorhomes as caretaker residences on the spit. Ms. Ulmer recommended using the RV parks that is already established. She suggested instituting charging rates for those that want to be there beyond the regular season, suggesting \$75-\$100 per night, saying she would prefer seeing a connex attached to the building. Ms. Ulmer requested the support of the Planning Commission in maintaining the Port & Harbor's goals.

Ms. Ulmer affirmed for Commissioner Highland that she is representing the Port & Harbor Commission and the people who live in Homer.

Marcia Pierce, resident of Soldotna, owner of Sportsman Supply, has had her motor home next to the business on the spit for 18 years. Nothing bad about it very clean, she stated she maintains a home in Soldotna and she noted they reside in the motorhome from February to September every year. Ms. Pierce stated that she has her office in her motorhome and everything else she requires to run the business. The previous comment regarding one



motorhome on the spit is incorrect, Ms. Pierce noted that there are about 10 sites that had motorhomes on the spit. She did have a RV Park but this year it was taken away from her because she did not have 40,000 square feet. Ms. Pierce stated that her motorhome is fully functional and can be moved in case of fire or other hazard. She noted that it would okay to build a home down there but not a motorhome. She has had her motorhome there for 18 years and just renewed her lease for 20 years and would like to keep it there for her use.

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

A. Approval of minutes of August 2, 2017 regular meeting

Chair Stead requested a motion to approve the consent agenda.

BOS/BENTZ – SO MOVED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

A. Staff Report PL 17-73 City Planner's Report

City Planner Abboud apologized for the confusion regarding the report in the packet and the correct one has been provided as a laydown. He reviewed his report and noted that the Council discussed budget priorities at the council meeting on Monday, August 14, 2017 he provided a memo on Cold Weather shelters which is included in the packet.

- extended invitation to the Commissioners to attend the FEMA Resilience meeting regarding natural hazards and mitigation of infrastructure is scheduled on August 24, 2017 in Council Chambers , 9:00-Noon

- Planning staff attended a Smart Growth seminar held by the Kachemak Bay Realtors spoke on funding available for small projects such as parks and gathering places and use of drones

- Requested volunteers to attend the Council meetings on September 11th, there was none forthcoming.

Commissioner Bentz requested the dates of the Council meeting to be noticed when the email stating the packet is ready to pick up would be good then commissioners can check their calendars and be prepared for the meeting.

Commissioner Bos departed the meeting at 8:15 p.m. Chair Stead called for a recess at the request of the commission. The meeting was called back to order at 8:2 p.m.

PLAT CONSIDERATION

PENDING BUSINESS

A. Staff Report 17-77, Recreational Vehicle (RV) as Employee Dwelling Units

Chair Stead read the title into the record. City Planner Abboud commented on the discussion the commission had during the worksession at the previous meeting and noted the following:

- Current regulations allow RV's up to 90 days, but not allowed to hook up to city water and sewer
- There are a total of 22 lots in Marine Commercial and Marine Industrial
- The language proposed is conceptual the city attorney will draft the actual ordinance
- The Port and Harbor Advisory Commission voted six to one in favor of further exploration of the idea
- Some items to determine or clarify were:
 - o Allowable number of RV's per lot
 - o Allow hook up to city water and sewer
 - o Length of time - Permanent? 4 months? April 1- October 1?
 - o Should the RV be registered? Operable? The only other place that Title 21 addresses registered vehicles is in the definition of junk.

Commissioner Highland noted that a short report of what was discussed at the worksession would have been very helpful in the minutes since she was unable to attend the last meeting. She was unaware how this could be accomplished but it would be a value added to the minutes. She asked if a memo was received from the Port & Harbor Commission.

City Planner Abboud explained that there was a discussion with the Port and Harbor Advisory Commission and they voted six to one in favor of further exploration of the idea and the information in the packet represents what came from the prior meeting and worksession. He further noted that nothing was set in stone and there was still plenty of time to discuss and change things. The questions and concerns were listed and the definition of RV is for temporary use. The Planning Commission would work on it and have Public Hearings and they could adopt the code and see how it goes and make changes as necessary.

Discussion ensued on the concept to allow the RV's to encourage business; the community value; there is an allowance to bring in a structure in the code, differs in residential areas; improvements to lots; the prevalence of RV's currently on the Spit; the cost of an RV which is a self-contained living space; defining it as an accessory dwelling unit would cause conflict within in the city code; keeping it consistent in the code to just allow it for 90 days is really stringent and not necessary; intent or purpose of the need of an RV for an employee, caretaker or business owner; the number in non-compliance is unknown currently; preference not to allow more than one RV per lot whether Marine Industrial or Marine

Commercial; allowing hookup to city water and sewer; imposing a time frame with consideration of the ability to hook up to water and sewer was considered, questions asked of the member in the audience revealed that before city water and sewer was activated they use the city public facilities across the street and then they had their own water and sewer hookup for the season, it was determined that no time frame be implemented; concerns expressed regarding the vehicles being road worthy including road legal; motor homes do not detract from Spit.

Further discussion ensued on sending a memo to the Port and Harbor Commission on the proposed regulations, enforcing the regulations and current staffing will make it very difficult for the Planning department to enforce these new regulations; preference to make an annual inspection and or renewal of a permit and since that would only amount to 22 lots this should not prove to be too onerous on staff; the regulations that require 40,000 sf for a RV park were reviewed briefly and the situation on why the one was not allowed or renewed.

Chair Stead directed the commission back to the item on the agenda.

City Planner Abboud requested clarification on a requirement to hook up to city water and sewer. Commissioner Bentz stated that how it was worded in the packet would suffice and could be included in the annual permit requirement.

City Planner Abboud will bring the Commission's recommendations to the Port and Harbor Advisory Commission for review and comment.

B. Staff Report 17-78, comprehensive Plan Update – Chapter 6 Public Services and Facilities

Chair Stead read the title into the record.

City Planner Abboud commented that they were almost down to the final stretch. He stated that this represents the formatting changes, includes staffing levels desired, equipment priorities, increasing volunteers, providing ample public safety. These are the first two objectives and there are still several more to work on.

Most of the Chapter stayed the same.

Commissioner Highland inquired if it was true on the number reflected in the statement on page 122 under Objective A, Current Status, fifth line, approximately 30 individuals support the department's staff. City Planner Abboud responded that the Chief's reviewed this and provided the information.

Commissioner Highland then questioned, on page 123, Under Near-term Priorities, line 9, in 20XX?

City Planner Abboud will need to research what year that should reflect. He also noted that the Police Department is now at full staffing for officers.

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **July 2017**

<u>Moorage Sales</u>	<u>2017</u>	<u>2016</u>	<u>Stall Wait List</u>		
Daily Transient	514	457	No. on list at Month's End	<u>2017</u>	<u>2016</u>
Monthly Transient	248	254	20' Stall	2	6
Semi-Annual Transient	1	2	24' Stall	59	50
Annual Transient	6	4	32' Stall	85	84
Annual Reserved	1	1	40' Stall	33	32
			50' Stall	26	21
			60' Stall	5	4
			75' Stall	5	3
			Total:	<hr style="width: 100%; border: 0.5px solid black;"/>	<hr style="width: 100%; border: 0.5px solid black;"/>
				215	200
<u>Grid Usage</u>					
1 Unit = 1 Grid Tide Use	<u>2017</u>	<u>2016</u>			
Wood Grid	8	16			
Steel Grid	2	0			
			<u>Docking & Beach/Barge Use</u>		
			1 Unit = 1 or 1/2 Day Use	<u>2017</u>	<u>2016</u>
			Deep Water Dock	26	31
			Pioneer Dock	15	30
			Beach Landings	9	26
			Barge Ramp	18	11
<u>Services & Incidents</u>	<u>2017</u>	<u>2016</u>			
Vessels Towed	1	2	<u>Marine Repair Facility</u>	<u>2017</u>	<u>2016</u>
Vessels Moved	30	39	Vessels Hauled-Out	0	0
Vessels Pumped	1	8	Year to Date Total	0	7
Vessels Sunk	1	0			
Vessel Accidents	0	3	<u>Wharfage (in short tons)</u>		
Vessel Impounds	0	0	In Tons, Converted from Lb./Gal.	<u>2017</u>	<u>2016</u>
Equipment Impounds	24	7	Seafood	618	1
Vehicle Impounds	0	1	Cargo/Other	1,147	940
Property Damage	1	4	Fuel	69,234	69,293
Pollution Incident	3	3			
Fires Reported/Assists	0	0			
EMT Assists	5	12			
Police Assists	6	6			
Public Assists	24	47			
Thefts Reported	1	1			
			<u>Ice Sales</u>	<u>2017</u>	<u>2016</u>
<u>Parking Passes</u>	<u>2017</u>	<u>2016</u>	For the Month of July	424	789
Long-term Pass	11	7	Year to Date Total	1,067	1,727
Monthly Long-term Pass	13	10			
Seasonal Pass	0	6			
			<u>Difference between</u>		
<u>Crane Hours</u>	<u>2017</u>	<u>2016</u>	<u>2016 YTD and 2017 YTD:</u>	<hr style="width: 100%; border: 0.5px solid black;"/>	
	274.3	332		66 tons less	

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **August 2017**

<u>Moorage Sales</u>	<u>2017</u>	<u>2016</u>	<u>Stall Wait List</u>	<u>2017</u>	<u>2016</u>
Daily Transient	525	434	No. on list at Month's End		
Monthly Transient	261	286	20' Stall	2	7
Semi-Annual Transient	2	1	24' Stall	61	54
Annual Transient	9	10	32' Stall	92	92
Annual Reserved	149	119	40' Stall	33	34
			50' Stall	28	21
			60' Stall	5	4
			75' Stall	5	3
			Total:	226	215
<u>Grid Usage</u>					
1 Unit = 1 Grid Tide Use	<u>2017</u>	<u>2016</u>			
Wood Grid	19	20			
Steel Grid	8	4			
			<u>Docking & Beach/Barge Use</u>		
			1 Unit = 1 or 1/2 Day Use	<u>2017</u>	<u>2016</u>
			Deep Water Dock	22	6
			Pioneer Dock	22	24
			Beach Landings	2	5
			Barge Ramp	11	6
<u>Services & Incidents</u>	<u>2017</u>	<u>2016</u>			
Vessels Towed	2	2	<u>Marine Repair Facility</u>	<u>2017</u>	<u>2016</u>
Vessels Moved	24	39	Vessels Hauled-Out	0	1
Vessels Pumped	22	8	Year to Date Total	0	8
Vessels Sunk	0	0			
Vessel Accidents	0	3	<u>Wharfage (in short tons)</u>		
Vessel Impounds	0	0	In Tons, Converted from Lb./Gal.	<u>2017</u>	<u>2016</u>
Equipment Impounds	15	12	Seafood	435	255
Vehicle Impounds	0	3	Cargo/Other	789	704
Property Damage	3	4	Fuel	36,727	39,546
Pollution Incident	2	3			
Fires Reported/Assists	1	0			
EMT Assists	8	12			
Police Assists	3	6			
Public Assists	32	47			
Thefts Reported	4	1			
<u>Parking Passes</u>	<u>2017</u>	<u>2016</u>	<u>Ice Sales</u>	<u>2017</u>	<u>2016</u>
Long-term Pass	5	4	For the Month of August	258	262
Monthly Long-term Pass	8	8	Year to Date Total	1,325	1,989
Seasonal Pass	0	0			
<u>Crane Hours</u>	<u>2017</u>	<u>2016</u>	<u>Difference between</u>		
	332.7	304	<u>2016 YTD and 2017 YTD:</u>	664 tons less	

Port & Harbor Water/Sewer Bills

Service Period End Date: July 31, 2017

Meter Reading Period: 6/16 to 7/13/17

Meter Address - Location	Acct. #	Meter ID	Service/ Customer Charge	Water Charges	Sewer Charges	Total Charges	Previous Reading	Current Reading	Total Usage (gal)
810 FISH DOCK ROAD - Fish Grinder	1.0277.01	84810129	\$19.00	\$818.59	-	\$837.59	1,168,100	1,243,200	75,100
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.01	84872363	\$19.00	\$2,878.69	-	\$2,897.69	12,043,600	12,307,700	264,100
4166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$19.00	\$2,703.20	-	\$2,722.20	23,208,400	23,456,400	248,000
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$19.00	\$1,317.81	-	\$1,336.81	1,547,700	1,668,600	120,900
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$19.00	\$58.86	-	\$77.86	3,219,000	3,224,400	5,400
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$19.00	\$62.13	-	\$81.13	489,900	495,600	5,700
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$19.00	\$350.98	-	\$369.98	9,004,100	9,036,300	32,200
4448 HOMER SPIT RD - Steel Grid	1.0230.01	80394966	\$19.00	-	-	\$19.00	-	-	-
795 FISH DOCK ROAD - Fish Dock/Ice Plant	1.0180.01	70291512	\$19.00	\$2,926.65	\$32.48	\$2,978.13	867,235,000	867,503,500	268,500
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$19.00	\$282.31	\$600.88	\$902.19	35,800	61,700	25,900
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$19.00	-	-	\$19.00	-	-	-
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713	\$19.00	\$296.48	\$631.04	\$946.52	32,900	60,100	27,200
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$19.00	\$62.13	\$132.24	\$213.37	765,200	770,900	5,700
4667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820	\$9.50	-	-	\$9.50	320,400	320,400	-
4667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900	\$19.00	\$265.96	\$566.08	\$851.04	10,200	34,600	24,400
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$19.00	\$28.34	\$40.82	\$88.16	59,000	61,600	2,600
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$19.00	\$383.68	\$552.64	\$955.32	87,400	122,600	35,200
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$19.00	\$126.44	-	\$145.44	527,400	539,000	11,600

Overall Charges: \$15,450.93

Overall Water Usage: 1,152,500

Water/Sewer Monthly Comparison										
CY 2013 to Current										
	2013		2014		2015		2016		2017	
January	\$1,039.71	62,100	\$3,545.49	288,500	\$2,526.35	183,700	\$1,216.22	68,800	\$2,142.85	122,300
February	\$995.09	57,300	\$4,042.38	322,400	\$2,015.14	140,800	\$1,891.14	122,500	\$1,287.76	59,600
March	\$3,777.17	91,400	\$3,968.26	320,400	\$3,339.49	253,700	\$2,341.13	162,300	\$4,076.62	292,100
April	\$2,825.07	208,200	\$5,792.92	452,200	\$4,997.38	467,700	\$3,532.78	256,700	\$1,726.84	113,100
May	\$11,647.05	1,176,600	\$12,019.73	973,600	\$6,982.27	541,900	\$9,770.89	709,300	\$7,807.49	413,000
June	\$19,728.26	1,660,800	\$13,396.30	1,106,200	\$14,116.19	1,134,100	\$21,628.74	1,800,700	\$14,594.69	1,282,900
July	\$73,511.61	6,344,600	\$16,516.50	1,348,000	\$12,038.01	919,900	\$19,490.97	1,583,400	\$15,450.93	1,152,500
August	\$18,766.53	1,547,500	\$15,883.21	1,279,500	\$15,033.97	1,197,000	\$22,468.25	2,189,100		
September	\$12,784.77	1,057,600	\$13,105.89	1,073,100	\$15,661.07	1,307,300	\$19,710.24	1,651,300		
October	\$6,823.64	558,200	\$3,874.68	266,000	\$5,445.90	406,300	\$8,887.32	708,200		
November	\$5,696.76	456,800	\$3,658.86	283,400	\$1,917.85	106,100	\$2,582.53	167,600		
December	\$2,699.74	186,900	\$1,748.09	111,900	\$1,284.30	30,100	\$1,154.76	44,900		
YTD Total	\$160,295.40	13,408,000	\$97,552.31	7,825,200	\$85,357.92	6,688,600	\$114,674.97	9,464,800	\$47,087.18	3,435,500

Port & Harbor Water/Sewer Bills

Service Period End Date: August 31, 2017

Meter Reading Period: 7/13 to 8/16/17

Meter Address - Location	Acct. #	Meter ID	Service/ Customer Charge	Water Charges	Sewer Charges	Total Charges	Previous Reading	Current Reading	Total Usage (gal)
810 FISH DOCK ROAD - Fish Grinder	1.0277.01	84810129	\$19.00	\$802.24	-	\$821.24	1,243,200	1,316,800	73,600
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.01	84872363	\$19.00	\$2,438.33	-	\$2,457.33	12,307,700	12,531,400	223,700
4166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$19.00	\$3,302.70	-	\$3,321.70	23,456,400	23,759,400	303,000
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$19.00	\$922.14	-	\$941.14	1,668,600	1,753,200	84,600
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$19.00	\$197.29	-	\$216.29	3,224,400	3,242,500	18,100
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$19.00	\$75.21	-	\$94.21	495,600	502,500	6,900
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$19.00	\$165.68	-	\$184.68	9,036,300	9,051,500	15,200
4448 HOMER SPIT RD - Steel Grid	1.0230.01	80394966	\$19.00	*	*	\$19.00	*	*	*
795 FISH DOCK ROAD - Fish Dock/Ice Plant	1.0180.01	70291512	\$19.00	\$2,334.78	\$44.08	\$2,397.86	867,503,500	867,717,700	214,200
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$19.00	\$296.48	\$505.76	\$821.24	61,700	88,900	27,200
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$19.00	*	*	\$19.00	*	*	*
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713	\$19.00	*	*	\$19.00	60,100	89,600	29,500
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$19.00	\$80.66	\$171.68	\$271.34	770,900	778,300	7,400
4667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820	\$9.50	-	-	\$9.50	320,400	320,400	-
4667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900	\$19.00	*	*	\$19.00	34,600	*	*
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$19.00	\$28.34	\$40.82	\$88.16	61,600	64,200	2,600
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$19.00	\$426.19	\$613.87	\$1,059.06	122,600	161,700	39,100
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$19.00	\$168.95	-	\$187.95	539,000	54,500	15,500

Overall Charges: \$12,947.70

Overall Water Usage: 1,060,600

Water/Sewer Monthly Comparison										
CY 2013 to Current										
	2013		2014		2015		2016		2017	
January	\$1,039.71	62,100	\$3,545.49	288,500	\$2,526.35	183,700	\$1,216.22	68,800	\$2,142.85	122,300
February	\$995.09	57,300	\$4,042.38	322,400	\$2,015.14	140,800	\$1,891.14	122,500	\$1,287.76	59,600
March	\$3,777.17	91,400	\$3,968.26	320,400	\$3,339.49	253,700	\$2,341.13	162,300	\$4,076.62	292,100
April	\$2,825.07	208,200	\$5,792.92	452,200	\$4,997.38	467,700	\$3,532.78	256,700	\$1,726.84	113,100
May	\$11,647.05	1,176,600	\$12,019.73	973,600	\$6,982.27	541,900	\$9,770.89	709,300	\$7,807.49	413,000
June	\$19,728.26	1,660,800	\$13,396.30	1,106,200	\$14,116.19	1,134,100	\$21,628.74	1,800,700	\$14,594.69	1,282,900
July	\$73,511.61	6,344,600	\$16,516.50	1,348,000	\$12,038.01	919,900	\$19,490.97	1,583,400	\$15,450.93	1,152,500
August	\$18,766.53	1,547,500	\$15,883.21	1,279,500	\$15,033.97	1,197,000	\$22,468.25	2,189,100	\$12,947.70	1,060,600
September	\$12,784.77	1,057,600	\$13,105.89	1,073,100	\$15,661.07	1,307,300	\$19,710.24	1,651,300		
October	\$6,823.64	558,200	\$3,874.68	266,000	\$5,445.90	406,300	\$8,887.32	708,200		
November	\$5,696.76	456,800	\$3,658.86	283,400	\$1,917.85	106,100	\$2,582.53	167,600		
December	\$2,699.74	186,900	\$1,748.09	111,900	\$1,284.30	30,100	\$1,154.76	44,900		
YTD Total	\$160,295.40	13,408,000	\$97,552.31	7,825,200	\$85,357.92	6,688,600	\$114,674.97	9,464,800	\$60,034.88	4,496,100

*Due to prior issue with new meters being read properly, some meters have credits that are being used, which alters the Overall Charges.

2017 Ice & Crane Report						
Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
1/8/2017	27.8			shut down for maintenance		
1/15/2017	23.3			shut down for maintenance		
1/22/2017	5.6			shut down for maintenance		
1/29/2017	13					
Jan Total		69.7	69.7		0	0
2/5/2017	24.1			shut down for maintenance		
2/12/2017	33.5			shut down for maintenance		
2/19/2017	36.4			shut down for maintenance		
2/26/2017	23.6			shut down for maintenance		
Feb Total		117.6	187.3		0	0
3/5/2017	4			shut down for maintenance		
3/12/2017	30.3			0		
3/19/2017	36.2			0		
3/26/2017	40.4			15		
4/2/2017	34			3		
Mar Total		144.9	332.2		18	18
4/9/2017	38.1			6		
4/16/2017	55.7			33		
4/23/2017	26.1			23		
4/30/2017	30.6			31		
Apr Total		150.5	482.7		93	111
5/7/2017	21.8			28		
5/14/2017	37.4			59		
5/21/2017	58.1			60		
5/28/2017	47.9			44		
May Total		165.2	647.9		191	302
6/4/2017	45.4			50		
6/11/2017	47			32		
6/18/2017	59.2			73		
6/25/2017	63.4			113		
7/2/2017	63.7			73		
Jun Total		278.7	926.6		341	643
7/9/2017	85.2			83		
7/16/2017	74.7			167		
7/23/2017	47.5			71		
7/30/2017	66.9			103		
Jul Total		274.3	1200.9		424	1067
8/6/2017	92.6			75		
8/13/2017	77.9			67		
8/20/2017	86.6			54		
8/27/2017	75.6			62		
Aug Total		332.7	1533.6		258	1325
9/3/2017	45.2			73		
9/10/2017	35.9			42		
9/17/2017	49.2			42		
9/24/2017						
10/1/2017						
Sep Total		130.3	1663.9		157	1482
10/8/2017						
10/15/2017						
10/22/2017						
10/29/2017						
Oct Total		0	1663.9		0	1482
11/5/2017						
11/12/2017						
11/19/2017						
11/26/2017				shut down for maintenance		
12/3/2017				shut down for maintenance		
Nov Total		0	1663.9		0	1482
12/10/2017				shut down for maintenance		
12/17/2017				shut down for maintenance		
12/24/2017				shut down for maintenance		
12/31/2017				shut down for maintenance		
Dec Total		0	1663.9			

Deep Water Dock 2017

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/4	Perseverance INSIDE	207	0800/1800	Cispri	394.00	na
1/5	Perseverance	207	0900/2100	Cispri	788.00	52.00
1/5	Barge 141	300	0900/1400	Cispri	788.00	52.00
1/19	DBL 106	383	0600/	Kirby Offsho	1,206.00	52.00
1/19	Bismark Sea INSIDE	125	0600/	Kirby Offsho	506.00	na
1/20	DBL 106	383		Kirby Offsho	1,206.00	
1/20	Bismark Sea INSIDE	125		Kirby Offsho	506.00	
1/21	DBL 106	383	/1915	Kirby Offsho	1,206.00	
1/21	Bismark Sea INSIDE	125	/1915	Kirby Offsho	506.00	
1/24	DBL 54	288	1000/	Kirby Offsho	788.00	52.00
1/25	DBL 54	288	/0815	Kirby Offsho	788.00	
1/26	PacFree outside DBL 54	288	1715/	Kirby Offsho	788.00	52.00
1/27	PacFree outside DBL 54	288		Kirby Offsho	788.00	
1/28	PacFree outside DBL 54	288	/1745	Kirby Offsho	788.00	
1/30	Perseverance	207		Cispri	788.00	
1/31	Perseverance	207	/1230	Cispri	788.00	
2/1	Pacific Freedom&DBL 54	288	0930/	Kirby Offshore	788.00	52.00
2/2	Pacific Freedom&DBL 54	288	/1700	Kirby Offshore	788.00	
2/14	Katrina Em	101	1415/1600	Alaskan Acce	506.00	52.00
2/15	Perseverance	207	0805/	Cispri	788.00	52.00
2/16	Perseverance	207		Cispri	788.00	
2/17	Perseverance	207		Cispri	788.00	
2/18	Perseverance	207		Cispri	788.00	
2/19	Perseverance	207		Cispri	788.00	
2/20	Perseverance	207		Cispri	788.00	
2/21	Perseverance	207		Cispri	788.00	
2/22	Perseverance	207		Cispri	788.00	
2/23	Perseverance	207		Cispri	788.00	
2/23	Millennium Star	105	0800/1330	Olympic	506.00	52.00
2/24	Perseverance	207	/0900	Cispri	788.00	
2/28	Katrina Em	101	1300/1500	Alaskan Acce	506.00	52
3/11	DBL 78 (JAVA SEA)	370	0800/	Kirby Offsho	1,098.00	52.00
3/11	Pacific Freedom INSIDE	120	0800/	Kirby Offsho	506.00	na
3/12	DBL 78 (JAVA SEA)	370	/1450	Kirby Offsho	1,098.00	
3/12	Pacific Freedom INSIDE	120	/1430	Kirby Offsho	506.00	
3/12	Millennium Star INSIDE	105	2130/	Olympic	506.00	na
3/13	Pacific Wolf&DBL54	395	0800/1730	Kirby Offsho	1,206.00	52.00
3/13	Millennium Star INSIDE	105		Olympic	506.00	
3/14	Millennium Star INSIDE	105	/1630	Olympic	506.00	
3/18	Millennium Star INSIDE	105	1000/	Olympic	506.00	na
3/19	Millennium Star INSIDE	105		Olympic	506.00	
3/20	Millennium Star INSIDE	105		Olympic	506.00	
3/21	Millennium Star INSIDE	105	/0800	Olympic	253.00	
4/9	Pacific Wolf& DBL 54	395	1400/	Kirby Offshore	1,206.00	52.00
4/10	Endurance / Alyeska	207	0545/1900	Alyeska Pipe	788.00	52.00
4/13	Endurance / Alyeska	207	1544/?	Alyeska Pipe	788.00	52.00
4/15	Endurance / Alyeska	207	1530/2130	Alyeska Pipe	788.00	52.00
4/26	Perseverance	207	0700/1800	Cispri	788.00	52.00
5/1	USS Hopper	505		Ship Supply	1,996.00	
5/2	USS Hopper	505	/0700	Ship Supply	1,996.00	
5/6	Eastern Hunter	100	0900/1000	Fog Marine	56.31	inside /MC
5/10	Maia H & Brightwater	280		Global Div	788.00	52.00
5/11	Maia H & Brightwater	280	/0800	Global Div	788.00	
5/12	DBL 289&SeaPrince abreas	289		Crowley	788.00	
5/13	DBL 289&SeaPrince abreas	289		Crowley	788.00	
5/14	DBL 289&SeaPrince abreas	289	/1500	Crowley	788.00	
5/17	Silver Shadow	610	0800/1715	AK Maritime	2,957.00	481.53
5/19	CISPRI Responder	175	0900/1600	CISPRI	506.00	52.00

5/22	CISPRI Endeavor	181	0930/1715	CISPRI	506.00	52.00
5/23	Ramblin Rose	96	0900/1000	Diamond Ba	56.31	inside /MC
5/23	Eastern Hunter	100	0900/1000	Fog Marine	56.31	inside /MC
5/24	Europa	651	0645/1900	Cruise Line	3,917.00	481.53
5/26	CISPRI Endeavor INSIDE	181	0800/1200	CISPRI	84.30	na
5/30	Amsterdam	781	0900/1745	Holland Am	7,459.00	481.53
6/13	Amsterdam	781	0930/1800	Holland Am	7,459.00	481.53
6/20	Wild Alaskan	110	1100/1330	Byler	84.30	inside/BH
6/21	Scorpius	89	1545/1615	Larrivee	56.31	na
6/22	Sundog INSIDE chrg Larrivee	42	0930/1100	Larrivee	56.31	na
6/27	Amsterdam	781	0930/1745	Holland Am	7,459.00	481.53
7/7	Sea Strike	146	0230/1500	Paradigm Ma	506.00	52.00
7/8	Pacific Wolf		2040/2215	Kirby Offshor	1,206.00	52.00
7/9	Pacific Wolf TRESTLE		/ 1900	Kirby Offshor	1,206.00	
7/11	Amsterdam	781	1000/1800	Holland Am.	7,459.00	481.53
7/13	Cispri Endeavor (INSIDErate)	181	1100/	Cispri	506.00	inside SC na
7/14	Cispri Endeavor (INSIDErate)	181	/1615	Cispri	506.00	
7/20	Pacific Wolf & DBL54	395	1800/	Kirby Offshor	1,206.00	52.00
7/21	Pacific Wolf & DBL54	395	/2300	Kirby Offshor	1,206.00	
7/23	Sunset Bay	124	2115/	Icicle Seafoods	506.00	52.00
7/24	Sunset Bay	124	/2000	Icicle Seafoods	506.00	
7/25	Amsterdam	781	0930/1745	Holland Am.	7,459.00	481.53
7/31	Pacific Wolf & DBL54	395	2100/2245	Kirby Offshor	1,206.00	52.00
8/2	Pacific Freedom/Kays Pt	328	0730/	Kirby	1,005.00	52.00
8/3	Pacific Freedom/Kays Pt	328	/0800	Kirby	1,005.00	
8/3	Cispri Responder barge	175	1015/1515	Cispri	506.00	52.00
8/8	Amsterdam	781	0930/1745	Holland Am.	7,459.00	481.53
8/9	Labrador	132	0745/	La Ola LLC	506.00	52.00
8/10	Labrador	132	/0715	La Ola LLC	506.00	
8/21	CISPRI Endeavor	181	0800/1345	Cispri	506.00	52.00
8/22	Amsterdam	781	0930/1800	Holland Am.	7,459.00	481.53
09/21/17				Year to Date Totals:	\$116,732.15	\$5,841.77

Pioneer Dock 2017

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/7	Perseverance	207	1000/1130	Cispri	788.00	52.00
1/9	Pacific Freedom & DBL 54	345	1545/2230	Kirby Offshore	788.00	52.00
1/21	Pacific Freedom & DBL 54	345	1700/2030	Kirby Offshore	788.00	52.00
1/25	Pacific Freedom & DBL 54	345	0840/1900	Kirby Offshore	788.00	52.00
1/30	Bob Franco	120	1300/1715	Olympic	506.00	52.00
2/24	Pacific Wolf & DBL 54	395	0730/1800	Kirby Offshore	1,206.00	52.00
3/20	Bob Franco	120	1000/1500	Olympic	506.00	52.00
3/27	Pacific Wolf & DBL 54	395	0700/1545	Kirby Offshore	1,206.00	52.00
3/28	Pacific Wolf & DBL 54	395	1500/	Kirby Offshore	1,206.00	52.00
3/29	Pacific Wolf & DBL 54	395	/1745	Kirby Offshore	1,206.00	
4/4	Pacific Wolf & DBL 54	395	0645/1345	Kirby Offshore	\$1,206.00	\$52.00
4/10	Pacific Wolf & DBL 54	395	0430/1315	Kirby Offshore	1,206.00	52.00
4/19	Pacific Wolf & DBL 54	395	2300/	Kirby Offshore	1,206.00	52.00
4/20	Pacific Wolf & DBL 54	395	/0715	Kirby Offshore	1,206.00	
4/21	Bob Franco	120	0815/1115	Olympic	506.00	52.00
4/27	Pacific Wolf & DBL 54	395	1500/	Kirby Offshore	1,206.00	52.00
5/1	Brightwater barge	280	1345/	Global Diving	788.00	52.00
5/2	Brightwater barge	280		Global Diving	788.00	
5/3	Brightwater barge	280		Global Diving	788.00	
5/4	Brightwater barge	280	/0830	Global Diving	788.00	
5/5	Pacific Wolf & DBL 54	395	1030/1600	Kirby Offshor	1,206.00	52.00
5/9	DBL 289 &SeaPrince abreast	289	0900/	Crowley	788.00	52.00
5/10	DBL 289 &SeaPrince abreast	289		Crowley	788.00	
5/11	DBL 289 &SeaPrince abreast	289	/0830	Crowley	788.00	
5/11	Pacific Wolf & DBL 54	395	1545/2130	Kirby Offshor	1,206.00	52.00
5/24	Coastal Nomad	260	1400/1830	Coastal Trans	788.00	52.00
5/25	Pacific Wolf & DBL 54	395	0700/	Kirby Offshor	1,206.00	52.00
5/31	Pacific Wolf & DBL 54	395	0515/1800	Kirby Offshore	1,206.00	52.00
6/13	CISPRI Endeavor	181	0900/1630	Cispri	506.00	52.00
6/13	PacWlf&DBL 54	395	1715/	Kirby Offshore	1,206.00	52.00
6/14	PacWlf&DBL 54	395	/1700	Kirby Offshore	1,206.00	
6/18	PacWlf&DBL 54	395	1930/2000	Kirby Offshore	1,206.00	52.00
6/28	PacWlf&DBL 54	395	0615/1600	Kirby Offshore	1,206.00	52.00
7/8	Pacific Wolf & DBL 54	395	1345/2020	Kirby Offshore	1,206.00	52.00
7/18	Pacific Wolf & DBL 54	395	1000/1530	Kirby offshore	1,206.00	52.00
7/31	Pacific Wolf & DBL 54	395	1330/2030	Kirby offshore	1,206.00	52.00
8/2	Bob Franco	120	0730/1300	Olympic	506.00	52.00
8/16	Pacific Wolf & DBL 54	395	1200/1645	Kirby Offshore	1,206.00	52.00
8/31	Pacific Wolf&DBL 54	395	1930/	Kirby Offshor	1,206.00	52.00
09/21/17				Year to Date Totals:	\$4,864.00	\$312.00

Ferry Landings 2017

	Pioneer Dock	Deep Water Dock
January	22	0
February	24	0
March	6	0
April	5	0
May	6	0
June	7	0
July	6	0
August	19	0
September		
October		
November		
December		

Pioneer Dock - 2017 Water Usage							Deep Water Dock - 2017 Water Usage						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee	Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
2/24	Pacific Wolf	475,540	479,100	3,560	\$ 194.05	\$ 102.00	1/5	Bob Franco	8,689,000	8,693,000	4,000	\$ 194.05	\$ 102.00
3/7	Tustumena	3,176,500	3,186,100	9,600	\$ 372.58	\$ 102.00	1/5	Perseverance	8,693,000	8,708,850	15,850	\$ 615.14	\$ 102.00
3/9	Tustumena	3186100	3195100	9,000	\$ 349.29	\$ 102.00	1/13	Bob Franco	8,708,000	8,710,000	2,000	\$ 194.05	\$ 102.00
4/19	Pacific Wolf	3195100	3197700	2,600	\$ 194.05	\$ 102.00	1/24	Pacific Freedom	8,710,000	8,714,000	4,000	\$ 194.05	\$ 102.00
4/27	Pacific Wolf	3197745	3199480	1,735	\$ 194.05	\$ 102.00	2/21	Perseverance	8,729,800	8,741,750	11,950	\$ 463.78	\$ 102.00
5/11	Pacific Wolf	3207375	3210510	3,135	\$ 194.05	\$ 102.00	2/23	Millennium Star	8,741,750	8,764,750	23,000	\$ 892.63	\$ 102.00
5/25	Pacific Wolf	480800	483600	2,800	\$ 194.05	\$ 102.00	3/13	Pacific Wolf	8,764,750	8,769,850	5,100	\$ 197.93	\$ 102.00
5/31	Pacific Wolf	483600	486600	3,000	\$ 194.05	\$ 102.00	3/14	Millennium Star	8,769,850	8,774,850	5,000	\$ 194.05	\$ 102.00
6/13	Cispri Endeavor	3213940	3219190	5,250	\$ 203.75	\$ 102.00	3/19	Bob Franco	8,774,850	8,775,500	650	\$ 194.05	\$ 102.00
6/13	Pacific Wolf	488500	489900	1,400	\$ 194.05	\$ 102.00	3/29	Bob Franco	8,775,000	8,779,800	4,800	\$ 194.05	\$ 102.00
6/28	Pacific Wolf	491100	494200	3,100	\$ 194.05	\$ 102.00	4/20	Bob Franco	8,778,000	8,783,000	5,000	\$ 194.05	\$ 102.00
7/8	Pacific Wolf	3222456	3224435	1,979	\$ 194.05	\$ 102.00	4/25	Bob Franco	8,783,000	8,784,000	1,000	\$ 194.05	\$ 102.00
7/18	Pacific Wolf	496900	499200	2,300	\$ 194.05	\$ 102.00	4/29	USS Hopper	8,794,450	8,823,775	29,325	\$ 1,138.10	\$ 102.00
7/31	Pacific Wolf	3230100	3232400	2,300	\$ 194.05	\$ 102.00	5/8	Bob Franco	8,824,000	8,828,000	4,000	\$ 194.05	\$ 102.00
8/16	Pacific Wolf	3242800	3244300	1,500	\$ 194.05	\$ 102.00	5/17	Silver Shadow	8,834,100	8,899,000	64,900	\$ 2,518.77	\$ 102.00
8/24	wash down	3250600	3251400	800			5/19	Bob Franco	8,902,000	8,905,050	3,050	\$ 194.05	\$ 102.00
8/24	wash down	502500	503700	1,200			5/20	wash down	8,905,500	8,906,100	600	nc	
8/31	Pacific Wolf	503700	505695	1,995	\$ 194.05	\$ 102.00	5/22	Cispri Endeavor	8,908,670	8,940,000	31,330	\$ 1,215.92	\$ 102.00
							5/23	wash down	8,940,000	8,941,000	1,000	nc	
							5/30	wash down	8,944,000	8,944,850	850	nc	
							5/30	Amsterdam	8,945,000	8,998,000	53,000	\$ 2,056.93	\$ 102.00
							6/5	Bob Franco	8,998,040	9,002,980	4,940	\$ 194.05	\$ 102.00
							6/13	wash down	9,002,990	9,003,610	620	NC	
							6/20	Wild Alaskan	9,008,000	9,010,000	2,000	\$ 194.05	\$ 102.00
							6/25	Bob Franco	9,024,000	9,025,400	1,400	\$ 194.05	\$ 102.00
							6/27	wash down	9,030,000	9,033,000	3,000	nc	
							7/11	wash down	9,034,000	9,036,000	2,000	nc	
							7/15	Bob Franco	9,036,000	9,040,000	4,000	\$ 194.05	\$ 102.00
							7/25	wash down	9,040,000	9,043,000	3,000	nc	
							8/3	Bob Franco	9,042,800	9,047,800	5,000	\$ 194.05	\$ 102.00
							8/8	wash down	9,048,000	9,051,000	3,000	nc	
							8/21	Bob Franco	9,051,560	9,054,000	2,440	\$ 194.05	\$ 102.00
							8/22	wash down	9,054,000	9,056,000	2,000	nc	
				-							-		
Year to Date Totals:				57,254	\$ 3,448.27	\$ 1,632.00	Year to Date Totals:				277,955	\$ 11,006.71	\$ 2,040.00
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						

2017 HOMER CITY COUNCIL MEETINGS
PORT & HARBOR ADVISORY COMMISSION ATTENDANCE

Commissions are invited to report to the City Council at the Council's regular meetings under Item 8. Announcements/Presentations/Borough Report/Commission Reports. This is the Commission's opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The following Meeting Dates for City Council for 2017 is as follows:

January 9, 23	<u>Ulmer</u>
February 13, 27	<u>Ulmer</u>
March 13, 27	<u>Ulmer</u>
April 10, 24	<u>Hartley</u>
May 8, 30	<u>Carroll</u>
June 12, 26	<u>Stockburger</u>
July 24	<u>Zeiset</u>
August 14, 28	<u>Zeiset</u>
September 11, 25	<u>Zimmerman</u>
October 9, 23	<u>Carroll</u>
November 27	<u>Hartley</u>
December 11	<u>Zimmerman</u>