

Session 19-08, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Steve Zimmerman at 6:00 p.m. on July 24, 2019 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS STOCKBURGER, ZEISET, HARTLEY, ZIMMERMAN, AND CARROLL

ABSENT: COMMISSIONERS ULMER AND DONICH (both excused)

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
DEPUTY CITY CLERK TUSSEY

AGENDA APPROVAL

Chair Zimmerman asked for a motion to approve the agenda.

STOCKBURGER/HARTLEY MOVED TO APPROVE THE AGENDA AS WRITTEN.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Heath Smith, city resident, commented on Ordinance 19-19(S) Extra Territorial Water. He shared background information on the issue, what City Council has discussed, and his opinion on the ordinance.

RECONSIDERATION

APPROVAL OF MINUTES

A. Regular Meeting Minutes for June 26, 2019

Chair Zimmerman asked for a motion to approve the minutes.

STOCKBURGER/HARTLEY MOVED TO APPROVE THE MINUTES AS WRITTEN.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Port & Harbor Staff Report for July 2019

Port Director/Harbormaster Hawkins reviewed his staff report and facilitated discussion with the commission on the following:

- Meeting and inspection of the Small Boat Harbor's potable water by the US Food and Drug Administration (FDA);
- Security allowances and practices for regulated/unregulated vessels, specifically regarding the L/C Polar Bear and the Arctic Seal;
- Feasibility research by TOTE looking to use the Deep Water Dock in their alternate plan for large container vessels;
- Recent incidents in the harbor;
- The completion of installing over 400 escape ladders throughout the harbor;
- Recent emergency involving a float plane crash and the use of the Load and Launch Ramp by emergency personnel.

B. Homer Marine Trades Association Report

Commissioner Zeiset provided a brief report on the Homer Marine Trades Association, noting their annual membership drive on August 24th, the marine trades commercial they have running on Anchorage radio stations, and an article in the September issue of the Ravn Air magazine.

PUBLIC HEARING

PENDING BUSINESS

A. Large Vessel Haul Out/Port Expansion Project

- i. Memo from Deputy City Clerk Tussey Re: Large Vessel Haul Out/Port Expansion Project
- ii. Large Vessel Port Expansion: Army Corps of Engineers Homer Planning Assistance to States Technical Report

Chair Zimmerman deferred to Commissioner Carroll to begin discussion on the Army Corps report. Mr. Carroll shared his opinion on how the report could be expanded upon so it could include the economic benefits of having a large vessel haul-out, and to describe the fleets that would benefit from having it.

Commissioner Stockburger inquired to Mr. Hawkins on the next step with the Army Corp. Mr. Hawkins clarified that the purpose of this study was to justify the continuation of studying the feasibility/construction of a harbor expansion. The next step/meeting would be the Army Corp of Engineers holding a timeframe to collect additional public input on what should be included in the final design, which would be the commission's opportunity to submit their requests/concerns. This phase is called a general investigation study, which can take about 3 years and is about \$3 million with a 50/50 match. Half would come from federal monies and the other half would come from the City and State per a 50/50 match memorandum of agreement the City has with the State. Mr. Hawkins said the main concern now is to ensure federal monies on the Corps/federal end moves forward, and that the City comes up with their 25% of the costs.

Mr. Carroll asked: will a future plan include a haul-out since it was not included in this plan? Mr. Hawkins' responded that it's do-able; the plan will have to show a national economic benefit (since it is a federal plan), and items like a large vessel haul-out could benefit federal vessels as well so it's easy to make a case for it.

Commissioner Zeiset asked when will we get to the point to discuss a marine repair facility, and that there are local businesses interested in the topic. He echoed Mr. Carroll's sentiments that it shouldn't be left out in the next step. Mr. Hawkins clarified that time for public input is during the general investigation phase.

Responding to financial questions from Mr. Stockburger and Chair Zimmerman, Mr. Hawkins noted what our current money options are to pay the City's match for the next study phase, and what those amounts may look like. There was additional discussion on the benefits of the large vessel harbor expansion project and the points the commission would like to make once the next phase begins.

- B. Review of Ordinance 19-19(S) Extra Territorial Water
 - i. Memo from Councilmember Aderhold Re: Ordinance 19-19(S)
 - ii. Ordinance 19-19(S) Extra Territorial Water
 - iii. City of Homer Water & Sewer Distribution Map
 - iv. City Council Minutes Excerpt from April 22, 2019
 - v. City Council Minutes Excerpt from May 28, 2019
 - vi. City Council Minutes Excerpt from June 10, 2019

Chair Zimmerman introduced the agenda item and opened the floor for discussion regarding Councilmember Aderhold's request in her memo for the Port and Harbor Commission to evaluate the risk of a water intensive businesses, such as fish processing, which might interfere with our revenue generating on the Spit.

The commissioners discussed City Council's reasoning for having the commission review the ordinance and how they could weigh in on the issue. Chair Zimmerman clarified what was being asked of them from the City Council, and asked the commission if they had any recommendations they wanted to share with Council.

The commission mutually agreed they did not have any input or recommendations to City Council regarding Ordinance 19-19(S).

NEW BUSINESS

- A. Port & Harbor Budget Review
 - i. Memo from Deputy City Clerk Tussey Re: Port & Harbor Budget Review
 - ii. 2019 P&H Adopted Budget Section
 - iii. P&H Budget Actuals as of June 30, 2019
 - iv. 2019 P&H Loans from General Fund

Chair Zimmerman initiated discussion on the Port and Harbor budget. The commissioners and Port Director/Harbormaster Hawkins discussed various items of the budget, including:

- Interest on Investments; staff agreed to provide the commission with 10-year actuals on account 0600-4801 for comparison.
- Nearing the final payoff of the new Harbormaster's Office loan; staff will provide an amortization schedule of the bonds for the float improvements.
- Explanation of the Caselle Report of Budget Actuals for the Port and Harbor as of June 30, 2019, and review of line items of interest.
- General questions on the budget process and ways that the City could move money around after loans are paid off to help pay for the matching costs for the harbor expansion's general investigation study.

Mr. Hawkins clarified with the commission what information they would like staff to bring back to the next meeting, and their opinion on where the extra money should be applied in the budget once the Harbormaster Office loan is paid off. The commission mutually agreed on that plan and showed interest in seeing with what Mr. Hawkins will come up with when he's putting together the upcoming budget for FY2020-2021.

INFORMATIONAL MATERIALS

- A. Port & Harbor Monthly Statistical Report for June 2019
- B. Water/Sewer Bills Report for June 2019
- C. Crane & Ice Report
- D. Dock Activity Reports
- E. PHC 2019 Meeting Calendar
- F. Commissioner Attendance at 2019 City Council Meetings

Commissioner Stockburger directed statistic questions to Port Director/Harbormaster Hawkins, specifically about the number of impounds and parking compliance.

COMMENTS OF THE AUDIENCE

Nancy Hillstrand, city resident, commented on future hopes and dreams for Homer and how far we want to go with promoting our community. She shared her concerns with over-expansion of the Spit, the need to regulate tourism, and her support of utilizing green infrastructure in future harbor and Spit development. Ms. Hillstrand facilitated questions from commissioners regarding tourism regulations. She thanked the commission for their service.

Heath Smith, city resident, noted the points that Ms. Hillstrand brought up regarding tourism regulation. He commented on the commission's discussion on Ordinance 19-19(S).

COMMENTS OF THE CITY STAFF

Port Director/Harbormaster Hawkins proposed an agenda item for their August meeting: issues with EE and FF stall management as 24' stall class versus 32' class. He said he would like the commission's input on how to proceed with revising the management of those specific stalls.

Deputy City Clerk Tussey had no comments.

COMMENTS OF THE CITY COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Zimmerman thanked the commission for a good meeting and complimented staff for having the meeting calendar in the packet.

COMMENTS OF THE COMMISSION

Commissioner Stockburger thanked Mr. Hawkins on the budget material provided.

Commissioner Carroll, Hartley, and Zeiset had no comments.

ADJOURNMENT

There being no further business to come before the Commission the meeting adjourned at 7:50 p.m. The next regular meeting is scheduled for Wednesday, August 28, 2019 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RACHEL TUSSEY, DEPUTY CITY CLERK I

Approved: _____