

Session 21-11, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Steve Zimmerman at 5:02 p.m. on December 8, 2021 in the City Hall Conference Room, located at 491 E Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

**PRESENT:** COMMISSIONERS ZIMMERMAN, ZEISET, ULMER, MATTHEWS, SIEKANIEC, ERICKSON

**ABSENT:** COMMISSIONER PITZMAN AND STUDENT REPRESENTATIVE STONOROV (all excused)

**STAFF:** PORT DIRECTOR/HARBORMASTER HAWKINS  
DEPUTY CITY CLERK TUSSEY

**AGENDA APPROVAL**

Chair Zimmerman asked for a motion to approve the agenda.

ULMER/ERICKSON MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

**RECONSIDERATION**

**APPROVAL OF MINUTES**

A. October 27, 2021 Regular Meeting Minutes

Chair Zimmerman asked for a motion to approve the minutes.

ULMER/SIEKANIEC MOVED TO APPROVE THE OCTOBER 27<sup>TH</sup> MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**VISITORS/PRESENTATIONS**

**STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

A. Port & Harbor Staff Report for November & December 2021

Chair Zimmerman noted that Port Director Hawkins was not yet in attendance and would be able to speak to his report later under Comments of City Staff.

B. Homer Marine Trades Association Report

Commissioner Zeiset reported that the HMTA will be meeting tonight at 6:00 p.m. A group of the association members went to the Pacific Marine Expo in Seattle and reported that it went well. There are still some week-long marine electrical classes coming up; you can sign up on the Kachemak Bay Campus' website.

C. Wayfinding & Streetscape Project Update from Deputy City Planner & Special Projects Coordinator

Deputy City Planner and Special Projects Coordinator Julie Engebretsen spoke to her written staff report. There will be an unveiling of the Wayfinding and Streetscape draft plan at the Economic Development Advisory Commission's December 14<sup>th</sup> regular meeting. She provided a timeline of when the plan is expected to be approved by the EDC and City Council, and encouraged commissioners to voice any comments or concerns regarding the plan with her within that timeframe.

**PUBLIC HEARING**

**PENDING BUSINESS**

**NEW BUSINESS**

- A. 2022 Draft Land Allocation Plan
- i. HCC 18.08.020
  - ii. 2022 Draft Land Allocation Plan
  - iii. Map, City lands on the Homer Spit

Chair Zimmerman introduced the item by reading the title and opened the floor for discussion by deferring to Deputy City Planner Engebretsen.

Ms. Engebretsen provided a background of the Land Allocation Plan and explained what staff's recommendations and requests for action are. Discussion ensued in response to Ms. Engebretsen's question on if the commission had any recommended changes to lands available for long term lease, primarily on the Spit. Topics covered in the discussion included:

- Use of Lots 9A and 10A
- Corner lot near the Fish Hook and Ramp 5 restroom
- Whether a special area should be dedicated for food trucks

The commission did not have any lease recommendations.

Ms. Engebretsen requested the commission consider changing the designation for Lot 20 which is currently reserved for a future travel lift per Resolution 12-032. In response to questions from the commission, Port Director Hawkins spoke to future plans for a haul-out facility and how things have changed since the lot was initially designated for that use. He shared his recommendation to update the description.

ULMER/ERICKSON MOVED TO REMOVE THE REFERENCE TO THE TRAVEL LIFT IN THE LOT 20 DESCRIPTION AND DESIGNATING THE LOT FOR PORT PURPOSES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Commissioner Ulmer inquired if any other action by the commission was needed regarding the Land Allocation Plan (LAP). Deputy City Clerk Tussey clarified what Ms. Engebretsen's recommendation was in her memo.

#### **INFORMATIONAL MATERIALS**

- A. Clean Harbors Program Flyer
- B. City of Homer 3rd Quarter Taxable Sales
- C. Port & Harbor Monthly Statistical Report for October 2021
- D. Water/Sewer Bills Report for October 2021
- E. Dock Activity Report
- F. PHC 2022 Meeting Calendar

There was discussion on the 3<sup>rd</sup> quarter taxable sales and how that correlated with the busy seasons. Commissioner Matthews agreed to give the PHC's February report to Council at the February 28<sup>th</sup> meeting. Commissioner Ulmer agreed to do a written report for the upcoming December 13<sup>th</sup> meeting. The commission agreed to divvy up the remaining months at their January meeting.

#### **COMMENTS OF THE AUDIENCE**

#### **COMMENTS OF THE CITY STAFF**

Port Director Hawkins facilitated questions on his written staff report, speaking to the following topics:

- Virtual tour of the harbor and meeting with the USCG admiral
- How the Marine Trades Expo went; he and Chair Zimmerman were in attendance to help run the booth
- Status of the barge haul-out that is currently going on; Mr. Hawkins screen-shared to show the harbor cameras for a live view of the haul-out taking place

Deputy City Clerk Tussey noted that she will be mailing out reappointment notices for Commissioners Zimmerman and Zeiset at the end of the month since their term expires February 1<sup>st</sup>.

**COMMENTS OF THE COMMISSION**

Commissioner Zeiset commented it was a good meeting and wished everyone a merry Christmas.

Commissioners Matthews, Siekaniec, and Ulmer wished everyone a Happy Holidays and had no further comments.

Commissioner Erickson commented a good night to everyone.

Chair Zimmerman thanked everyone for a good meeting, a happy holidays, and that he will see them next year.

**ADJOURNMENT**

There being no further business to come before the Commission, Chair Zimmerman adjourned the meeting at 5:59 p.m. The next regular meeting is scheduled for Wednesday, January 26, 2022 at 5:00 p.m. and is scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. .

  
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RACHEL TUSSEY, CMC, DEPUTY CITY CLERK II

Approved: January 26, 2022