



## **Homer City Hall**

491 E. Pioneer Avenue

Homer, Alaska 99603

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

# **City of Homer Agenda**

## **Port & Harbor Advisory Commission Regular Meeting**

**Wednesday, September 22, 2021 at 5:00 PM**

**City Hall Cowles Council Chambers In-Person & via Zoom Webinar**

**Webinar ID: 954 2610 1220 Password: 556404**

**Dial: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247**

**CALL TO ORDER, 5:00 P.M.**

### **AGENDA APPROVAL**

**PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA** (3 minute time limit)

### **RECONSIDERATION**

### **APPROVAL OF MINUTES**

A. August 25, 2021 Regular Meeting Minutes

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### **VISITORS / PRESENTATIONS**

### **STAFF & COUNCIL REPORT / COMMITTEE REPORTS**

A. Port & Harbor Staff Report for September 2021

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B. Homer Marine Trades Association Report

### **PUBLIC HEARING**

### **PENDING BUSINESS**

### **NEW BUSINESS**

A. PHC Bylaw Amendments

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i. DRAFT PHC Bylaws

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ii. Current PHC Bylaws – Adopted June 28, 2021

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B. Spit Parking Plan

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i. HDR Memo Re: DRAFT Homer Spit Parking Study Phase 1 – South Side of Harbor **Page 24**

### **INFORMATIONAL MATERIALS**

A. Student Representative Appointment Info for Hannah Stonorov

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**COMMENTS OF THE AUDIENCE** (3 minute time limit)

**COMMENTS OF THE CITY STAFF**

**COMMENTS OF THE COMMISSION**

**ADJOURNMENT**

Next Regular Meeting is **WEDNESDAY, OCTOBER 27, 2021 at 5:00 P.M.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

Session 21-08, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Steve Zimmerman at 6:03 p.m. on August 25, 2021 in the Cowles Council Chambers, City Hall located at 491 E Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

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

**ABSENT:** COMMISSIONERS ZEISET (excused) AND PITZMAN (unexcused)

**STAFF:** PORT DIRECTOR/HARBORMASTER HAWKINS  
DEPUTY CITY CLERK TUSSEY  
DEPUTY CITY PLANNER & SPECIAL PROJECTS COORDINATOR ENGBRETSSEN

### **AGENDA APPROVAL**

Chair Zimmerman asked for a motion to approve the agenda.

ERICKSON/MATTHEWS 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. July 28, 2021 Regular Meeting Minutes

Chair Zimmerman asked for a motion to approve the minutes.

SIEKANIEC/MATTHEWS MOVED TO APPROVE THE MINUTES OF JULY 28, 2021.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **VISITORS/PRESENTATIONS**

- A. Julie Engebretsen, Deputy City Planner & Special Projects Coordinator – Wayfinding-Streetscape Plan Project Update

Chair Zimmerman introduced Deputy City Planner and Special Projects Coordinator Engebretsen.

Ms. Engebretsen gave a presentation on where the Wayfinding-Streetscape Plan project is currently at. She spoke to what work City staff, the contractor Corvus Designs, and the Economic Development Advisory Commission (EDC) has done so far. She reiterated the goals and purpose of the project and went over the preliminary sign designs that were approved by EDC.

Ms. Engebretsen facilitated feedback from the commission. Discussion ensued on the following:

- Signage issues directing people to Freight Dock Road and the harbor ramps
- Working with Alaska Department of Transportations and Public Facilities to get approval for our preferred signage
- Would like to see a Homer Spit entrance sign the same as the other neighborhoods
- Support for straightforward signs, utilizing road names for directions, and the design concepts
- Signs need to be legible and have big/bold text
- Concerns over the issue of too many signs or visual clutter, and ensuring that the plan addresses the need to keep clear lines of sight at intersections and appropriate informational signage along walkways for pedestrians
- The major need for tsunami signage to show the inundation line and evacuation routes

#### **STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

- A. Port & Harbor Staff Report for August 2021
- i. Memo from HDR – Homer Spit Parking Update

Port Director Hawkins spoke to his written staff report and facilitated discussion on the following items:

- Parking revenue statistics reflecting the addition of the Ramp 2 pay-to-park area, the feedback staff received on the change, HDR's draft parking study report, and getting permission to use the right-of-ways for additional parking space.
- The earthquake and tsunami evacuation event that occurred on July 29<sup>th</sup>, signage needs, and thoughts for future Homer Spit land planning.

- B. Homer Marine Trades Association Report

Port Director Hawkins provided a verbal report, noting that HMTA will be having a regular meeting early September and their annual meeting coming up in September, which will be located at Salmon Sisters. They have been working on plans for Seattle Fish Expo.

#### **PUBLIC HEARING**

#### **PENDING BUSINESS**

#### **NEW BUSINESS**

- A. Port & Harbor Dumpster Usage Ordinance
  - i. Memo from City Manager Dumouchel Re: Port & Harbor Dumpster Usage
  - ii. Draft Ordinance 21-xx

Chair Zimmerman introduced the agenda item by reading the title and opened the floor for discussion.

Commissioner Ulmer voiced her support for the ordinance and commended City staff for their work.

Commissioner Matthews commented on how the fines and regulations on dumpster use are not posted well, and recommended that the City continue pushing the Kenai Peninsula Borough to contribute as much as possible. She shared her experiences as a business owner in providing dumpsters for her boardwalk and how many long-time residents are not aware that you are not allowed to dump personal garbage in the harbor facility dumpsters.

Chair Zimmerman opined if they should ask City Council to consider establishing a transfer facility within the City to encourage people to not drive out to the Spit to dump their household trash, since right now it's either up on the hill or out to the Spit.

Commissioner Ulmer shared conversations she's had with people who use the Spit like a transfer facility, and voiced her support for the \$300 fine idea.

Commissioner Siekaniec voiced support for the ordinance. He suggested having more informative signage, possibly cameras, and some kind of accountability to prevent that type of behavior.

Port Director Hawkins commented on how this is an informational campaign. He spoke to the purpose and goals of this code change, the benefit of having another transfer facility, and the need to extend the hours at the Baycrest Transfer Facility.

Chair Zimmerman requested a motion.

ULMER/SIEKANIEC MOVED TO SUPPORT THE CITY CODE AMENDMENTS TO ADDRESS PORT AND HARBOR DUMPSTERS AND RECOMMEND ADOPTION TO CITY COUNCIL.

ZIMMERMAN/ERICKSON MOVED TO AMEND TO RECOMMEND TO CITY COUNCIL THEY FIND A PLACE WITHIN THE CITY FOR THE KENAI PENINSULA BOROUGH TO PUT ANOTHER TRANSFER STATION.

Commissioner Ulmer opined that the transfer site be located out East End Road or on Kachemak Drive. Chair Zimmerman noted that decision would be up to Council to work out.

VOTE (primary amendment): NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Commissioner Matthews suggested another amendment to address Mr. Hawkins' recommendation to have a littering fine in City Code. There was brief discussion on how the draft ordinance before them only pertained to dumpsters and did not include verbiage related to littering.

MATTHEWS/ULMER MOVED TO AMEND HOMER CITY CODE 1.16.040 TO INCLUDE A LITTERING FINE IN CITY LIMITS.

There was no discussion.

VOTE (secondary amendment): NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Commissioner Erickson commented on the heavy \$300 fine just to learn you're not supposed to put your garbage there, and doesn't see where it speaks to signage in the new ordinance. Port Director Hawkins noted that the fine is a graduated amount based on the number of offenses. Commissioner Matthews pointed out that the ordinance does state the use of appropriate signage will help communicate the amendment, and then in the City Manager's memo it explains how they want to increase the signage, didn't have an actual allocation, and are planning to set aside \$3,000 in Port and Harbor reserves for signage under proposed solutions.

Commissioner Erickson acknowledged that information and noted that it still does not address the specifics of what the signage will entail. He assumes we just leave it up to staff to decide on what the signs will say, but felt that it was a key part of all of this since people have come all that way and you need to let them know. Chair Zimmerman clarified with staff that the signage funding amount does not need to be in City Code.

VOTE (main motion as amended): NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. Ordinance 21-xx Amending HCC 2.58 Regarding Teleconferencing, Attendance, & Vacancies
  - i. Draft Ordinance 21-xx Amending HCC 2.58
  - ii. Current HCC 2.58

Chair Zimmerman introduced the agenda item by reading the title and opened the floor for discussion.

In response to questions from commissioners, Deputy City Clerk Tussey spoke to the purpose of the code amendments, how it lessens the limitations for commissioners to participate by teleconference, and better clarifies attendance and vacancies. She further explained how once the code amendments are approved by Council, the Clerk's Office will be proposing bylaw amendments for all of the advisory bodies to address any discrepancies between bylaws and City Code.

Chair Zimmerman noted a typo on Line 95 where the word "misses" should be changed to "has". He clarified with Ms. Tussey the next steps of the process and what staff is requesting from the commission.

ULMER/MATTHEWS MOVED TO SUPPORT AMENDMENTS TO HOMER CITY CODE 2.58 REGARDING TELECONFERENCING, ATTENDANCE, AND VACANCIES AND RECOMMEND ADOPTION TO CITY COUNCIL.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- C. Float Repairs for “K” thru “Q” Endcaps
  - i. Bellingham Marine Unifloat Supply Proposal
  - ii. Draft Ordinance to Appropriate Funds for Float Repairs

Chair Zimmerman introduced the agenda item by reading the title and deferred to Port Director Hawkins to begin discussion.

Mr. Hawkins spoke to his memo provided in the supplemental packet. He explained how the conditions of the float ends have worsened since earlier this year and staff strongly feels these docks will not last another season; they either need to be fixed or removed from the harbor. Port and Harbor staff received quotes from Bellingham Marine, the original float manufacturers, to compare the costs of hiring a crew to come in and build new floats, or having the company construct the floats and harbor staff does the installation. Mr. Hawkins shared how they can do most of the labor in-house, the contingency plan they’re considering, their estimated pay-back plan, and the cost comparison between the project costs and revenue loss from not being able to have vessels moor in those areas.

MATTHEWS/ULMER MOVED TO SUPPORT OF REPAIRING FLOATS “K” THRU “Q” AND RECOMMEND CITY COUNCIL APPROVE THE APPROPRIATION OF FUNDS FROM THE PORT RESERVES FOR THE MATERIALS AND CONSTRUCTION OF THE REPLACEMENT FLOAT PORTIONS THROUGH BELLINGHAM MARINE.

Commissioner Ulmer thanked staff for putting these materials together.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- D. Pier One Theatre Lease Renewal Request
  - i. Pier One Theatre Development Plan
  - ii. Lease Application
  - iii. Draft Resolution & Lease Agreement

Chair Zimmerman introduced the agenda item by reading the title and deferred to Port Director Hawkins to begin discussion.

Mr. Hawkins spoke to the lease renewal request and recapped the discussions that took place between City staff and Pier One Theatre's board and executive director. Pier One is in the process of coming up with a long-term plan for their facility. They requested an additional 5-year lease to give them time to facilitate feedback from the community and the City on their development plan, and that we work together on a plan of what the next Pier One will look like in Homer.

Discussion ensued on the proposal and the potential locations. Commissioner Ulmer strongly supported the need of a convention/conference center in Homer. Commissioner Matthews commented that given her time on the HERC Task Force she does not believe that is a viable location but was interested in the idea of Pier One developing a portion of the harbor overslope.

ULMER/SIEKANIEC MOVED TO RECOMMEND TO CITY COUNCIL TO AWARD PIER ONE THEATRE A FIVE YEAR LEASE WITH NO OPTIONS FOR RENEWAL, FOR A PORTION OF TRACT 1-A, WITH AN ANNUAL BASE RENT OF \$1.00.

In response to a question from Commissioner Matthews, Commissioner Siekaniec clarified that their lease request was for just five years to give them time to figure out their 20-year plan and whether they're going to rebuild/improve the current location or move to a more permanent location.

Commissioner Ulmer opined that she sees Pier One being happier uptown in a convention center scenario.

Chair Zimmerman clarified with staff the meaning of "no options for renewal" and voiced his concerns with what will happen to Pier One if they're not ready by the time the five years are up. Deputy City Clerk Tussey noted that they have been running on short-term, no renewal option leases for some time, and that at the end of that five years they would just have to request another short-term lease if they weren't ready.

Commissioner Erickson commented that the space is inadequate for the construction of a conference center that Homer needs, both for the building and parking, and he wouldn't want to overly encourage Pier One that they're going to be the beneficiaries of that kind of project. He suggested that if they rebuild in the same location that something be done to improve the parking layout.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

#### **INFORMATIONAL MATERIALS**

- A. Port & Harbor Monthly Statistical Report for July 2021
- B. Water/Sewer Bills Report for July 2021
- C. Crane & Ice Report
- D. Dock Activity Reports
- E. PHC 2021 Meeting Calendar



Chair Zimmerman opened the floor for questions on informational materials. Discussion ensued on the fish carcasses found under charter vessels, fine implementation and the loss of revenue due to lack of enforcement, the PHC calendar and City Council report, the Stall Wait List statistics, and the removal of a derelict vessel.

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

Charles Evans thanked the commission for how prepared they were and to keep up the good work, especially the Clerk.

Mako Haggerty, non-city resident and water taxi business owner, voiced his strong appreciation for Port and Harbor staff. He thanked the department for tolerating the pandemonium of the water taxi business and shared the high level of activity their industry is experiencing, which has a significant impact on the harbor. Mr. Haggerty answered questions from Port Director Hawkins regarding State Park permit statistics.

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

Deputy City Clerk Tussey voiced her appreciation for everyone as she works through the hybrid logistics on top of her clerk duties. She reminded the commissioners to provide the Clerk's Office advance notice, no later than two hours before the meeting time, on if they plan to participate by Zoom or will be absent. She emphasized the more communication with the Clerks the better.

Port Director Hawkins thanked the commission for their time and support; we're making a difference. He noted that he will have a report on where we're at with the large vessel expansion project, primarily regarding funding and when would be good to reach out to our elected officials.

#### **COMMENTS OF THE CITY COUNCILMEMBER**

#### **COMMENTS OF THE CHAIR**

Chair Zimmerman thanked everyone for participating in this hybrid meeting. He commented on how there is a slight lag and encouraged members to shout out if he misses their raised hand.

#### **COMMENTS OF THE COMMISSION**

Commissioner Ulmer commented that it was a great meeting and commended Deputy City Clerk Tussey. In response to Mr. Haggerty's comments, she noted that Alaska is on the map and we are estimated to continue growing; we're going to continue being busy in the parks and on the trails. She thanked everyone and staff.

Commissioner Erickson commented on the possibility of using a reader board at the base of the Spit during tsunami evacuation events, and the importance of utilizing both lanes to move traffic. He thanked everyone for a good meeting and noted the mixed meeting style worked out pretty well.

Commissioner Siekaniec thanked everyone for a good meeting.

Commissioner Matthews had no additional comments.

**ADJOURNMENT**

There being no further business to come before the Commission the meeting adjourned at 8:10 p.m. The next regular meeting is scheduled for Wednesday, September 22, 2021 at 5:00 p.m. 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:\_\_\_\_\_



# City of Homer

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Port and Harbor

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## **SEPTEMBER 2021 PORT & HARBOR STAFF REPORT**

### **1. Administration**

Staff met with:

- EOC City staff and associated agencies(video conference)- Re: COVID-19 planning
- Rob Dumouchel, City Manager and other Dept. Head staff- Re: leadership team/dept. head meetings
- Matt Letzring- Re repair plans for F/V Champion
- Rob Dumouchel and other City Dept. Heads –Re Fleet vehicle replacement policy work session discussion
- Lt. Commander Abbie Lyons, USCG Fellow for Sen. Murkowski(video conference)- Re Homer Port Expansion Project
- Steve Ribuffo, AAHPA (video conference)- Re Facility Security officer Training Course upcoming possibility and fees
- Otto Kiltcher- Re Terminal Use Permits and vessel plans.
- Jenny Carroll, Economic Development (video conference)- Re Emergency response ARPA project funds and possible use toward the tsunami warning system.
- Kate Mitchell, Homer Marine Trades Association- Re upcoming Seattle Pacific Expo planning session
- Rob Dumouchel and J&H Consulting- Re end of legislative season tour and wrap up
- Coast Guard Sector Anchorage staff- tour of the Homer Harbor and familiarization of the facilities for new incoming Coast Guard staff.
- Rob Dumouchel and other city staff(video conference) - Re Airport leasing and property management discussion
- KBBI- Coffee Table, Regarding Homer Marine Trades in Homer and the Port Expansion Project
- Tyson Alward, Fortune Sea Marine Services- Re large vessel haul out facility planning for the upcoming winter repair season
- Rick Abboud, Planning and Brad Faulkner- to discuss proposed possible development of lot by sub tenant
- Homer Police Department and I.T. staff- Re planning session for the City's inter-department radio communications plan
- Homer Rotary Club- Re updates on the Homer Port Expansion project

### **2. Operations**

The months of August and September brought about the return of the Prince William Sound and Kodiak seine fleets along with the tendering vessels that support those fisheries. Tourism and recreation remained robust through Labor Day weekend. Occupancy in the small boat harbor swelled to capacity with over 950 vessels moored in early September. Harbor operations staff placed emphasis in consolidating vessels in transient moorage locations for maximum efficient use of space.

Daily fee parking requirements at ramps 1 through 4 concluded after Labor Day weekend.

The Pier 1 Theatre campground was converted back to the Marine Repair Facility. The following vessels are currently hauled out and conducting repairs: Summer Bay, Kona Kai, and Hallo Bay.

Operations, admin, and maintenance staff collaborated with the I/T department and ProComm to implement new handheld radios and the Skyline repeater, effectively expanding coverage and improving quality of port & harbor radio communications.

The following vessels conducted landings at the P/D and D/W/D: Pacific Wolf & DBL54, Kennicott, Tustumena, Bob Franco, Perseverance, Endeavor, Masco Endeavor, Aveogan & Oliver Levitt, Tiglax, Wolstadt, and Camai.

The following notable events occurred over the past month:

- On 8/18, operations staff responded to an EMS call involving a 70 year old male aboard a vessel moored in the harbor.
- On 8/19, the owner of a 30' recreational vessel was served a trespass order by HPD for continued and repeated non-compliance of port & harbor tariff policy.
- On 8/20, the barge ramp lay-down yard was secured for the storage of certain hazardous cargos.
- On 8/20, harbor officers responded to an HFD call involving a fire at the Harbor Grill restaurant.
- On 8/22, harbor officers responded to an EMS call involving a 50 year old male aboard a water taxi.
- On 8/26, operations staff responded to a sunken 30' recreational vessel at its moorings. The vessel was raised, dewatered, and towed to the L&L ramp for removal.
- On 8/29, a 30' charter vessel fell off its trailer while launching at the L&L ramp. A local equipment operator was hired to help lift the vessel back on its trailer.
- On 8/29, harbor officers responded to a coal seam fire on the outer beach adjacent to the harbor entrance. Dewatering pumps were used to flood and extinguish the fire.
- On 8/31, operations staff worked with Bay Safety to conduct the annual port & harbor fire extinguisher inspections.
- On 9/1, harbor officers responded to a vessel accident involving two, 24' recreational vessels.
- On 9/8, the graveyard shift harbor officer assisted HPD dispatch involving police response to a commercial fishing vessel.
- On 9/12, operations staff assisted KBRC with traffic and parking lot delineation involving the Halibut Hustle run.

### **3. Ice Plant**

Salmon season has come to an end so ice sales and schedules have slowed down. We are now open from 8am until 6pm seven days per week. During the last month we've:

- Said "Happy Retirement" to Peter
- Patched "slow leak" holes in the Condenser Pump drain pans
- Readjusted the Bin Door Cable
- Defrosted and Hot Gassed the Ice Machines
- Replaced weather checked hydraulic hoses on our snow plow
- Interviewed 2 candidates for the open Operator position

### **4. Port Maintenance**

From mid-August to mid-September, Port Maintenance has been involved with routine maintenance duties and the following:

- Decommissioned the fish cleaning table at Ramp 6 and stored for the winter season
- Repaired a line guard for the Pioneer Dock

- Assisted I.T. with upgrades to the communications systems and field testing radios
- Ordered a replacement work truck for plowing and harbor duties
- Assisted Enstar and Eayrs Plumbing with the Natural Gas conversion of the Old Port ticket office building
- Continued with the refurbishment of the emergency response fire carts



# City of Homer

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## Office of the City Clerk

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## Memorandum

TO: PORT AND HARBOR ADVISORY COMMISSION

FROM: RACHEL TUSSEY, CMC, DEPUTY CITY CLERK II

DATE: SEPTEMBER 15, 2021

SUBJECT: PHC BYLAW AMENDMENTS

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At the PHC's August 25<sup>th</sup> regular meeting, the commission reviewed and made comments on a draft ordinance that would amend City Code regarding teleconferencing, attendance, vacancies, City staff roles, and rules of order for boards and commissions. Those amendments, including the feedback received from all the advisory bodies, were adopted by City Council via Ordinance 21-50(S)(A) at their September 13<sup>th</sup> regular meeting.

Now that HCC has been amended, the next step is to revise the commission's bylaws so they do not conflict with code. Bylaws do require two meetings; they are to be introduced at this meeting, will have a second reading and final approval at your October meeting, and then go to City Council for final approval.

The draft bylaws that are attached incorporate new and existing City Code, ensure that the layout/contents are consistent with Robert's Rules of Order, and include any housekeeping edits – e.g. the sample agenda reflects the current standard agenda. Any other amendments can be made by the commission.

### RECOMMENDATION

Review the draft bylaws. Make any recommended amendments by way of motion. When done, make a motion to hold a final reading on the Proposed Port and Harbor Advisory Commission Bylaw Amendments at the next regular meeting.

Attached: DRAFT PHC Bylaws  
Current PHC Bylaws – Adopted June 28, 2021

**CITY OF HOMER PORT & HARBOR ADVISORY COMMISSION  
BYLAWS**

**ARTICLE I – NAME AND AUTHORIZATION**

This organization shall be called the Port and Harbor Advisory Commission, established via Ordinance 73-1, existing by virtue of the provisions of Chapter 2.64 of the Homer Municipal Code, and exercising the powers and authority and assuming the responsibilities delegated under said Code. The following bylaws were adopted on \_\_\_\_\_, 2021 and shall be in effect and govern the procedures of the Port and Harbor Advisory Commission.

**ARTICLE II – PURPOSE**

Section 1. Act in an advisory capacity to the City Manager and the City Council on the problems and development of the City port and harbor facilities. Consideration may include the physical facilities, possible future development and recommendations on land use within the port and harbor areas.

Section 2. Direct recommendations regarding the operation and maintenance of the facilities to the City Manager via memorandum from the Port and Harbor Advisory Commission.

Section 3. Consider any specific proposal, problem or project as directed by the City Council and any report or recommendations thereon shall be made directly to the Council, unless otherwise directed by the Council.

**ARTICLE III – MEMBERSHIP**

Section 1. The Commission shall consist of seven members comprised of at least five (5) members that reside inside city limits. Members shall be nominated by the Mayor and confirmed by City Council to serve for three-year terms to expire on February 1<sup>st</sup> of designated years.

Section 2. Notice of term expirations will be delivered to members by the City Clerk's Office. Members wishing to continue services upon the completion of a three-year term must submit a reappointment application to the City Clerk's Office, which is subject to review by the Mayor and confirmed by City Council. There are no limits on the number of terms a member may serve.

Section 3. A quorum for the transaction of business at any meeting shall consist of four members. For purposes of determining the existence of a quorum, honorary members shall not be counted. Worksessions do not require a quorum, however, no action may be taken at a worksession; items on the agenda are for discussion only.

Section 4. Any member who is unable to attend a meeting, whether regular or special, shall contact the Clerk in advance no later than two hours prior to the scheduled meeting time for excusal.

Section 5. Each member, including the chairperson, shall vote, and shall not abstain from voting, unless such member claims a conflict of interest, or has an excused absence, in which event the member shall be excused from voting. The member shall then state for the record the basis for the abstention. Four affirmative votes of seven members are required to pass a motion. Voting will be by a roll call vote, the

order to be rotated; or by unanimous consent if no objection is expressed. Voting by proxy or absentee is prohibited.

Section 6. Members may not have alternates. If a position is vacated during a term, it shall be filled for the unexpired term by an appointee selected by the Mayor and confirmed by City Council.

Section 7. A member's appointment is vacated under the following conditions:

- A member fails to qualify to take office within 30 days after their appointment;
- A member resigns;
- A member is physically or mentally unable to perform the duties of the office;
- A member is convicted of a felony or of an offense involving a violation of their oath of office; or
- A member has three consecutive unexcused absences, or misses half of all meetings within an appointment year, whether excused or unexcused.

Section 8. The Mayor may appoint, subject to confirmation by the City Council, one City Council member and one Homer area high school Student Representative to serve as consulting, non-voting members. The Mayor, City Manager, and Port Director/Harbormaster may serve as non-voting, consulting members.

#### **ARTICLE IV – OFFICERS**

Section 1. A Chairperson and Vice-Chairperson shall be elected from among the appointed commissioners at the regular February meeting of the Commission.

Section 2. Officers shall serve a term of one year from the February meeting at which they are elected, and until their successors are duly elected. Officers may be re-elected in subsequent years.

Section 3. The Chairperson shall preside at all meetings of the Commission, authorize calls for any special meetings, execute all documents authorized by the Commission, serve as ex officio/voting member of all committees, and generally perform all duties associated with that office.

Section 4. In the event of the absence, or disability of the Chairperson, the Vice-Chairperson shall assume and perform the duties of the Chair. If both the Chairperson and Vice-Chairperson are absent, and a quorum of four members are present, the senior member shall assume and perform the duties and functions of the Chair.

#### **ARTICLE V – CITY STAFF ROLES**

Section 1. The Port Director/Harbormaster shall serve as a staff liaison to the commission. The staff liaison shall assist the Chairperson in setting meetings, preparing agendas, and other documentary material, and coordinating the acquisition of needed materials and training. The staff liaison shall submit reports and recommendations for those agenda items requiring decisions or recommendations by the Commission. Other staff having experience, education, and professional training in the subject matter may provide input into the reports and recommendations, or may provide supplemental information. The information submitted may be oral, written or graphic, or some combination of all.



Section 2. The City Clerk shall designate a recording clerk to take minutes for the Commission and serve as the Commission's parliamentary advisory pursuant to AS 29.20.380(10) and HCC 2.12.010, and assist the Chairperson with the conduct of the meeting.

## **ARTICLE VI – MEETINGS**

Section 1. Regular meetings shall be open to the public and held on the fourth Wednesday of January, February, March, April, September, and October at 5:00 p.m.; the fourth Wednesday of May, June, July, and August at 6:00 p.m.; and the second Wednesday of December at 5:00 p.m. in the designated location and shall be posted for public information as required by Homer City Code and Alaska State Statutes.

Section 2. Meeting agenda deadline is at 5:00 p.m. the Wednesday preceding the meeting. Allowances will be made for holidays.

Section 3. The order of business for the regular meetings shall include, but not be limited to, the following items, which shall be covered in the sequence shown, as far as circumstances permit. Agenda shall be posted for public information as required by Homer City Code and Alaska State Statutes.

CITY LOGO	NOTICE OF MEETING	DEPT. CONTACT INFO
	REGULAR MEETING AGENDA	(City Clerk's Office)
	NAME OF BODY	
	DAY OF WEEK, DATE, AND TIME OF MEETING	
	PHYSICAL LOCATION OF MEETING & MEETING ROOM	

1. CALL TO ORDER
2. AGENDA APPROVAL
3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 minute time limit)
4. RECONSIDERATION
5. APPROVAL OF MINUTES
6. VISITORS/PRESENTATIONS (Chair set time limit not to exceed 20 minutes. Public may not comment on the visitor or the visitor's topic until audience comments. No action may be taken at this time.)
7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS
8. PUBLIC HEARING (3 minute time limit)
9. PENDING BUSINESS
10. NEW BUSINESS
11. INFORMATIONAL MATERIALS (No action may be taken on these matters, for discussion only.)
12. COMMENTS OF THE AUDIENCE (3 minute time limit)
13. COMMENTS OF THE CITY STAFF
14. COMMENTS OF THE COUNCILMEMBER (If one is assigned)
15. COMMENTS OF THE COMMISSION (includes Comments of the Chair since they are part of the commission.)
16. ADJOURNMENT Next regular meeting is scheduled for \_\_\_\_\_. (Note any other worksessions, special meetings, committee meetings etc.) All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. (The meeting may be scheduled for the Conference Room or virtually.)

Section 4. Per Resolution of the City Council (Resolution 06-115(A)), Public Testimony shall normally be limited to three minutes per person. Exceptions may be provided for at the Chairperson's discretion or by a majority vote of the members in attendance.

Section 5. Special meetings and Worksessions may be called by the Port Director/Harbormaster, Chair, or a majority of the Commission. Notice of such meetings shall be posted in the same manner as that for regular meetings.

Section 6. Recorded minutes shall be made available by the City Clerk's Office to the Commission prior to the next meeting and a record of all voting will be included in the minutes of each meeting. Minutes shall be available to the public as required by Homer City Code and Alaska State Statutes.

Section 7. Teleconference participation is allowed per the rules and limitations set forth in Homer City Code 2.58.060.

## **ARTICLE VII – GENERAL OPERATING PROCEDURES**

Section 1. The Commission shall abide by the current edition of Robert's Rules of Order insofar as it is consistent with the Commission's bylaws, other provisions of Homer City Code, or standing rules. In all other cases, bylaws, the code, or the standing rule shall prevail. This includes, but is not limited to, HCC 1.18 Conflicts of Interest, Partiality, and Code of Ethics; HCC 2.58 Boards and Commissions; HCC 2.64 Port and Harbor Advisory Commission; and the Open Meetings Act – AS 44.62.310-312.

Section 2. Training sessions developed or arranged by the City Clerk and approved by the City Manager shall be mandatory unless a member's absence is excused by the Chairperson. The City Manager and/or City Clerk, in their discretion and in consultation with the City Attorney as needed, may develop model procedures to be used as a guide for the Commission.

## **ARTICLE VIII – COMMITTEES**

Section 1. Committees of one or more members for such specific purposes as the business of the Commission will only become active upon approval of Council. A memorandum and resolution will go before Council outlining the reason, tasks assigned and termination date. Committees shall be considered to be discharged upon completion of the purpose for which it was appointed, and after its final report is made to and approved by the Commission.

Section 2. All committees shall make a progress report to the Commission at each of its meetings.

## **ARTICLE IX – BYLAW AMENDMENTS**

Section 1. The Bylaws may be amended at any meeting of the Commission by a majority plus one of the members, provided that notice of said proposed amendment is given to each member in writing. The proposed amendment shall be introduced at one meeting and action shall be taken at the next Commission meeting.

Section 2. Any rule or resolution of the Commission, whether contained in these Bylaws or otherwise, may be suspended temporarily in connection with business at hand; and such suspension to be valid; may be taken only at a meeting at which at least four of the members of the Commission shall be present, and two-thirds of those present shall so approve.

**CITY OF HOMER PORT & HARBOR ADVISORY COMMISSION  
BYLAWS**

**ARTICLE I – NAME AND AUTHORIZATION**

This organization shall be called the Port and Harbor Advisory Commission, established via Ordinance 73-1, existing by virtue of the provisions of Chapter 2.64 of the Homer Municipal Code, and exercising the powers and authority and assuming the responsibilities delegated under said Code. The following bylaws were adopted on June 28, 2021 and shall be in effect and govern the procedures of the Port and Harbor Advisory Commission.

**ARTICLE II – PURPOSE**

Section 1. Act in an advisory capacity to the City Manager and the City Council on the problems and development of the City port and harbor facilities. Consideration may include the physical facilities, possible future development and recommendations on land use within the port and harbor areas.

Section 2. Direct recommendations regarding the operation and maintenance of the facilities to the City Manager via memorandum from the Port and Harbor Advisory Commission.

Section 3. Consider any specific proposal, problem or project as directed by the City Council and any report or recommendations thereon shall be made directly to the Council, unless otherwise directed by the Council.

**ARTICLE III – MEMBERS**

Section 1. The Commission shall consist of seven members comprised of at least five (5) members that reside inside city limits. Members shall be nominated by the Mayor and confirmed by City Council to serve for three-year terms to expire on February 1<sup>st</sup> of designated years.

Section 2. One City Council member and one Homer area high school Student Representative may be appointed by the Mayor, subject to confirmation by the City Council, as consulting, non-voting members.

Section 3. The Mayor, City Manager, and Port Director/Harbormaster may serve as non-voting, consulting members of the Commission.

Section 4. A commission appointment is vacated under the following conditions and upon the declaration of vacancy by the Commission. The Commission shall declare a vacancy when the person appointed:

- Fails to qualify to take office within 30 days after their appointment;
- Resigns and the resignation is accepted;
- Is physically or mentally unable to perform the duties of their office;
- Misses two (2) consecutive regular meetings unless excused;
- Is convicted of a felony.

## **ARTICLE IV – OFFICERS**

Section 1. A Chairperson and Vice-Chairperson shall be elected from among the appointed commissioners at the regular February meeting of the Commission.

Section 2. Officers shall serve a term of one year from the February meeting at which they are elected, and until their successors are duly elected. Officers may be re-elected in subsequent years.

Section 3. The Chairperson shall preside at all meetings of the Commission, authorize calls for any special meetings, execute all documents authorized by the Commission, serve as ex officio/voting member of all committees, and generally perform all duties associated with that office.

Section 4. In the event of the absence, or disability of the Chairperson, the Vice-Chairperson shall assume and perform the duties of the Chair. If both the Chairperson and Vice-Chairperson are absent, and a quorum of four members are present, the senior member shall assume and perform the duties and functions of the Chair.

## **ARTICLE V – MEETINGS**

Section 1. Regular meetings shall be open to the public and held on the fourth Wednesday of January, February, March, April, September, and October at 5:00 p.m.; the fourth Wednesday of May, June, July, and August at 6:00 p.m.; and the second Wednesday of December at 5:00 p.m. in the designated location and shall be posted for public information as required by Homer City Code and Alaska State Statutes.

Section 2. Meeting agenda deadline is at 5:00 p.m. the Wednesday preceding the meeting. Allowances will be made for holidays.

Section 3. The order of business for the regular meetings shall include, but not be limited to, the following items, which shall be covered in the sequence shown, as far as circumstances permit. Agenda shall be posted for public information as required by Homer City Code and Alaska State Statutes.

NAME OF BODY	DATE OF MEETING
PHYSICAL LOCATION OF MEETING	DAY OF WEEK AND TIME OF MEETING
HOMER, ALASKA	MEETING ROOM

### **NOTICE OF MEETING REGULAR MEETING AGENDA**

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA. (3 MINUTE TIME LIMIT)
4. RECONSIDERATION
5. APPROVAL OF MINUTES or CONSENT AGENDA
6. VISITORS (Chair set time limit not to exceed 20 minutes) (Public may not comment on the visitor or the visitor's topic until audience comments.) No action may be taken at this time.
7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS (Chair set time limit not to exceed 5 minutes.)
8. PUBLIC HEARING (3 MINUTE TIME LIMIT)
9. PLAT CONSIDERATION (Planning Commission only)
10. PENDING BUSINESS or COMMISSION BUSINESS

11. NEW BUSINESS or COMMISSION BUSINESS
12. INFORMATIONAL MATERIALS (NO ACTION MAY BE TAKEN ON THESE MATTERS, THEY MAY BE DISCUSSED ONLY).
13. COMMENTS OF THE AUDIENCE (3 MINUTE TIME LIMIT)
14. COMMENTS OF THE CITY STAFF (not required) (Staff report may be at this time in the agenda.)
15. COMMENTS OF THE COUNCILMEMBER (If one is assigned)
16. COMMENTS OF THE CHAIR (May be combined with COMMENTS OF THE COMMISSION/BOARD since the Chair is a member of the Commission/Board.)
17. COMMENTS OF THE COMMISSION
18. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR \_\_\_\_\_ note any worksessions, special meetings, committee meetings etc. All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. (Sometimes the meeting is scheduled for the Conference Room)

Contact info for the department constructing the agenda. Example: City Clerk's Office, clerk@ci.homer.ak.us, 235-3130.

Section 4. Per Resolution of the City Council (Resolution 06-115(A)), Public Testimony shall normally be limited to three minutes per person. Exceptions may be provided for at the Chair's discretion or by a majority vote of the board members in attendance.

Section 5. Special meetings and Worksessions may be called by the Port Director/Harbormaster, Chair, or a majority of the Commission. Worksessions do not require a quorum, however, no action may be taken at a worksession; items on the agenda are for discussion only. Notice of such meetings shall be posted in the same manner as that for regular meetings.

Section 6. A quorum for the transaction of business at any meeting shall consist of four members. For purposes of determining the existence of a quorum, honorary members shall not be counted.

Section 7. Four affirmative votes are required to approve any action before the Commission and shall constitute the meaning of "majority vote". The Chairperson may vote upon, and may move or second a proposal before the Commission.

Section 8. Recorded minutes shall be made available by the City Clerk's Office to the Commission prior to the next meeting and a record of all voting will be included in the minutes of each meeting. Minutes shall be available to the public as required by Homer City Code and Alaska State Statutes.

Section 9. The Commission shall abide by existing Alaska State Law, Borough Code of Ordinance, where applicable, and Homer City Code, as well as Robert's Rules of Order, current edition, in so far as this treatise is consistent with Homer City Code.

## **ARTICLE VI – COMMITTEES**

Section 1. Committees of one or more members for such specific purposes as the business of the Commission will only become active upon approval of Council. A memorandum and resolution will go before Council outlining the reason, tasks assigned and termination date. Committees shall be considered to be discharged upon completion of the purpose for which it was appointed, and after its final report is made to and approved by the Commission.

Section 2. All committees shall make a progress report to the Commission at each of its meetings.

## **ARTICLE VII – BYLAW AMENDMENTS**

Section 1. The Bylaws may be amended at any meeting of the Commission by a majority plus one of the members, provided that notice of said proposed amendment is given to each member in writing. The proposed amendment shall be introduced at one meeting and action shall be taken at the next Commission meeting.

Section 2. Any rule or resolution of the Commission, whether contained in these Bylaws or otherwise, may be suspended temporarily in connection with business at hand; and such suspension to be valid; may be taken only at a meeting at which at least four of the members of the Commission shall be present, and two-thirds of those present shall so approve.

## **ARTICLE VIII – TELECONFERENCING**

Section 1. Teleconference meetings:

- a. The preferred procedure for a Commission meeting is that all members be physically present at the designated time and location for the meeting. However, physical presence may be waived and a member may participate in a meeting by Teleconference. This allowance is limited to two (2) meetings per year.
- b. There must be a quorum of members physically present in addition to the telephonic member.
- c. A Commissioner participating by teleconference shall be deemed to be present at the meeting for all purposes.
- d. In the event the Chair participates telephonically, the Vice-Chair shall run the meeting.

Section 2. Teleconference procedures:

- a. A Commissioner who cannot be physically present for a regularly scheduled meeting shall notify the Clerk at least five days prior to the scheduled meeting time of their intent to appear telephonically.
- b. The Clerk shall notify the other Commissioners of the Commissioner's intent to appear by teleconference three days prior to the scheduled meeting time.
- c. The means used to facilitate a teleconference meeting must enable each Commissioner appearing telephonically to clearly hear, and be heard by, all other Commissioners, and members of the public. The Clerk shall note in the attendance record all Commissioners appearing telephonically.



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Port and Harbor

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Homer, AK 99603

[port@cityofhomer-ak.gov](mailto:port@cityofhomer-ak.gov)

(p) 907-235-3160

(f) 907-235-3152

## Memorandum

TO: PORT AND HARBOR ADVISORY COMMISSION

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: SEPTEMBER 15, 2021

SUBJECT: SPIT PARKING STUDY

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Please see attached Memorandum from Stephanie Mormilo introducing the draft Spit Parking Study titled Phase 1- South side.

We are requesting that the Commission review the draft and help with input toward what will be the final draft of this study. Any comments and questions will be passed on to the engineer to assist with that.

- I believe it would be helpful if each commissioner came with written comments and questions that we could pass on to the engineer for the final draft of the plan.
- If the chair agrees, I would suggest that one way to expedite this conversation would be to have each commissioner take turns reading their comments in for the record and once everyone is heard a discussion could then take place on the subject.

Next steps, after our meeting the Engineer will use the Commission comments/concerns and work to finalize the Phase 1 South side parking study and the Contracted project will be complete. Based on what we've learned from this study the commission and council will have several options to work toward a comprehensive future Spit Parking Plan. Possible suggestions for consideration include:

- ✓ To issue another task order with HDL to expand the scope of this study to focus on aspects of the brought out in the existing document, or to expand their efforts to include the North side of the harbor.
- ✓ To consider having HDL assist with an open house public meeting either for additional public comments into the planning process and/or with the rollout public education process of the finalized plan.

Thank you for your work on this important subject.

### RECOMMENDATION

For discussion. Any recommendations to HDR Engineer or direction to staff must be done by way of motion.

Attached: HDR Draft Homer Spit Parking Study Phase 1-South Side of Harbor

# MEMORANDUM

**Date:** August 18, 2021

**To:** Bryan Hawkins, Port Director/Harbormaster  
Janette Keiser, PE, Director of Public Works, City of Homer

**From:** Stephanie Mormilo, PE  
Senior Civil Engineer, HDL Engineering Consultants, LLC

**Subject:** DRAFT Homer Spit Parking Study  
Phase 1 – South Side of Harbor

## Introduction

In May 2021, representatives from the City of Homer Public Works and Port & Harbor Departments met with HDL Engineering Consultants, LLC (HDL) to discuss the goals of increasing available parking on the Homer Spit. The primary focus of this effort is on increasing revenue during the peak season of Memorial Day to Labor Day. The purpose of this Memorandum is to summarize HDL's findings and analysis.

Historically, parking was free and largely unmanaged on the Spit. In 2006, to help better manage the limited asset of parking, specifically during the peak season, time limits (an underlying limit of 7 days) and fees were implemented. Over the years, various improvements have been made on the Spit, including paving the parking at Ramps 1 through 4, improved signage, barriers along the roadway to restrict access to beach areas where parking is prohibited, etc. However, the Port & Harbor Commission recognizes that additional improvements are necessary to manage the increased seasonal demand and generate revenue.

A typical vehicle is used for about an hour a day and then parked for the remaining 23 hours. Storing these unused vehicles requires space. Many communities have three to six parking spaces per vehicle (one at home, one at work, plus spaces at various destinations such as stores, schools, and parks). These parking spaces come at a cost, yet most parking facilities are unpriced, with their costs being borne indirectly through taxes, rents, higher prices for retail goods, and lower employee benefits. These hidden costs mean that parking is never really free, and the choice is between paying directly or indirectly for parking. Charging users directly for parking tends to be more equitable and efficient and generates revenues to finance new services or reduce taxes. However, unpaid parking is so well established that implementing direct fees requires overcoming various

Civil  
Engineering

Geotechnical  
Engineering

Transportation  
Engineering

Aviation  
Engineering

W/WW  
Engineering

Environmental  
Services

Surveying &  
Mapping

Construction  
Administration

Material  
Testing



political, institutional, and technical obstacles. Public outreach is needed to communicate the benefits and address potential problems.

## Parking Authority

Currently, a large portion of the parking available along the Spit falls within the Homer Spit Road right-of-way (ROW), which is owned by the State of Alaska Department of Transportation and Public Facilities (DOT&PF). We understand that to begin charging for parking in many of the existing parking areas will require consultation with DOT&PF and possibly the Federal Highway Administration because Homer Spit Road is part of the interstate system and has used Federal funds to make improvements.

This determination will be paramount in evaluating improvement costs and potential parking fee revenues. To the general public, it is unclear where the ROW and property lines are located. Trying to delineate between parking on the parcel and within the ROW would require installing some form of physical separation. In addition, if fees are only allowed on the parcel, users will likely try to park within the public ROW to avoid paying fees, resulting in congestion and possible safety issues directly adjacent to Homer Spit Road.

To help clarify the issue, the table below shows the amount of parking in each area, then breaks that down based on the parcel's spaces alone versus the spaces within the ROW. This summary does not include the angled and parallel parking that occurs directly adjacent to the roadway because that all falls within the public ROW.

Parking Area	Total Parking	Parking on Parcel	% of Total	Parking in ROW	% of Total
Between Ramps 3 & 4	216	126	58%	90	42%
Past Ramp 4	214	120	56%	94	44%
Long Term Parking	88	45	51%	43	49%
<b>Totals</b>	<b>518</b>	<b>291</b>	<b>56%</b>	<b>227</b>	<b>44%</b>

### Recommendation

Early coordination with DOT&PF is recommended to reduce the complexity of implementing additional fee-paid parking areas. Public confusion and lack of consistency on where fees are required for parking will be significant barriers to overcome if this issue is not resolved.

## Evaluation of Construction Improvements

Based on feedback from the Harbormaster, the existing unpaved parking areas are difficult to maintain due to the lack of uniformity in the native material. In addition, when crews have tried to maintain the surface to remove potholes and rutting, they encounter large cobbles and stones that create large holes that require bringing in additional fill. As such, we evaluated two alternatives for

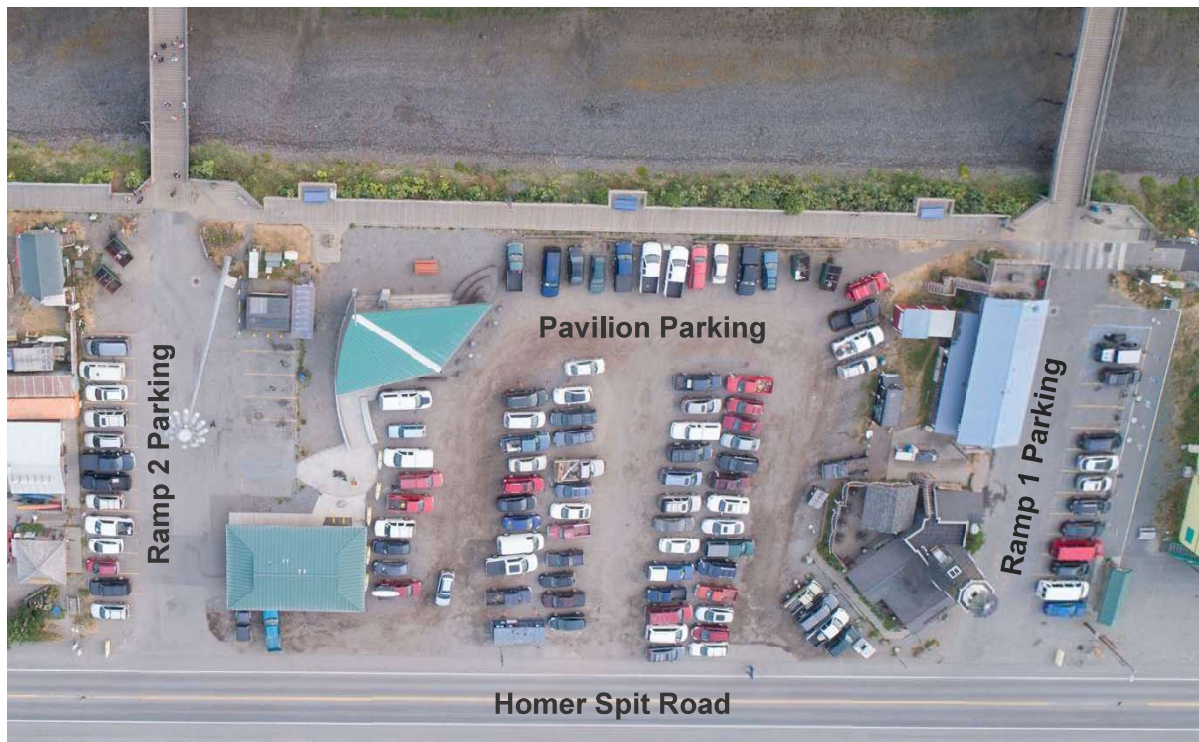
each parking area. The first alternative keeps the lots unpaved but removes 4 inches of the native material and replaces it with compacted leveling course. The second alternative also removes 4 inches of the native material and replaces it with 2 inches of compacted leveling course and 2 inches of asphalt pavement. Construction cost estimates for each alternative are attached for reference.

**Additional Assumptions:**

- For Pavilion parking estimates, signage costs were included as the existing signs will have to be removed for improvements to be constructed; T2 Pay Station costs were not included since the units have already been purchased.
- All alternatives include signage and T2 Pay Station installation.
- Paving improvements trigger the need for striping and drainage improvements in the form of drywells.
- Striped parking layouts use perpendicular dimensions of 9-foot-wide by 20-foot-long spaces with 24-foot-wide two-way drive aisles.
- Parking occupancies are based on evaluating the average seasonal revenues at Ramps 1 through 4 during 2017, 2018, and 2019. Parking revenue was abnormally low in 2020 due to the significant reduction in tourist activities related to COVID, so 2020 data was not used to calculate seasonal averages.

### **Pavilion Parking (Area between Ramp 1 and Ramp 2)**

At the beginning of the 2021 season, fees were implemented in the Pavilion Parking Area between Ramp 1 and Ramp 2. In addition, signage and pay stations were installed but no paving improvements have been completed, to date. The photo below shows this area for reference.



Based on an evaluation of the aerial photography, a little less than 80 vehicles can park in this area without additional delineation. The estimated cost to make unpaved improvements is \$77,500. Assuming a parking fee of \$5/day, a 75% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$29,400.

If the area was paved and striped, approximately 89 vehicles could park here, which is an increase of about 10%. The estimated cost to make paved improvements is \$325,650. Assuming a parking fee of \$5/day, a 75% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$32,708.

### **Parking Between Ramp 3 and Ramp 4**

Based on an evaluation of the aerial photography, approximately 216 vehicles can park in this area as-is. The estimated cost to make unpaved improvements is \$271,300. Assuming a parking fee of \$5/day, a 50% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$52,920.

If the area was paved and striped, approximately 230 vehicles could be accommodated, which is less than a 10% increase. The total estimated cost of improvements to pave this area is \$732,400. Assuming a parking fee of \$5/day, a 50% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$56,350.



### **Parking Beyond Ramp 4**

Based on an evaluation of the aerial photography, approximately 214 vehicles can park in this area as-is. The estimated cost to make unpaved improvements is \$311,300. Assuming a parking fee of \$5/day, a 25% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$26,215.



If the area was paved and striped, approximately 250 vehicles could be accommodated, which is nearly a 20% increase. The total estimated cost of improvements to pave this area is \$805,850. Assuming a parking fee of \$5/day, a 25% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$30,625.



### Long Term Parking (Adjacent to Seafarer's Memorial)

Based on an evaluation of the aerial photography, approximately 88 vehicles can park in this area as-is. The estimated cost to make unpaved improvements is \$133,200. Assuming a parking fee of \$5/day, a 75% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$32,340.

If the area was paved and striped, approximately 100 vehicles could be accommodated, which is about a 10% increase. The total estimated cost of improvements to pave this area is \$402,900. Assuming a parking fee of \$5/day, a 75% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$36,750.



### Lots 9 and 10 (Adjacent to Fish Dock Road)

These lots are currently used to store of trailers, boats, and other materials but are being considered for conversion to fee-paid parking due to their proximity to the tourist activities.

Based on our observations of the parking patterns on the Spit, without delineation, there is approximately a 10% loss of overall parking when compared to fully delineated parking. As such, we

estimate approximately 108 parking spaces could be accommodated in this area without delineation. The estimated cost to make unpaved improvements is \$161,900. Assuming a parking fee of \$5/day, a 70% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$37,044.

If the area was paved and striped, approximately 120 vehicles could be accommodated (see attached Figure 1 for conceptual layout). The total estimated cost of improvements to pave this area is \$438,900. Assuming a parking fee of \$5/day, a 70% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$41,160.



### **New Parking Area (Behind Bait Shop)**

This lot is currently used to store dredged materials once they have been dried. It is being considered to provide additional parking outside of the core retail area. We believe it will primarily support guests of people launching their boat, since the launch fee includes parking of a vehicle and trailer, but additional guests/boat passengers must find parking elsewhere.

We estimate approximately 155 parking spaces could be accommodated in this area without delineation. The estimated cost to make unpaved improvements is \$197,500. Assuming a parking



fee of \$5/day, a 25% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$18,988.

If the area was paved and striped, approximately 175 vehicles could be accommodated (see attached Figure 2 for conceptual layout). The total estimated cost of improvements to pave this area is \$599,000. Assuming a parking fee of \$5/day, a 70% occupancy level during the 14 weeks from Memorial Day to Labor Day, seasonal revenue parking will be an estimated \$21,438.



## Improvement Comparisons

The table below summarizes the estimated improvement costs for each area.

LOCATION	ALTERNATIVE	ESTIMATED IMPROVEMENT COSTS	ESTIMATED SEASONAL REVENUES
Pavilion	Unpaved	\$77,500	\$29,400
	Paved	\$325,650	\$32,708
Ramp 3 to Ramp 4	Unpaved	\$271,300	\$52,920
	Paved	\$732,400	\$56,350
Past Ramp 4	Unpaved	\$311,300	\$26,215
	Paved	\$805,850	\$30,625
Long Term	Unpaved	\$133,200	\$32,340
	Paved	\$402,900	\$36,750
Lots 9 & 10	Unpaved	\$161,900	\$37,044
	Paved	\$438,900	\$41,160
New Lot	Unpaved	\$197,500	\$18,988
	Paved	\$599,000	\$21,438

Based on these conceptual costs and revenue estimates, paving is approximately three times the cost of unpaved improvements and only accounts for roughly a 10% increase in potential revenue. In addition, unpaved improvements will pay for themselves, on average, in approximately four to five years, while paving improvements will take 10 years or more to repay.

Based on the existing fee parking data provided by the Harbormaster, occupancies and parking turnover are higher in the areas directly adjacent to the restaurants and shops. Hence, investments in those areas are likely to be of the highest value.

Additional considerations should be given to annual maintenance for each option. Whether unpaved or paved improvements are desired, there will be increased maintenance due to the addition of signage, pay stations, and T2 annual fees. For unpaved areas, annual maintenance will likely include regular regrading. For paved areas, annual maintenance will likely include re-striping, snow removal, and sweeping and will significantly impact stormwater runoff. Therefore, before moving forward with paving improvements, it is recommended to conduct a stormwater analysis to identify systemic improvements.

## Evaluation of Parking Fees

To evaluate the parking fees in Homer, HDL began their research by determining comparable ports and harbors in Alaska. While every locale is unique in its geography and services available, there are a few ports/harbors in Alaska that are similar to Homer in that they:

- serve as economic centers for their communities, providing services for Alaskan residents, locals, and visitors;
- are located in proximity to destinations and activities that do not directly involve the port/harbor but share the limited parking;
- have nearby recreational (e.g., camping, hiking, etc.) opportunities available,
- are connected to the roadway system, or
- are also a part of the Marine Highway System.

Two such locations are Seward and Whittier. Both communities are smaller than Homer, but their ports/harbors are integral to locals' and visitors' experiences. Both Seward and Whittier have a limited amount of free short-term (2 hours or less) parking areas but charge for most parking.

The following table shows the daily, seasonal, and annual charges for each location.

Location	Daily Rate	Seasonal Rate	Annual Rate
Homer, AK	\$5 for paved parking lots at Ramps 1, 2, 3 & 4 (for vehicles up to 20-ft long)	Valid Memorial Day to Labor Day \$250 (only vehicles less than 20-ft)	Only applies to vehicles in the port facility. \$200 – Regular \$100 – Stall or Moorage Users
Seward, AK	\$10 (for vehicle up to 24-ft long) \$20 (for truck and trailer or RV)	May 1 – September 30 \$100 – Visitor \$200 – Vehicle & Trailer \$50 – Slip Holder \$50 – Harbor Area Employee \$350 – Commercial	n/a
Whittier, AK	\$11 (for vehicle up to 24-ft long) \$22 (for truck and trailer)	n/a	\$250 (per vehicle)

By comparison, Homer is charging less for daily parking but is similarly priced for seasonal/annual parking.

Another similarity between Seward and Whittier is that they limit the size of vehicles in many of the lots. For example, RVs and trailers are only allowed in certain areas and, if they take up more than one parking space, they must pay for the additional spaces they occupy.

Seward uses the same manufacturer for their pay stations (T2), and they also offer T2 MobilePay, which is discussed further in the "Parking Technology."

Additional considerations when evaluating fees are the impact of inflation and tax rates. Homer began charging a fee for parking in 2006, and that rate has not been increased since implementation. When adjusting for annual inflation, a \$5 parking fee in May 2006 would need to be \$6.71 to be of equal dollar value today using the CPI Inflation Calculator provided by the U.S. Bureau of Labor Statistics. In addition, the parking rate has not been adjusted to account for the increases in the local tax rates. The Kenai Peninsula Borough (KPB) has a 3% sales tax, and Homer has a 4.85% sales tax for a total tax rate of 7.85%. Data dating back to 2015 shows the KPB rate was 3%, while the Homer tax rate was 4.5%, for a total tax rate of 7.5%. This means there has been an increase in the tax rate and thus a decrease in local revenue since the implementation of the parking fees.

### Recommendation

Consider increasing daily parking fees to account for inflation and increases in taxes, limiting the size/style of vehicles in specific parking areas, and/or charging more for vehicles that take up more



than one space. Also, consider providing a limited amount of time-restricted parking in the higher-turnover areas.

## Parking Technology

Homer currently uses T2 Systems pay stations for their fee-paid parking lots and will be implementing similar pay stations at several City-owned campgrounds. Feedback from Harbormaster, Bryan Hawkins, indicates that they are very satisfied with the quality of the products and service provided by T2 Systems and would like to continue to use the same equipment to minimize disparities in operations and maintenance.

T2 Systems currently offers both solar-powered and direct-powered (A/C) units. Based on recent quotes from the T2, each solar-powered unit is approximately \$11,000, including all accessories, and each A/C unit is roughly \$10,250. In addition, you must purchase their Iris software to manage the units, which costs an additional \$70/month/unit.

An additional option available to collect fee payment is T2 MobilePay. It is a pay-by-phone system that does not require a smartphone app, but instead uses SMS texting or a QR code to access an online payment portal that connects to the T2 Iris software to manage transactions in a single system. It has a \$250 implementation fee (including five signs and the account set-up) and an \$83/month subscription fee. The subscription includes the first 100 transactions, and after 100, each transaction has a \$0.30 fee. In addition, convenience fees can be added so that users cover these additional costs if desired. Before implementation, T2 recommends confirming that cellular service is available and reliable in the desired areas.

### Recommendation

Consider adding T2 MobilePay to collect fees. The more options you provide for paying fees, the more convenient it is for the different types of users. Thus the more successful you will be at collecting fees.

## Additional Considerations

As with any change, there will be an adjustment period after implementing new fee areas or increased fees. This section will discuss some of the common obstacles and potential solutions.

### *Inconvenience*

Paying for parking adds additional time to a trip and requires motorists to prepay for a limited time. Providing more payment options (cash, credit, and telephone/internet) reduces that inconvenience. Additionally, pay-by-phone options have the added convenience of allowing users to add additional time without returning to the vehicle as long as they have cellular service.

### *Spillover Impacts*

Motorists may begin to park illegally, create parking in areas not intended for parking, or cause parking congestion in areas where parking is unpriced. This concern is especially important along the Spit, as most of the convenient parking for the local shops and restaurants is free but not enforced with a time limit. Both Seward and Whittier do have a limited amount of short-term free parking. Homer should consider implementing time limits on the parking areas for short-term usage (2 to 3 hours). This change will likely require additional signage and increase enforcement needs. Additionally, as more areas are converted to fee-paid parking, enforcement will need to identify and monitor any areas that are being impacted by spillover and ensure that the spillover is not creating any safety concerns (e.g., limited sight distance, blocking pedestrian corridors, etc.).

### *Concerns with Reduction in Economic Activity*

Many retailers object to parking pricing out of the fear that it will discourage customers. However, industry experience indicates that customers will pay for parking in areas with attractive businesses

and comfortable pedestrian environments. The Homer Spit is a destination for many users, and a parking fee will not likely drive these customers away, especially because there is no nearby competition. Additionally, fee parking provides benefits, including ensuring that motorists can regularly find convenient parking, reducing delivery costs, and creating revenues to finance additional services.

### ***Inequity***

Because most parking is free, it often seems unfair to charge for parking in limited locations and only during certain times. However, fee parking is fairer than financing parking facilities indirectly (such as via bonds) as the users bear the parking costs. In addition, the locations where there is fee parking tend to be where the cost of providing parking and accommodating vehicular traffic has the greatest impact.

### ***Increase in Enforcement Needs***

As more areas are converted to fee-paid parking or time limits are implemented, it will require additional enforcement to ensure correct fees are being paid and that there is adequate turnover. Many entities do not account for these ongoing personnel costs, but enforcement is the key to maximizing revenues, regulating user expectations, and safeguarding public safety.

**Attachments:**      Conceptual Cost Estimates  
                            Conceptual Parking Layouts

**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
PAVILLION PARKING  
UNPAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	1,100	\$ 20.00	\$ 22,000.00
A-2	206	Leveling Course per Ton	720	\$ 50.00	\$ 36,000.00
A-3	401	Asphalt Pavement per Ton			\$ -
A-4	402	Painted Traffic Markings per LS			\$ -
A-5	707	Furnish & Install Standard Sign per EA	20	\$ 200.00	\$ 4,000.00
A-6	XX	Constuct Drywell per EA			\$ -
A-7	XX	Install T2 Pay Station per EA		\$ 11,000.00	\$ -

Subtotal \$ 62,000.00

Contingency (25%) \$ 15,500.00

Total \$ 77,500.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
PAVILLION PARKING  
PAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	1,100	\$ 20.00	\$ 22,000.00
A-2	206	Leveling Course per Ton	360	\$ 50.00	\$ 18,000.00
A-3	401	Asphalt Pavement per Ton	380	\$ 165.00	\$ 62,700.00
A-4	402	Painted Traffic Markings per LS	1	\$ 3,750.00	\$ 3,750.00
A-5	707	Furnish & Install Standard Sign per EA	20	\$ 200.00	\$ 4,000.00
A-6	XX	Constuct Drywell per EA	2	\$ 75,000.00	\$ 150,000.00
A-7	XX	Install T2 Pay Station per EA		\$ 11,000.00	\$ -

Subtotal \$ 260,450.00

Contingency (25%) \$ 65,200.00

Total \$ 325,650.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
RAMP 3 TO RAMP 4  
UNPAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	3,400	\$ 20.00	\$ 68,000.00
A-2	206	Leveling Course per Ton	2,200	\$ 50.00	\$ 110,000.00
A-3	401	Asphalt Pavement per Ton			\$ -
A-4	402	Painted Traffic Markings per LS			\$ -
A-5	707	Furnish & Install Standard Sign per EA	30	\$ 200.00	\$ 6,000.00
A-6	XX	Constuct Drywell per EA			\$ -
A-7	XX	Install T2 Pay Station per EA	3	\$ 11,000.00	\$ 33,000.00

Subtotal \$ 217,000.00

Contingency (25%) \$ 54,300.00

Total \$ 271,300.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
RAMP 3 TO RAMP 4  
PAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	3,400	\$ 20.00	\$ 68,000.00
A-2	206	Leveling Course per Ton	1,100	\$ 50.00	\$ 55,000.00
A-3	401	Asphalt Pavement per Ton	1,150	\$ 165.00	\$ 189,750.00
A-4	402	Painted Traffic Markings per LS	1	\$ 9,150.00	\$ 9,150.00
A-5	707	Furnish & Install Standard Sign per EA	30	\$ 200.00	\$ 6,000.00
A-6	XX	Constuct Drywell per EA	3	\$ 75,000.00	\$ 225,000.00
A-7	XX	Install T2 Pay Station per EA	3	\$ 11,000.00	\$ 33,000.00

Subtotal \$ 585,900.00

Contingency (25%) \$ 146,500.00

Total \$ 732,400.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
BEYOND RAMP 4  
UNPAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	4,000	\$ 20.00	\$ 80,000.00
A-2	206	Leveling Course per Ton	2,600	\$ 50.00	\$ 130,000.00
A-3	401	Asphalt Pavement per Ton			\$ -
A-4	402	Painted Traffic Markings per LS			\$ -
A-5	707	Furnish & Install Standard Sign per EA	30	\$ 200.00	\$ 6,000.00
A-6	XX	Constuct Drywell per EA			\$ -
A-7	XX	Install T2 Pay Station per EA	3	\$ 11,000.00	\$ 33,000.00

Subtotal \$ 249,000.00

Contingency (25%) \$ 62,300.00

Total \$ 311,300.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
BEYOND RAMP 4  
PAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	4,000	\$ 20.00	\$ 80,000.00
A-2	206	Leveling Course per Ton	1,300	\$ 50.00	\$ 65,000.00
A-3	401	Asphalt Pavement per Ton	1,360	\$ 165.00	\$ 224,400.00
A-4	402	Painted Traffic Markings per LS	1	\$ 11,250.00	\$ 11,250.00
A-5	707	Furnish & Install Standard Sign per EA	30	\$ 200.00	\$ 6,000.00
A-6	XX	Constuct Drywell per EA	3	\$ 75,000.00	\$ 225,000.00
A-7	XX	Install T2 Pay Station per EA	3	\$ 11,000.00	\$ 33,000.00

Subtotal \$ 644,650.00

Contingency (25%) \$ 161,200.00

Total \$ 805,850.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS



**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
LONG TERM  
UNPAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	1,550	\$ 20.00	\$ 31,000.00
A-2	206	Leveling Course per Ton	990	\$ 50.00	\$ 49,500.00
A-3	401	Asphalt Pavement per Ton			\$ -
A-4	402	Painted Traffic Markings per LS			\$ -
A-5	707	Furnish & Install Standard Sign per EA	20	\$ 200.00	\$ 4,000.00
A-6	XX	Constuct Drywell per EA			\$ -
A-7	XX	Install T2 Pay Station per EA	2	\$ 11,000.00	\$ 22,000.00

Subtotal \$ 106,500.00

Contingency (25%) \$ 26,700.00

Total \$ 133,200.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
LONG TERM  
PAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	1,550	\$ 20.00	\$ 31,000.00
A-2	206	Leveling Course per Ton	500	\$ 50.00	\$ 25,000.00
A-3	401	Asphalt Pavement per Ton	520	\$ 165.00	\$ 85,800.00
A-4	402	Painted Traffic Markings per LS	1	\$ 4,500.00	\$ 4,500.00
A-5	707	Furnish & Install Standard Sign per EA	20	\$ 200.00	\$ 4,000.00
A-6	XX	Constuct Drywell per EA	2	\$ 75,000.00	\$ 150,000.00
A-7	XX	Install T2 Pay Station per EA	2	\$ 11,000.00	\$ 22,000.00

Subtotal \$ 322,300.00

Contingency (25%) \$ 80,600.00

Total \$ 402,900.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
LOTS 9 10  
UNPAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	1,750	\$ 20.00	\$ 35,000.00
A-2	206	Leveling Course per Ton	1,150	\$ 50.00	\$ 57,500.00
A-3	401	Asphalt Pavement per Ton			\$ -
A-4	402	Painted Traffic Markings per LS			\$ -
A-5	707	Furnish & Install Standard Sign per EA	20	\$ 200.00	\$ 4,000.00
A-6	XX	Constuct Drywell per EA			\$ -
A-7	XX	Install T2 Pay Station per EA	3	\$ 11,000.00	\$ 33,000.00

Subtotal \$ 129,500.00

Contingency (25%) \$ 32,400.00

Total \$ 161,900.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
LOTS 9 10  
PAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	1,750	\$ 20.00	\$ 35,000.00
A-2	206	Leveling Course per Ton	560	\$ 50.00	\$ 28,000.00
A-3	401	Asphalt Pavement per Ton	580	\$ 165.00	\$ 95,700.00
A-4	402	Painted Traffic Markings per LS	1	\$ 5,400.00	\$ 5,400.00
A-5	707	Furnish & Install Standard Sign per EA	20	\$ 200.00	\$ 4,000.00
A-6	XX	Constuct Drywell per EA	2	\$ 75,000.00	\$ 150,000.00
A-7	XX	Install T2 Pay Station per EA	3	\$ 11,000.00	\$ 33,000.00

Subtotal \$ 351,100.00

Contingency (25%) \$ 87,800.00

Total \$ 438,900.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
NEW LOT (BAIT SHOP)  
UNPAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	2,250	\$ 20.00	\$ 45,000.00
A-2	206	Leveling Course per Ton	1,500	\$ 50.00	\$ 75,000.00
A-3	401	Asphalt Pavement per Ton			\$ -
A-4	402	Painted Traffic Markings per LS			\$ -
A-5	707	Furnish & Install Standard Sign per EA	25	\$ 200.00	\$ 5,000.00
A-6	XX	Constuct Drywell per EA			\$ -
A-7	XX	Install T2 Pay Station per EA	3	\$ 11,000.00	\$ 33,000.00

Subtotal \$ 158,000.00

Contingency (25%) \$ 39,500.00

Total \$ 197,500.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**CITY OF HOMER  
PUBLIC WORKS DEPARTMENT  
NEW LOT (BAIT SHOP)  
PAVED**

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	EST QTY	UNIT BID PRICE	TOTAL BID PRICE
A-1	204	Excavation per CY	2,250	\$ 20.00	\$ 45,000.00
A-2	206	Leveling Course per Ton	730	\$ 50.00	\$ 36,500.00
A-3	401	Asphalt Pavement per Ton	770	\$ 165.00	\$ 127,050.00
A-4	402	Painted Traffic Markings per LS	1	\$ 7,650.00	\$ 7,650.00
A-5	707	Furnish & Install Standard Sign per EA	25	\$ 200.00	\$ 5,000.00
A-6	XX	Constuct Drywell per EA	3	\$ 75,000.00	\$ 225,000.00
A-7	XX	Install T2 Pay Station per EA	3	\$ 11,000.00	\$ 33,000.00

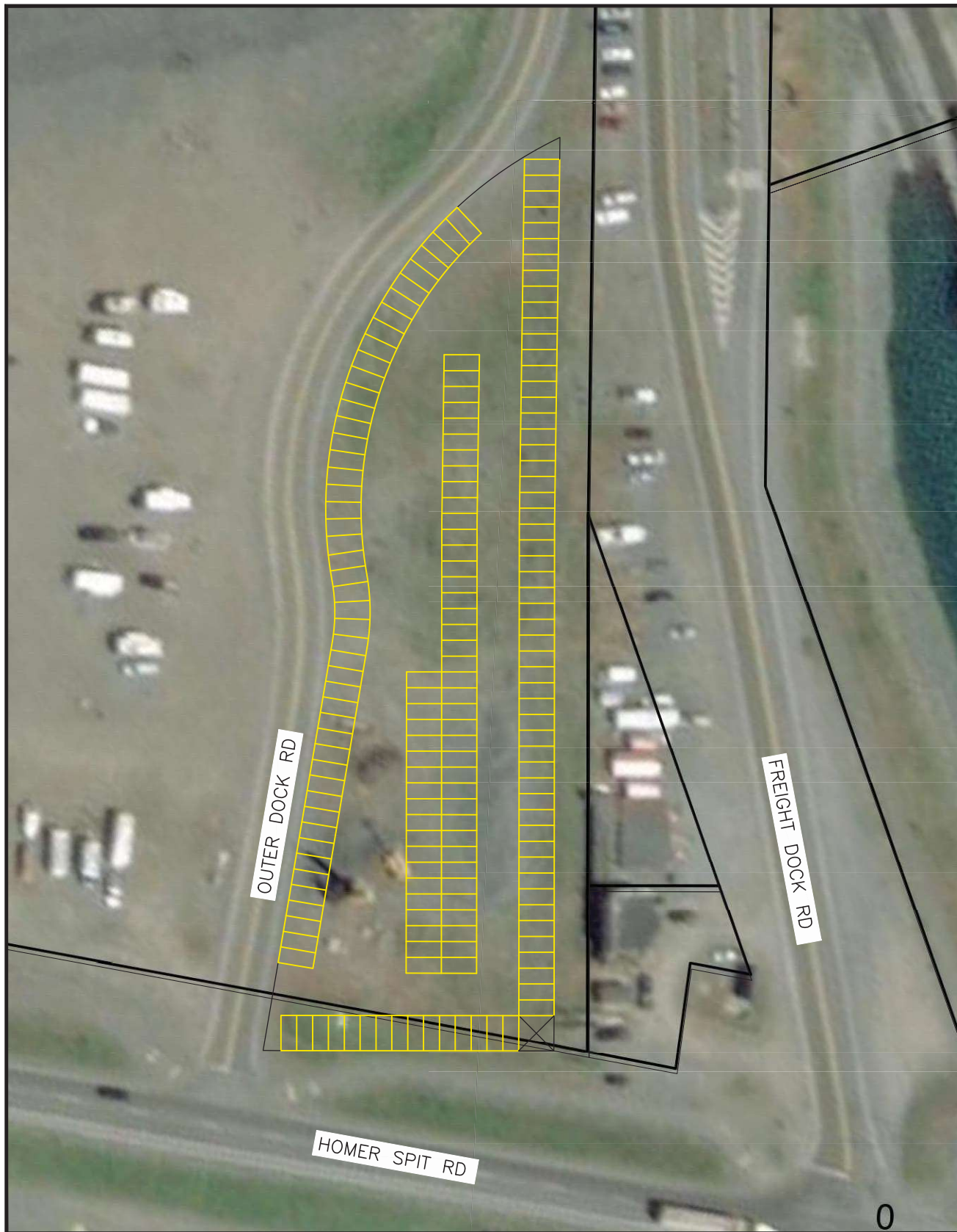
Subtotal \$ 479,200.00

Contingency (25%) \$ 119,800.00

Total \$ 599,000.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS





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Consultants LLC

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Anchorage, AK 99503  
(907) 564-2120  
www.HDLAlaska.com  
AECL861

CITY OF HOMER

HOMER SPIT PARKING STUDY

NEW PARKING AREA  
CONCEPTUAL LAYOUT

FIGURE 2





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the Mayor

491 East Pioneer Avenue  
Homer, Alaska 99603

[mayor@ci.homer.ak.us](mailto:mayor@ci.homer.ak.us)

(p) 907-235-3130

(f) 907-235-3143

September 14, 2021

Hannah Stonorov  
41046 Crested Crane Street  
Homer, AK 99603

Dear Hannah,

Congratulations! City Council confirmed/approved your appointment as Student Representative to the Port and Harbor Advisory Commission during their Regular Meeting of September 13, 2021 via Memorandum 21-151. Your term will expire at the time of your graduation from high school.

Enclosed with this letter is the PHC's Orientation Packet which provides important guidelines for being a member of the commission.

Thank you for your willingness to serve the City of Homer on the Port and Harbor Advisory Commission. There certainly are exciting times ahead!

Cordially,

Ken Castner, Mayor

Enclosed: Memorandum 21-151  
Certificate of Appointment  
PHC Orientation Packet

Cc: Port and Harbor Advisory Commission

# City of Homer

Homer, Alaska

## Mayor's Certificate of Appointment

Greetings

Be It Known That

*Hannah Stonorov*

Has been appointed to

serve as

**“Student Representative”**

on the

**“Port and Harbor Advisory Commission”**

*This appointment is made because of your dedication to the cause of good government, your contributions to your community and your willingness to serve your fellow man.*

*In Witness whereof I hereunto set my hand  
this 13<sup>th</sup> day of September, 2021.*



Ken Castner, Mayor

Attest:



Renee Krause, MMC, Deputy City Clerk





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the Mayor

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Homer, Alaska 99603

[mayor@ci.homer.ak.us](mailto:mayor@ci.homer.ak.us)

(p) 907-235-3130

(f) 907-235-3143

### Memorandum 21-151

TO: HOMER CITY COUNCIL

FROM: MAYOR CASTNER

DATE: SEPTEMBER 13, 2021

SUBJECT: STUDENT REPRESENTATIVE APPOINTMENTS TO THE LIBRARY  
ADVISORY BOARD, PARKS, ART, RECREATION & CULTURE ADVISORY  
COMMISSION AND THE PORT & HARBOR ADVISORY COMMISSION

---

Sidney Flora is appointed to the Parks Art Recreation & Culture Advisory Commission as Student Representative. The term expires with graduation from High School.

Bristol Johnson is appointed to the Library Advisory Board as Student Representative. The term expires May 2022.

Hannah Stonorov is appointed to the Port & Harbor Advisory Commission as Student Representative. The term expires with graduation from High School.

#### Recommendation

Confirm the appointment of Bristol Johnson to the Library Advisory Board, the appointment of Sidney Flora to the Parks Art Recreation & Culture Advisory Commission and the appointment of Hannah Stonorov to the Port & Harbor Advisory Commission as Student Representatives.

# Port & Harbor Monthly Statistical & Performance Report

For the Month of: **August 2021**

<b><u>Moorage Sales</u></b>			<b><u>Stall Wait List</u></b>		
	<u>2021</u>	<u>2020</u>		<u>2021</u>	<u>2020</u>
Daily Transient	395	412	No. on list at Month's End		
Monthly Transient	272	291	20' Stall	8	3
Semi-Annual Transient	0	4	24' Stall	76	62
Annual Transient	12	11	32' Stall	191	143
Annual Reserved	186	178	32' A Stall	9	6
			40' Stall	66	49
			50' Stall	30	30
			60' Stall	4	4
			75' Stall	7	3
			Total:	383	297
<b><u>Grid Usage</u></b>			<b><u>Docking &amp; Beach/Barge Use</u></b>		
1 Unit = 1 Grid Tide Use	<u>2021</u>	<u>2020</u>	1 Unit = 1 or 1/2 Day Use	<u>2021</u>	<u>2020</u>
Wood Grid	6	5	Deep Water Dock	39	8
Steel Grid	1	4	Pioneer Dock	36	33
			Beach Landings	0	7
			Barge Ramp	169	225
<b><u>Services &amp; Incidents</u></b>			<b><u>Marine Repair Facility</u></b>		
Vessels Towed	1	2	Vessels Hauled-Out	0	0
Vessels Moved	87	108	Year to Date Total	3	1
Vessels Pumped	5	0	Vessels using facility uplands	1	N/A
Vessels Sunk	1	0			
Vessel Accidents	0	1	<b><u>Wharfage (in short tons)</u></b>		
Vessel Impounds	0	0	In Tons, Converted from Lb./Gal.	<u>2021</u>	<u>2020</u>
Equipment Impounds	16	4	Seafood	476	381
Vehicle Impounds	0	0	Cargo/Other	2546	1550
Property Damage	0	1	Fuel*	*	34,047
Pollution Incident	0	1	* Not available at time of report		
Fires Reported/Assists	2	0			
EMT Assists	13	8			
Police Assists	0	2			
Public Assists	40	23			
Thefts Reported	0	3			
<b><u>Parking Passes</u></b>			<b><u>Ice Sales</u></b>		
Long-term Pass	6	0	For the Month of August	496	422
Monthly Long-term Pass	5	5			
Seasonal Pass	3	0	Year to Date Total	1,674	1,262
<b><u>Crane Hours</u></b>			<b><u>Difference between</u></b>		
	<u>2021</u>	<u>2020</u>	<b><u>2020 YTD and 2021 YTD:</u></b>	<u>412 tons more</u>	
	324.7	310.3			

# Port & Harbor Water/Sewer Bills

Service Period: August , 2021

Meter Reading Period: 7/15/21-8/16/21

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	\$14.00	\$1,287.21	\$0.00	\$1,301.21	1,221,300	1,341,600	120,300
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.02	84872363	\$14.00	\$4,369.88	\$0.00	\$4,383.88	3,453,900	3,722,000	268,100
4166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$7.00	\$0.00	\$0.00	\$7.00	25,806,100	25,806,100	-
4166 HOMER SPIT RD- SBH Restrooms	1.0346.01	38424734	\$14.00	\$570.31	\$1,295.19	\$1,879.50	752,800	806,100	53,300
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$14.00	\$2,145.35	\$0.00	\$2,159.35	4,475,200	4,675,700	200,500
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$14.00	\$995.10	\$0.00	\$1,009.10	4,594,300	4,667,300	93,000
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$14.00	\$526.44	\$0.00	\$540.44	1,258,600	1,307,800	49,200
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$14.00	\$900.94	\$0.00	\$914.94	12,006,100	12,090,300	84,200
4448 HOMER SPIT RD - Steel Grid	1.0230.01	80394966	\$7.00	\$0.00	\$0.00	\$7.00	-	-	-
795 FISH DOCK ROAD - Fish Dock/Ice Plant	1.0180.01	70291512	\$14.00	\$1,960.24	\$58.32	\$2,032.56	872,616,200	872,799,400	183,200
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$14.00	\$283.55	\$643.95	\$941.50	466,600	493,100	26,500
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$14.00	\$601.34	\$0.00	\$615.34	682,000	738,200	56,200
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713	\$14.00	\$281.41	\$639.09	\$934.50	487,000	513,300	26,300
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$14.00	\$42.80	\$97.20	\$154.00	127,500	131,500	4,000
4667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820	*utility meter currently assigned to lessee			\$0.00	-	-	-
4667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900	\$14.00	\$92.02	\$208.98	\$315.00	152,900	161,500	8,600
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$14.00	\$36.38	\$48.62	\$99.00	92,700	96,100	3,400
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$14.00	\$279.27	\$373.23	\$666.50	506,200	532,300	26,100
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$14.00	\$477.22	\$0.00	\$491.22	1,899,000	1,943,600	44,600
<b>Overall Charges:</b>						<b>\$18,452.04</b>	<b>Overall Water Usage:</b>		<b>1,247,500</b>

Water/Sewer Monthly Comparison CY 2017 to Current										
	2017		2018		2019		2020		2021	
January	\$2,142.85	122,300	\$1,458.89	83,400	\$1,485.10	79,100	\$3,419.82	217,800	\$1,640.36	85,300
February	\$1,287.76	59,600	\$2,500.97	144,800	\$1,458.19	74,100	\$2,308.87	140,600	\$1,743.64	109,000
March	\$4,076.62	292,100	\$2,271.05	138,300	\$1,809.53	96,700	\$1,715.03	97,800	\$1,854.70	128,800
April	\$1,726.84	113,100	\$2,766.11	272,300	\$4,105.23	206,800	\$4,032.71	245,300	\$3,186.73	245,400
May	\$7,807.49	413,000	\$3,951.58	304,600	\$7,349.43	450,700	\$4,577.16	288,700	\$4,810.68	328,600
June	\$14,594.69	1,282,900	\$16,995.43	1,349,200	\$11,917.20	756,800	\$17,557.33	1,176,500	\$13,982.13	999,200
July	\$15,450.93	1,152,500	\$18,540.31	1,391,400	\$15,669.89	973,600	\$18,256.51	1,222,700	\$16,420.44	1,096,200
August	\$12,947.70	1,060,600	\$19,055.83	1,449,800	\$23,879.39	1,553,500	\$16,763.25	1,162,000	\$18,452.04	1,247,500
September	\$11,419.68	968,000	\$16,345.46	1,328,800	\$22,850.15	1,425,100	\$16,454.55	1,131,800		
October	\$8,631.96	591,490	\$8,965.86	728,200	\$16,025.77	744,900	\$8,669.03	589,000		
November	\$1,852.34	176,000	\$2,967.17	195,100	\$7,391.65	338,900	\$2,418.11	139,300		
December	\$1,053.70	68,600	\$1,294.53	69,100	\$2,691.44	170,800	\$1,575.72	87,900		
YTD Total	\$82,992.56	6,300,190	\$97,113.19	7,455,000	\$116,600.00	6,871,000	\$97,748.09	6,499,400	\$62,090.72	4,240,000

2021 Ice & Crane Report						
Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
1/3/2021	10			shut down for maintenance		
1/10/2021	7.1			shut down for maintenance		
1/17/2021	4.6			shut down for maintenance		
1/24/2021	7.9			shut down for maintenance		
1/31/2021	12.9			shut down for maintenance		
Jan Total		42.5	42.5		0	0
2/7/2021	25.8			shut down for maintenance		
2/14/2021	12.5			shut down for maintenance		
2/21/2021	21.1			shut down for maintenance		
2/28/2021	35.2			shut down for maintenance		
Feb Total		94.6	137.1		0	0
3/7/2021	17.5			shut down for maintenance		
3/14/2021	22.2			5		
3/21/2021	14.2			14		
3/28/2021	21.6			4		
Mar Total		75.5	212.6		23	23
4/4/2021	25.4			29		
4/11/2021	21.5			10		
4/18/2021	24			54		
4/25/2021	31.7			35		
Apr Total		102.6	315.2		128	151
5/2/2021	36.8			21		
5/9/2021	26.2			15		
5/16/2021	40.8			70		
5/23/2021	46.5			47		
5/30/2021	49.6			41		
May Total		199.9	515.1		194	345
6/6/2021	54.1			34		
6/13/2021	61.3			73		
6/20/2021	58			55		
6/27/2021	49.2			92		
Jun Total		222.6	737.7		254	599
7/4/2021	63.6			146		
7/11/2021	43			151		
7/18/2021	45.5			128		
7/25/2021	56.1			154		
Jul Total		208.2	945.9		579	1178
8/1/2021	66.4			172		
8/8/2021	71.7			105		
8/15/2021	36.4			72		
8/22/2021	82			74		
8/29/2021	68.2			73		
Aug Total		324.7	1270.6		496	1674
9/5/2021	52.6			55		
9/12/2021	36.4			45		
9/19/2021						
9/26/2021						
Sep Total		89	1359.6		100	1774
10/3/2021						
10/10/2021						
10/17/2021						
10/24/2021						
10/31/2021						
Oct Total		0	1359.6		0	1774
11/7/2021						
11/14/2021						
11/21/2021						
11/28/2021						
Nov Total		0	1359.6		0	1774
12/5/2021				shut down for maintenance		
12/12/2021				shut down for maintenance		
12/19/2021				shut down for maintenance		
12/26/2021						
12/31/2021				shut down for maintenance		
Dec Total		0	1359.6			

## Pioneer Dock 2021

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/21	Bob Franco	120	0825/1115	Olympic	506.00	52.00
1/31	Pacific Wolf	395	0920/	Kirby	1,206.00	52.00
2/1	Pacific Wolf/DBL 55	395	--	Kirby Offshore	1,206.00	--
2/2	Pacific Wolf/DBL 55	395	/1810	Kirby Offshore	1,206.00	--
2/9	Pacific Wolf/DBL 55	395	1250/1610	Kirby Offshore	1,206.00	52.00
2/12	Bob Franco	120	2225/	Olympic	506.00	52.00
2/13	Bob Franco	120	/1215	Olympic	506.00	
2/16	Eagle	101	1135/2130	Olympic	506.00	52.00
2/17	Pacific Wolf/DBL 55	395	1800/2150	Kirby Offshore	1,206.00	52.00
2/25	Pacific Wolf/DBL 55	395	0100/2200	Kirby Offshore	1,206.00	52.00
3/18	PACIFIC WOLF / DBL 54	395	2200/0500	KIRBY	1,206.00	52.00
3/22	PERSEVERANCE	207	0935/1725	CISPRI	788.00	52.00
3/25	PACIFIC WOLF / DBL 54	395	0900/1315	KIRBY	1,206.00	52.00
3/29	ENDEAVOR	181	0830/1635	CISPRI	506.00	52.00
4/12	ENDEAVOR	181	0745/1430	CISPRI	506.00	52.00
4/23	TIGLAX	120	0840/1312	USFW	506.00	52.00
4/30	PACIFIC WOLF	395	1045/1930	KIRBY	1,206.00	52.00
5/13	STEADFAST	108	1300/1645	ALEUTIAN MARITIME	506.00	52.00
5/15	GRETA S AKPIK	150		BERING MARINE	506.00	52.00
5/17	BARGE ATLAS 205	198		CRUZ CONSTRUCTION	506.00	52.00
5/17	PACIFIC WOLF/DBL 54	395	1715/2215	KIRBY	1,206.00	52.00
6/5	PACIFIC WOLF/DBL 54	395	1500/2045	KIRBY	1206.00	52.00
6/7	ENDEAVOR	181	0800/1845	CISPRI	506.00	52.00
6/11	TUG MILLIE	92	0745/1010	BRISTOL ALLIANCE FU	506.00	52.00
6/16	PACIFIC WOLF/DBL 54	395	0500/1245	KIRBY	1,206.00	52.00
6/22	ATLAS 205	205	/1245	CRUZ CONSTRUCTION	788.00	52.00
6/25	PACIFIC WOLF/DBL 54	395	0658/1710	KIRBY	1,206.00	52.00
6/28	PERSEVERANCE	207	0830/1445	CISPRI	788.00	52.00
7/12	PACIFIC WOLF	395	/0245	KIRBY	1,206.00	52.00
7/12	PERSEVERANCE	207	0830/1655	CISPRI	788.00	52.00
7/26	PACIFIC WOLF	395	0830/1530	KIRBY	1,206.00	52.00
8/2	ENDEAVOR		0750/1404	CISPRI	506.00	52.00
8/6	PACIFIC WOLF/DBL54		1100/1903	KIRBY	1,206.00	52.00
8/13	PACIFIC WOLF/DBL54		1400/1855	KIRBY	1,206.00	52.00
8/19	SAM B AND BARGE LA 13	301	1400/1715	BRICE MARINE	1,005.00	52.00
8/27	PACIFICWOLF/DBL54		1115/1955	KIRBY	1,206.00	52.00
09/17/21				Year to Date Totals:	\$32,443.00	\$1,716.00

## Ferry Landings 2021

	Pioneer Dock	Deep Water Dock
January	1	0
February	0	0
March	2	0
April	20	0
May	28	0
June	28	0
July	24	0
August	14	0
September		
October		
November		
December		

## Deep Water Dock 2021

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/4	Endeavor	181	1055/1345	Cispri	506.00	52.00
1/13	Perseverance	207	0630/1625	CISPRI	788.00	\$52.00
1/15	Perseverance	207	1200/1800	CISPRI	788.00	\$52.00
1/20	Endeavor	101	1345/1715	CISPRI	\$506.00	\$52.00
1/22	Aveogan / Oliver Levitt	483	1315/	Crowley	\$1,762.00	\$52.00
1/23	Aveogan / Oliver Levitt	483		Crowley	\$1,762.00	--
1/24	Aveogan / Oliver Levitt	483	/1832	Crowley	\$1,762.00	--
1/25	Perseverance	207	1038/1715	CISPRI	\$788.00	\$52.00
2/1	ENDEAVOR	181	1040/1350	CISPRI	\$506.00	\$52.00
2/9	PERSEVERANCE	207	1000/1330	CISPRI	\$788.00	\$52.00
2/10	ENDEAVOR	181	1055/1101	CISPRI	\$506.00	\$52.00
2/12	TODD E PROPHET & EDWARD I	530	0745/	OLYMPIC	\$2,154.00	\$52.00
2/12	ENDEAVOR	181	1345/1400	CISPRI	\$506.00	\$53.00
2/13	TODD E PROPHET & EDWARD I	530	/	OLYMPIC	\$2,154.00	--
2/14	TODD E PROPHET & EDWARD I	530	/0750		\$2,154.00	--
2/15	Pacific Wolf / DBL 55	395	0020/2300	KIRBY	\$1,206.00	\$52.00
2/15	ENDEAVOR	181	1100/1334	CISPRI	\$506.00	\$52.00
2/16	PERSEVERANCE	207	0855/	CISPRI	\$788.00	\$52.00
2/16	SASANOVA	332	0935/	CISPRI	\$1,005.00	\$52.00
2/17	PERSEVERANCE	207	--	CISPRI	\$788.00	--
2/17	SASANOVA	332	--	CISPRI	\$1,005.00	--
2/18	PERSEVERANCE	207	/1500	CISPRI	\$788.00	--
2/18	SASANOVA	332	/1900	CISPRI	\$1,005.00	--
2/19	PERSEVERANCE	207	0815/1830	CISPRI	\$788.00	\$52.00
2/22	PERSEVERANCE	207	0945/2000	CISPRI	\$788.00	\$52.00
3/1	ENDEAVOR	181	1130/1512	CISPRI	\$506.00	\$52.00
3/5	ENDEAVOR	181	1005/1840	CISPRI	\$506.00	\$52.00
3/8	PERSEVERANCE	207	0850/1318	CISPRI	\$788.00	\$52.00
3/15	ENDEAVOR	181	1000/1605	CISPRI	\$506.00	\$52.00
3/19	PERSEVERANCE	207	0900/1800	CISPRI	\$788.00	\$52.00
3/25	ISLAND EXPLORER / SEATAC	300	0730/	ALASKA SCRAP	\$788.00	\$52.00
3/26	ISLAND EXPLORER / SEATAC	300	920	ALASKA SCRAP	\$788.00	--
3/28	ENDEAVOR	181	0850/1245	CISPRI	\$506.00	\$52.00
3/29	PERSEVERANCE	207	0800/	CISPRI	\$788.00	\$52.00
3/30	PERSEVERANCE	207	/	CISPRI	\$788.00	--
3/31	PERSEVERANCE	207	/1230	CISPRI	\$788.00	--
4/5	PERSEVERANCE	207	0820/1400	CISPRI	\$788.00	\$52.00
4/8	ROSS CHOUEST	256	0700/1120	APSC	\$788.00	\$52.00
4/9	MASCO ENDEAVOR	166	1530/	BLUE OCEAN MARINE	\$506.00	\$52.00
4/10	MASCO ENDEAVOR	166	/	BLUE OCEAN MARINE	\$506.00	--
4/11	MASCO ENDEAVOR	166	/	BLUE OCEAN MARINE	\$506.00	--
4/12	MASCO ENDEAVOR	166	/0730	BLUE OCEAN MARINE	\$506.00	--
4/16	PERSEVERANCE	207	0800/1545	CISPRI	\$788.00	\$52.00
4/19	PERSEVERANCE	207	0815/1430	CISPRI	\$788.00	\$52.00
4/21	ZOLOTOI	91	1045/1207	AAUR LLC	\$338.00	\$52.00
4/22	ENDEAVOR		0745/1830	CISPRI	\$506.00	\$52.00
4/26	ENDEAVOR	181	1000/1320	CISPRI	\$506.00	\$52.00
5/3	PERSEVERANCE	207	0830/1300	CISPRI	\$788.00	\$52.00
5/10	ENDEAVOR	181	0945/1805	CISPRI	\$506.00	\$52.00
5/11	NORSEMAN II	115	1445/1940	SVA	\$506.00	\$52.00
5/12	NORSEMAN II	115	0830/1235	SVA	\$506.00	\$52.00
5/13	BARGE 141	300	0815/1515	CISPRI	\$788.00	\$52.00
5/17	PERSEVERANCE	207	0800/1530	CISPRI	\$788.00	\$52.00
5/26	BARGE 141	300	0750/	CISPRI	\$788.00	\$52.00
5/27	BARGE 141	300	/1300	CISPRI	\$788.00	--
5/31	PERSEVERANCE	207	0830/	CISPRI	\$788.00	\$52.00
6/1	CAMAI	115	0800	PITZMAN	\$506.00	\$52.00
6/3	CISPRI BARGE RESPONDER	175	0800	CISPRI	\$506.00	\$52.00



6/4	CISPRI BARGE RESPONDER	175	/2355	CISPRI	\$506.00	--
6/4	PERSEVERANCE	207	1000/1348	CISPRI	\$788.00	\$52.00
6/7	RESOLVE PIONEER	207	0945/		\$788.00	\$52.00
6/7	ANNA T	105	0800/		\$506.00	\$52.00
6/8	RESOLVE PIONEER	207	/		\$788.00	--
6/8	ANNA T	105	/		\$506.00	--
6/9	RESOLVE PIONEER	207			\$788.00	--
6/9	ANNA T	105	/1905		\$506.00	--
6/10	RESOLVE PIONEER	207			\$788.00	--
6/11	RESOLVE PIONEER	207			\$788.00	--
6/12	RESOLVE PIONEER	207	/		\$788.00	--
6/13	RESOLVE PIONEER/ANNA T	207	/		\$788.00	--
6/14	RESOLVE PIONEER/ANNA T	207	/0815		\$788.00	--
6/14	PERSEVERANCE	207	0830/1650		\$788.00	\$52.00
6/17	ENDEAVOR	181	0800/1920	CISPRI	\$506.00	\$52.00
6/21	ENDEAVOR	181	0800/1500	CISPRI	\$506.00	\$52.00
6/22	RESOLVE PIONEER	207	0640/	RESOLVE MARINE	\$788.00	\$52.00
6/23	RESOLVE PIONEER	207	/	RESOLVE MARINE	\$788.00	--
6/24	RESOLVE PIONEER	207	/1500	RESOLVE MARINE	\$788.00	--
6/30	MASCO ENDEAVOR	166	0430/	BLUE OCEAN MARINE	\$506.00	\$52.00
7/1	MASCO ENDEAVOR	166	/1800	BLUE OCEAN	\$506.00	\$25.00
7/5	ENDEAVOR	181	0930/1400	CISPRI	\$506.00	\$52.00
7/8	BARGE RESPONDER	175	1000/1300	CISPRI	\$506.00	\$52.00
7/13	ANNA T	105	0800/	AMAK	\$506.00	\$52.00
7/14	ANNA T	105	/	AMAK	\$506.00	--
7/14	SOVEREIGN	180	0815/	OMS	\$506.00	\$52.00
7/15	ANNA T	105	/0110	AMAK	nc per mc	
7/15	SOVEREIGN	180	/1230	OMS	\$506.00	--
7/19	ENDEAVOR	181	0815/1415	CISPRI	\$506.00	\$52.00
7/20	ZOLOTOI	91	1030/1400	AAUR	\$338.00	\$52.00
7/21	PERSEVERANCE	207	0945/	CISPRI	\$788.00	\$52.00
7/22	PERSEVERANCE	207	/	CISPRI	\$788.00	--
7/23	PERSEVERANCE	207	/1635	CISPRI	\$788.00	--
7/24	PATRICK W	28	0730/1300	HARRIS	\$338.00	\$52.00
7/26	PERSEVERANCE	207	0815/1645	CISPRI	\$788.00	\$52.00
8/3	TUSTUMENA	296	1709	SOA	\$788.00	\$52.00
8/4	ENDEAVOR	181	0900/1145	CISPRI	\$506.00	\$52.00
8/4	TUSTUMENA	296	/		\$788.00	--
8/5	CAMAI		0800/0900&1249/1330		\$506.00	\$52.00
8/5	TUSTUMENA	296	/		\$788.00	--
8/6	TUSTUMENA	296	/		\$788.00	--
8/7	TUSTUMENA	296	/1000		\$788.00	--
8/9	PERSEVERANCE		0830/1600		\$788.00	\$52.00
8/11	BARGE RESPONDER	175	0845/	CISPRI	\$506.00	\$52.00
8/12	BARGE RESPONDER	175	/1630	CISPRI	\$506.00	--
8/13	TUSTUMENA	296	1330/		\$788.00	\$52.00
8/14	TUSTUMENA	296	/		\$788.00	--
8/15	TUSTUMENA	296	/		\$788.00	--
8/16	TUSTUMENA	296	/		\$788.00	--
8/17	TUSTUMENA	296	/0630		\$788.00	--
8/17	ENDEAVOR	181	0930/1330		\$506.00	\$52.00
8/18	TUSTUMENA	296	/		\$788.00	--
8/19	TUSTUMENA	296	/		\$788.00	--
8/20	TUSTUMENA	296	/700		\$788.00	--

8/23	PERSEVERANCE	207	0830/1540		\$788.00	\$52.00
8/27	MASCO ENDEAVOR	166	0150/	BLUE OCEAN MARINE	\$506.00	\$52.00
8/27	CISPRI ENDEAVOR	181	1815/2230	CISPRI	\$506.00	\$52.00
28-Aug	MASCO ENDEAVOR	166	/	BLUE OCEAN MARINE	\$506.00	--
8/29	MASCO ENDEAVOR	166	/	BLUE OCEAN MARINE	\$506.00	--
8/30	MASCO ENDEAVOR	166	/	BLUE OCEAN MARINE	\$506.00	--
8/30	CISPRI ENDEAVOR	181	0845/1545	CISPRI	\$506.00	\$52.00
8/31	MASCO ENDEAVOR	166	/	BLUE OCEAN MARINE	\$506.00	--
<b>09/17/21</b>				<b>Year to Date Totals:</b>	<b>\$86,975.00</b>	<b>\$3,718.00</b>

Pioneer Dock - 2021 Water Usage							Deep Water Dock - 2021 Water Usage						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee	Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
2/16	Eagle	4,386,560	4,387,710	1,150	\$ 194.05	\$ 102.00	1/7	Bob Franco	11,693,500	11,697,550	4,050	\$ 194.05	\$ 102.00
2/25	Pacific Wolf/DBL 55	1,178,885	1,182,350	3,465	\$ 194.05	\$ 102.00	1/20	Endeavor	11,697,550	11,715,950	18,400	\$ 714.10	\$ 102.00
3/1	Endeavor	11751000	11759400	8400	\$326.00	\$102.00	1/20	Bob Franco	11,715,950	11,719,940	3,990	\$ 194.05	\$ 102.00
3/4	BOB FRANCO	11759400	11762650	3250	\$194.05	\$102.00	1/25	Perseverance	11,719,900	11,721,000	1,100	\$ 194.05	\$ 102.00
3/8	PERSEVERANCE	11762650	11766450	3800	\$194.05	\$102.00	1/25	Bob Franco	11,721,000	11,722,990	1,990	\$ 194.05	\$ 102.00
3/19	BOB FRANCO	11766000	11769000	3000	\$194.05	\$102.00	2/1	ENDEAVOR	11,722,990	11,725,020	2,030	\$ 194.05	\$ 102.00
3/30	BOB FRANCO	11769750	11772750	3000	\$194.05	\$102.00	2/9	PERSEVERANCE	11,725,000	11,730,200	5,200	\$ 201.81	\$ 102.00
4/12	ENDEAVOR	4396405	4409124	12719	\$ 493.62	\$ 102.00	2/15	ENDEAVOR	11,730,200	11,734,650	4,450	\$ 194.05	\$ 102.00
4/12	ENDEAVOR	1182350	1186455	4105	\$ 159.32	--	2/15	Bob Franco	11,734,650	11,739,100	4,450	\$ 194.05	\$ 102.00
4/13	TUSTUMENA	4409100	4411573	2473	\$ 194.05	\$ 102.00	2/19	PERSEVERANCE	11,739,100	11,744,600	5,500	\$ 213.46	\$ 102.00
4/30	PACIFIC WOLF	04411573	04414934	3361	\$ 194.05	\$ 102.00	2/22	PERSEVERANCE	11,744,600	11,750,350	5,750	\$ 223.16	\$ 102.00
5/17	BARGE ATLAS 205	4434700	4438346	3646	\$ 194.05	\$ 102.00	3/25	PACIFIC WOLF / DBL 54	4387710	4390684	2974	\$ 194.05	\$ 102.00
5/17	PACIFIC WOLF/DBL 54	1186454	1188310	1856	\$ 194.05	\$ 102.00	3/29	ENDEAVOR	4390685	4396405	5720	\$ 221.99	\$ 102.00
6/7	ENDEAVOR	4469996	4498510	28514	\$ 1,106.63	\$ 102.00	4/5	PERSEVERANCE	11772750	11778800	6050	\$ 234.80	\$ 102.00
6/16	PACIFIC WOLF/DBL 54	4518167	4519455	1288	\$ 194.05	\$ 102.00	4/9	MASCO ENDEAVOR	11778800	11795900	17100	\$ 663.65	\$ 102.00
6/24	TUSTUMENA	4531920	4538634	6714	\$ 260.57	\$ 102.00	4/10	MASCO ENDEAVOR	11795900	11839350	43450	\$ 1,685.29	\$ 52.00
6/28	PERSEVERANCE	01228858	01234925	6067	\$ 235.46	\$ 102.00	4/16	PERSEVERANCE	11839350	11851450	12100	\$ 469.60	\$ 102.00
7/8	BOB FRANCO	01234925	1250414	15489	\$ 194.05	\$ 102.00	4/16	BOB FRANCO	11851450	11855420	3970	\$ 194.05	\$ 102.00
7/26	PACIFIC WOLF	01274700	01276550	1850	\$ 194.05	\$ 102.00	4/22	ENDEAVOR	11855400	11892300	36900	\$ 1,432.09	\$ 102.00
8/2	ENDEAVOR	4626700	4630882	4182	\$ 194.05	\$ 102.00	4/27	BOB FRANCO	11892350	11895650	3300	\$ 194.50	\$ 102.00
8/9	TUSTUMENA	4640500	4656360	15860	\$ 615.53	\$ 102.00	5/3	PERSEVERANCE	11895660	11898430	2770	\$ 194.05	\$ 102.00
8/11	TUSTUMENA	4661275	4684200	22925	\$ 889.72	\$ 102.00	5/12	BOB FRANCO	11898450	11905825	7375	\$ 286.22	\$ 102.00
8/19	SAM B AND BARGE LA 13	4687500	4692200	4700	\$ 194.05	\$ 102.00	5/17	PERSEVERANCE	11904850	11907320	2470	\$ 194.05	\$ 102.00
8/23	TUSTUMENA	04702923	04717648	14725	\$ 571.48	\$ 102.00	5/21	BOB FRANCO	11907300	11913470	6170	\$ 102.00	\$ 239.46
8/27	PACIFICWOLF/DBL54	4725312	4726551	1239	\$ 194.05	\$ 102.00	5/29	BOB FRANCO	11913500	11915400	1900	\$ 194.05	\$ 102.00
8/31	TUSTUMENA	4735945	4745045	9100	\$ 353.17	\$ 102.00	5/31	PERSEVERANCE	11915400	11925570	10170	\$ 394.70	\$ 102.00
Year to Date Totals:				186,878	\$ 8,116.30	\$ 2,550.00	6/11	ANNA T	11932750	11935050	2300	\$ 194.05	\$ 102.00
Notes:							6/12	BOB FRANCO	11935050	11938200	3150	\$ 194.05	\$ 102.00
Washing down dock results in missing begin/end reads							6/14	PERSEVERANCE	11938000	11951570	13570	\$ 526.65	\$ 102.00
\$194.05 Min Charge							6/21	ENDEAVOR	11956340	11971290	14950	\$ 580.21	\$ 102.00
\$102.00 CONX							7/5	ENDEAVOR	11977650	11999600	21950	\$ 851.88	\$ 102.00
							7/14	SOVEREIGN	12001000	12006190	5190	\$ 201.42	\$ 102.00
							7/19	ENDEAVOR	12006200	12014000	7800	\$ 275.55	\$ 102.00
							7/21	PERSEVERANCE	12014000	12021950	7950	\$ 308.54	\$ 102.00
							7/22	BOB FRANCO	12021950	12023620	1670	\$ 194.05	\$ 102.00
							8/3	BOB FRANCO	12023000	12026630	3630	\$ 194.05	\$ 102.00
							8/4	ENDEAVOR	12026630	12052700	26070	\$ 102.00	\$ 1,011.78
							8/4	TUSTUMENA	12052700	12062130	9430	\$ 356.98	\$ 102.00
							8/9	PERSEVERANCE	12062000	12073820	11820	\$ 548.73	\$ 102.00
							8/13	TUSTUMENA	12073830	12090000	16170	\$ 627.56	\$ 102.00
							8/17	ENDEAVOR	12090000	12116050	26050	\$ 1,011.00	\$ 102.00
							8/18	BOB FRANCO	12116050	12127410	11360	\$ 440.88	\$ 102.00
							8/19	TUSTUMENA	12127400	12148000	20600	\$ 799.49	\$ 102.00
							8/23	PERSEVERANCE	12148030	12152150	4120	\$ 194.05	\$ 102.00
							8/27	MASCO ENDEAVOR	12152150	12203000	50850	\$ 1,973.49	\$ 102.00
							8/27	CISPRI ENDEAVOR	12203000	12225560	22560	\$ 875.55	\$ 102.00
							8/30	CISPRI ENDEAVOR	12225560	12252750	27190	\$ 1,055.24	\$ 102.00
Year to Date Totals:							Year to Date Totals:				527,709	\$ 20,871.39	\$ 5,791.24
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						

## PORT & HARBOR ADVISORY COMMISSION 2021 Calendar

	AGENDA DEADLINE	MEETING	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
<b>JANUARY</b>	Wednesday 1/20 5:00 p.m.	Wednesday 1/27 5:00 p.m.	Monday 2/8 6:00 p.m. [Stockburger]	• Reappointment Notices
<b>FEBRUARY</b>	Wednesday 2/17 5:00 p.m.	Wednesday 2/24 5:00 p.m.	Monday 3/8 6:00 p.m. [Zimmerman]	• Terms Expire February 1 <sup>st</sup> • Election of Officers • Advisory Body Training Worksession
<b>MARCH</b>	Wednesday 3/17 5:00 p.m.	Wednesday 3/24 5:00 p.m.	Monday 4/12 6:00 p.m. [Zimmerman]	• City Budget Review/Develop Requests *may not be applicable during non-budget years
<b>APRIL</b>	Wednesday 4/12 5:00 p.m.	Wednesday 4/28 5:00 p.m.	Monday 5/10 6:00 p.m. [Erickson]	• Review of Strategic Plan/Goals & Commission's Policies
<b>MAY</b>	Wednesday 5/19 5:00 p.m.	Wednesday 5/26 6:00 p.m.	Monday 6/14 6:00 p.m. [Siekaniec]	
<b>JUNE</b>	Wednesday 6/16 5:00 p.m.	Wednesday 6/23 6:00 p.m.	Monday 6/28 6:00 p.m. [Ulmer]	
<b>JULY</b>	Wednesday 7/21 5:00 p.m.	Wednesday 7/28 6:00 p.m.	Monday 8/9 6:00 p.m. [Ulmer]	• Capital Improvement Plan Review
<b>AUGUST</b>	Wednesday 8/18 5:00 p.m.	Wednesday 8/25 6:00 p.m.	Monday 9/13 6:00 p.m. [Matthews]	
<b>SEPTEMBER</b>	Wednesday 9/15 5:00 p.m.	Wednesday 9/22 5:00 p.m.	Monday 9/27 6:00 p.m. [Zeiset]	
<b>OCTOBER</b>	Wednesday 10/20 5:00 p.m.	Wednesday 10/27 5:00 p.m.	Monday 11/22 6:00 p.m.	• AAHPA Conference
<b>NOVEMBER</b>		No Regular Meeting		• Seattle Fish Expo
<b>DECEMBER</b>	Wednesday 12/15 5:00 p.m.	Wednesday 12/22 5:00 p.m.	Monday 1/10/22 6:00 p.m.	• Land Allocation Plan Review

\*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work.