



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Port & Harbor Advisory Commission Regular Meeting

Wednesday, February 26, 2020 at 5:00 PM

City Hall Conference Room

CALL TO ORDER, 5:00 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

APPROVAL OF MINUTES

- A. PHC January 22, 2020 Regular Meeting Minutes **Page 3**

VISITORS / PRESENTATIONS

STAFF & COUNCIL REPORT / COMMITTEE REPORTS

- A. Port & Harbor Staff Report for February 2020 **Page 11**
i. Seattle Boat Show Travel Report **Page 15**
- B. Homer Marine Trades Association Report **Page 17**
i. HMTA/KPC Maritime Technology Series Course Reimbursement Tracking Report

PUBLIC HEARING

PENDING BUSINESS

- A. Overslope Development Recommendation **Page 19**
i. Draft Memo to City Council Re: Overslope Recommendations **Page 21**
ii. Resolution 19-022 Directing PHC on Overslope Work **Page 23**
iii. Draft HCC 21.26 Overslope Zoning Code Amendments **Page 25**

NEW BUSINESS

- A. Resolution 20-008(S) Seafarer's Memorial Park Designation **Page 29**
i. Resolution 20-008(S) Seafarer's Memorial Park **Page 31**
ii. City Council Minutes Excerpt January 13, 2020 **Page 35**
iii. Map of Lot 31 **Page 37**
iv. Historical information on Seafarer's Memorial **Page 39**

INFORMATIONAL MATERIALS

A. Memo 20-013 Reappointment of Ulmer & Stockburger & Appointment of Erickson to the Port & Harbor Advisory Commission with Attachments	Page 51
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B. Port & Harbor Monthly Statistical Report for January 2020	Page 59
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C. Water/Sewer Bills Report for January 2020	Page 61
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D. Crane & Ice Report	Page 63
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E. Dock Activity Reports	Page 65
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F. PHC 2020 Meeting Calendar	Page 69
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G. Commissioner Attendance at 2020 City Council Meetings	Page 71
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COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE CITY COUNCILMEMBER (if present)

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **WEDNESDAY, MARCH 25, 2020 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.

Session 20-01, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Steve Zimmerman at 5:00 p.m. on January 22, 2020 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS ULMER, STOCKBURGER, ZEISET, HARTLEY, ZIMMERMAN, CARROLL, DONICH

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
DEPUTY CITY CLERK TUSSEY

The Port and Harbor Advisory Commission met in a worksession from 4:00 p.m. to 4:50 p.m. prior to the meeting. This worksession was facilitated by Deputy City Planner Engebretsen and Port Director Hawkins regarding Overslope Development.

AGENDA APPROVAL

Chair Zimmerman asked for a motion to approve the agenda.

ULMER/STOCKBURGER MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Otto Kilcher, City resident, commented on the activity of the Port and Harbor Advisory Commission, noting the similar items when he served as chair. He congratulated Commissioner Hartley for his work and to the commission as well.

RECONSIDERATION

APPROVAL OF MINUTES

A. Regular Meeting Minutes for December 11, 2019

Chair Zimmerman asked for a motion to approve the minutes.

ULMER/STOCKBURGER MOVED TO APPROVE THE MINUTES AS WRITTEN.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Port & Harbor Staff Report for January 2020
- i. Port Director Memo Re: Anchorage Business Trip December 12, 2019

Port Director Hawkins reviewed his written staff report with the commission, speaking and facilitating discussion on the following topics:

- Harbor entrance obstruction removal
- Old ferry terminal building and maintenance
- Geological surveys; tsunami preparation for the Homer Harbor and real-time data access for coastal water levels
- Winter Metered Power Program activity
- Sulphur ship load-outs
- Significant event at the Ice Plant; strong winds prevented an outer door from closing, blew into ceiling tiles, and caused a waterline to freeze and bust
- Sanding efforts throughout the harbor
- Deep Water Dock restroom damage due to a furnace light going out and causing water to freeze in the toilet bowls

Mr. Hawkins and City Manager Koester conducted a day-long business trip in Anchorage to meet with HDR Engineering, the City Attorney, and Alaska DOT&PF staff regarding the following subjects:

- Port and Harbor Expansion project
- Large Vessel Port Expansion bond funding packet
- Homer Spit Management and the Planning Assistance to States (PAS) study with the Corps of Engineers, which includes erosion control, dredging of the harbor, and beach re-nourishment
- Homer's Port and Harbor Expansion Study
- Spit parking safety issues and concerns
- Tsunami escape route signage and speed limit signage for the Spit

- B. Homer Marine Trades Association Report

Commissioner Zeiset provided a verbal report on recent HMTA activity, including the upcoming Anchorage Boat Show in February. He reported that HMTA scholarship monies have been nearly depleted, scholarship funds help pay for marine trades courses at the local college, and shared some anecdotal stories of students who benefitted from the program.

Port Director Hawkins brought up a report that HMTA's Cinda Martin had written that compiles all the data from that scholarship activity. Mr. Zeiset said he would try to get that report so it could be included in the next PHC meeting packet.

PUBLIC HEARING

PENDING BUSINESS

A. Overslope Development

Chair Zimmerman asked if the commission wanted to discuss overslope development further from their earlier worksession. The commission mutually agreed that the information provided to Deputy City Planner Engebretsen at the worksession was sufficient for the time being.

- B. Proposal for Addition of Overslope Development Area to LAP
- i. 2020 LAP Map & Photo of Proposed Overslope Area Addition
 - ii. HCC 21.46 Small Boat Harbor Overlay District

Chair Zimmerman deferred to Port Director Hawkins to initiate discussion. Per the discussion points outlined in his memo, Mr. Hawkins explained that any type of development to the overslope area adjacent to the Fish Dock's southwest corner would not be an overslope development project but a dock project.

Discussion ensued on the reasons why it is not feasible to add the southwest corner of the Fish Dock to the Land Allocation Plan as part of the overslope development property available for lease. The commission discussed Commissioner Carroll's reasoning for suggesting the area in the first place, and the feasibility issues outlined in staff's memo. In response to questions from Commissioner Ulmer, Mr. Hawkins confirmed that the City is not interested in extending the Fish Dock.

Commissioner Zeiset voiced his hesitation to label the area as "overslope". He suggested it be left as-is so it could be developed into dock space by a fish processor but not be held to the code limitations applied to overslope. Commissioner Carroll agreed, but shared his concerns with restricting overslope exclusively to commercial vs. charter. Mr. Zeiset reiterated that it should be left as marine industrial to be allowed for dock space, but not be available, for example, to a restaurant. He opined if other overslope areas should be de-labeled as "overslope"; he thinks the City should be careful not to end up with just little shops bordering the harbor, but have space for other projects as well. Commissioner Ulmer stressed the issue of parking in that area.

The commission held further discussion on the proposal and agreed to leave it as-is and not call it overslope so it can remain open for potential fish companies to propose a development project.

C. Homer Spit Parking Plan – Scope of Work

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

Port Director Hawkins provided background information regarding City Council's approval of funds for a comprehensive Spit Parking Plan Study, and explained what that project will entail. He requested the commission to help develop a scope of work for the upcoming study, which would be used in preparing a request for proposal and a hiring contract. Mr. Hawkins voiced his concern that there is not enough

consideration for vessel owners/long-term stall lessees to have better access to parking. He emphasized the fact that they are the harbor's paying customers yet are not receiving the parking access they deserve.

The commission discussed parking on the Homer Spit, areas and points that are a concern, and what kind of suggestions they would like to make.

Commissioner Stockburger shared his thoughts and outlined several possibilities the commission could suggest:

- Fees; restructure the fee schedule so that fees are charged everywhere (more expensive near the prime parking locations and get cheaper the further out you park)
- Organize the parking lots; there are some gravel lots not being utilized efficiently and could use more equipment to organize the parking spots better
- Remote parking and how to get people in from remote parking areas
- Special permits; revamp the permit system keeping in mind stall lessees, business owners, residents who live across the bay, etc.
- Valet parking; likely would be accomplished through a public-private partnership
- Toll booth; a future idea but may not be feasible at this time

STOCKBURGER/HARTLEY MOVE TO LOOK AT FIVE POSSIBILITIES TO MAKE PARKING ON THE SPIT MORE EFFICIENT: FEES; ORGANIZE PARKING; REMOTE PARKING AND MOVING PEOPLE; SPECIAL PERMITS; AND VALET PARKING.

Commissioner Hartley emphasized the need to have paid parking/fees as a suggestion.

DONICH/HARTLEY MOVED TO ADD BOAT TRAILER PARKING.

Commissioner Donich explained that there are commercial operations that are using the ramp, parking their boat trailer/vehicle, and they're only paying \$200-300 per year; that cost is too low and needs to be addressed. He noted that the Port and Harbor can't raise the fee for the ramp but they can for the parking.

There was discussion on boat trailer parking being included to the list of parking study considerations and what that entails.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ZEISET/DONICH MOVED TO TAKE INTO ACCOUNT ALL FUTURE EXPANSIONS.

Commissioner Zeiset suggested that the parking study consider the port expansion. Discussion ensued on the importance of taking into account future growth of the harbor, but that they do not have a definite idea yet of how the new harbor will impact parking. Mr. Zeiset requested to change his amendment motion to read "take into account all future expansions".

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Discussion continued on the main motion with amendments, bringing the total to seven possibilities. Commissioner Ulmer stressed the need for off-site parking, which was determined to fit under Remote Parking.

VOTE (main): HARTLEY, ULMER, DONICH, CARROLL, ZEISET, STOCKBURGER, ZIMMERMAN

Motion carried.

NEW BUSINESS

- A. 2020 LAP Addition of Lot 48: Old Ferry Terminal Building
i. Page B-22 of the 2020 Land Allocation Plan, Lot 48

Chair Zimmerman introduced agenda item by reading the title and noted the staff recommendation to make part of the building available for lease.

In response to questions from commissioners, Port Director Hawkins provided history of the building and what its current uses are. He noted that it would be beneficial to the City to lease out the empty portions of the building for revenue to offset the costs of maintaining it. He described the two areas being proposed for lease, what it could be used for, and some of the challenges of leasing it. Some of those challenges include:

- No ADA-compliant access to the upstairs space
- It's a shared space (Public Works uses the downstairs area as a backup water pumping station for the end of the Spit)
- The City would need to conduct maintenance including replacing the roof, repainting the exterior, and bring natural gas heating to the building
- The downstairs space does not have a restroom; there is a restroom in the upstairs space (with the limited accessibility) or a public restroom across the street
- No interior access from the downstairs space to the upstairs; can only be accessed from exterior stairs

Commissioners discussed the pricing, that it would be a year-round available lease, and the condition of the building. Chair Zimmerman suggested that both spaces be leased as one unit instead of two, given the challenges.

CARROLL/ZEISET MOVED TO RECOMMEND TO CITY COUNCIL TO MAKE THE EMPTY PART OF THE BUILDING AT 4667 HOMER SPIT ROAD AVAILABLE FOR LEASE IN THE LAND ALLOCATION PLAN.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

INFORMATIONAL MATERIALS

- A. Resolution 20-007(S) Opposing Lifting Ban on Personal Watercraft in Kachemak Bay
- B. Port & Harbor Monthly Statistical Report for December 2019
- C. Port & Harbor Year End Statistical Report for 2019
- D. Water/Sewer Bills Report for December 2019
- E. Crane & Ice Report
- F. Dock Activity Reports
- G. EOY 2019 Load & Launch Statistics
- H. EOY 2019 Parking Statistics
- I. PHC 2020 Meeting Calendar
- J. Commissioner Attendance at 2020 City Council Meetings

Chair Zimmerman noted the informational materials provided and facilitated discussion on Resolution 20-007(S) concerning the ban on personal watercraft in Kachemak Bay.

Commissioner Zeiset agreed to attend January 27th City Council meeting since Commissioner Donich stated he will be out of town.

COMMENTS OF THE AUDIENCE

Otto Kilcher, City resident, commented on the eventual need for off-site parking, valet parking, or a shuttle bus. He commended the commission for their work and the struggles with working within a commission. Mr. Kilcher spoke to the overslope discussion and the continuous need for fisheries-related dock space.

COMMENTS OF THE CITY STAFF

Port Director Hawkins provided follow-up on parking revenue statistics, a heads-up that a Seafarer's Memorial Parking Lot resolution (coming from City Council) will be on their February agenda, that he will be out of town for the Seattle Boat Show, and an upcoming, 2-day AAHPA winter conference that focuses on admin.

Deputy City Clerk Tussey reported that three PHC terms will be expiring February 1st and all reappointment/appointment applications received will be considered and approved at City Council's January 27th regular meeting. Ms. Tussey also thanked Commissioner Hartley for his 12 years of service on the commission.

COMMENTS OF THE CITY COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Zimmerman thanked the commission for a good meeting and congratulated Commissioner Hartley for his work.

COMMENTS OF THE COMMISSION

Commissioner Hartley stated that it has been a real pleasure to work with everyone. He commented that they all have seen a lot happen in the harbor the past 12 years and he is really proud to have been a part of it.

Commissioner Ulmer commented that it has been a pleasure serving with Mr. Hartley.

Commissioner Carroll echoed the same sentiments towards Mr. Hartley.

Commissioner Donich commented that it was a pleasure working with Mr. Hartley and he hopes to see him on the fishing grounds.

Commissioner Zeiset commented the same and that he hopes he will last on the commission just as long.

Commissioner Stockburger thanked Mr. Hartley. He also thanked Port Director Hawkins for all his work he's put into the harbor, harbor expansion, and parking.

ADJOURNMENT

There being no further business to come before the Commission the meeting adjourned at 6:37 p.m. The next regular meeting is scheduled for Wednesday, February 26, 2020 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RACHEL TUSSEY, DEPUTY CITY CLERK I

Approved:_____



FEBRUARY 2020 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- Lorea Goudour, Research Assistant for Chaire de tourisme Transat (Quebec Tourism) (teleconference) – Re: cruise ship activity and tourism on the Homer Spit
- Carol Fraser, Regional Director of Sales Aspen Hotels- Regarding cruise ship activity
- Alaska Association of Harbormasters and Port Administrators (AAHPA)(teleconference)- Regarding preparation for the Juneau fly-in
- The general public at the Seattle Boat Show(Seattle)- Regarding Homer Port and Harbor and other general information- *SEE Attached Trip Report Memo*
- Bruce Lambert (MARAD)(Seattle)- Re: possible funding opportunities available for Homer Harbor projects and the Notice of Funding Opportunity minimum draft restriction for greater than 20'
- Derek Reynolds, Cyclogical- Placement of Solar powered bike rental stations for upcoming Summer season
- Coast Guard Sector Anchorage Staff (Anchorage) - Regarding upcoming boating season
- Army Corps of Engineers (USACE) (Anchorage) - Regarding a quick turn-around funding opportunity involving possible supplemental full federal funding for a General Investigation (GI) study for Homer Spit Erosion Mitigation and Management. It would be a joint study effort between Local, State, and Federal
- AK DOT Staff(Anchorage) - Regarding above mentioned possible federal supplemental funding opportunity for GI study for Homer Spit Erosion Mitigation and Management
- AAHPA member admin staff from around the State and WA (Anchorage) - AAHPA Administrative conference
- AK Dept. of Motor Vehicles, AK Dept. of Transportation, US Coast Guard, and AAHPA (Anchorage)- Regarding Derelict Vessels, SB92, and moving forward

2. Operations

The months of January and February were marked by consistent sub-freezing temperatures and the return of an Alaskan winter. With ice flows extending north to nearly one half mile off-shore of the Homer spit, harbor ice congestion peaked during the last week of January. Conditions limited small vessel traffic to the areas surrounding ramp 1, the fish dock, and fuel floats. The remaining portions of the harbor were essentially frozen solid. The harbor tug and patrol skiff were relocated to moorings below ramp 2 in order to avoid being trapped in the ice and retain response readiness. During this time, the nightly harbor moorage inventory recorded a period of five consecutive days without one vessel arriving, departing, or exchanging locations. Operations staff placed emphasis on freeze protection while monitoring heated vessels and facilities.

The following vessels conducted landings at the Pioneer and Deep Water Docks: Endeavor, Perseverance, Pacific Wolf & DBL55, and Bob Franco and Tufty.

On January 23rd, the M/V Tufty departed the Deep Water Dock, after a two week port call, with 20,000 tons of sulfur on board. During its time in Homer, Chumley's Contracting conducted a 24-hour stevedoring operation, successfully loading over 10,000 bags without incident. Operations staff worked closely with all parties

involved to ensure a secure working area and a dedicated trucking lane from the cargo storage yard onto the deep water dock terminal.

Operations staff have been working closely with the proprietor of the KIS/TMP harbor software program, preparing to implement a new handheld device, operating on Windows 10, used to conduct harbor moorage inventory in the field and transfer of moorage inventory files to the main frame's database for vessel tracking billing purposes.

The following notable events occurred:

- On 1/15, Chumley's reported a security breach inside of the cargo storage facility. The port director and deputy harbormaster investigated and notified HPD.
- On 1/16, the deputy harbormaster and maintenance supervisor assisted Vision Subsea conduct an ROV inspection of a damaged fender on the deep water dock.
- On 1/20, harbor officers responded to an alarm sounding aboard a 175' landing craft and discovered smoke in its main cabin and engine room. Officer notified the vessel's crew, ventilated the engine room, and found a failed generator power pack.
- On 1/22, the operator of a 65' passenger vessel reported damaging an adjacent 40' recreational vessel by displacing ice into it while docking.
- On 1/23, harbor officers responded to a sinking 40' commercial fishing vessel. Emergency pumps were installed and a plumbing leak and the vessel's shaft packing were temporarily sealed.
- On 1/31, harbor officers assisted HPD in response to a report of a vessel break-in aboard a 40' recreational vessel moored near ramp 1 and a man being held at gun point.
- On 2/5, operations staff assisted KPB OEM with tsunami warning broadcast testing at the stations located at the harbormaster's office, ice rink, and Mariner Park.
- On 2/8, operations staff worked with C&C Diving to raise a sunken 25' recreational vessel. The vessel was towed to the L&L ramp for removal and restoration.
- On 2/12, operations staff worked with In Demand Marine to inspect engine mounts and shaft packing aboard the harbor tug.

3. Ice Plant

The Fish Dock is slowly coming to life with a tiny Grey Cod season and occasional boat work. In order to be open for business on March 7th, we have

- Almost completed repairs to the bathroom caused by the January 1st water leak.
- Finished the HS – 4 compressor rebuild
- Rebuilt B – 1 compressor
- completed annual maintenance on condenser tank
- Serviced condenser fans
- Replaced corroded disconnect box on main vent fan
- Solicited quotes for conduit repair
- Replaced broken hydraulic tank on our snow plow
- Prepared for and started issuing new crane cards (8 so far)

4. Port Maintenance

In addition to routine maintenance tasks, Port Maintenance staff has been busy with:

- Snow removal and sanding as needed
- Removing ice from the Launch and Barge Ramps
- Tending Chip Pad drain
- Assisted Sulphur load out as needed
- Worked with SubSea Vision to assess the damage to DWD fender
- Worked with R&M to develop a repair plan and coordinate contractors for DWD fender
- Installed new heater in Ferry Terminal parking lot vault
- Refurbished lifting hardware for DWD fender



City of Homer

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Port and Harbor

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Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum

TO: PORT AND HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, HARBORMASTER
DATE: FEBRUARY 19, 2020
SUBJECT: SEATTLE BOAT SHOW TRAVEL REPORT

I traveled to the Seattle boat show again this year so that I could promote Homer's Port and Harbor in the AAHPA trade show booth. I believe this is the 12th year Homer has attended this very large recreational focused boat show.

The show is always well attended by both the serious boater and the folks that just like checking out all the new equipment. There is plenty to see and vendors always bring their newest coolest equipment to display. Homer Chamber of Commerce sent Jan Knutson down again this year and, as always, it's a great pleasure to be able to work the booth with her. Sometimes I compare working a trade show booth to stream fishing. There are a seemingly endless run of people swimming by and our goal is to get one to take the bait so that we can pull them out of the stream and talk to them about traveling to Alaska. Turns out we're pretty good fishers and we had some great conversations about boating in Alaska and travel in general. It's fun helping people plan a vacation of a lifetime and, of course, sharing our experience and knowledge about this great State.

The Seattle boat show is a 10 day event and in order to be sure the AAHPA booth had full coverage, many harbors have to participate in order to keep fresh faces fishing the stream for the whole show. Juneau, Ketchikan, and Seward sent people to "man" the booth.

While in Seattle I also was able to meet with Bruce Lambert the Gateway Director for the Pacific Northwest and Alaska, US Department of Transportation Maritime Administration (MARAD). We discussed the (NOFO) notice of funding opportunity and specifically the minimum draft restriction for greater than 20' requirement listed in the NOFO recently released by MARAD.

HMTA/KPC Maritime Technology Series

Course Reimbursement Tracking

2019/2020

[illegible]

Funds:	Budgeted /Received	Expended	Funds Remaining
HMTA Budgeted Funds 2019/2020	\$1,000	\$1,000	0
Aleutian Harvester Fund 2019/2020 (rc'd)	\$1,000	\$1,000	0
Rotary 2019/2020 Budget (rc'd)	\$1,000	\$182.50	\$817.50
Totals	\$3,000	\$2,182.50	\$817.50

*Need to request \$1,000 from Rotary



City of Homer

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Planning

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Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

TO: Port and Harbor Advisory Commission
THROUGH: Port and Harbor Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: February 20, 2020
SUBJECT: Overslope Recommendations

The purpose of this staff report is to provide a draft memo for the Commission's approval. The memo is to the City Council, to communicate your recommendations on overslope development.

Recent History

In Resolution 19-022 adopting the 2019 Land Allocation Plan, Council tasked the Commission with making recommendations to Council on five items. The Commission has had several meetings on these topics and most recently, a work session in January. The topics are:

1. Evaluate Parking
2. Utility Access
3. Drainage
4. Leasing provisions
5. Zoning Code considerations

Staff has prepared a draft memo to Council – please see attached. Please make any changes, and move to send the memo to Council.

Attachments

1. Resolution 19-022
2. Draft memo to Council
3. Draft Overslope ordinance



City of Homer

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1 TO: Mayor Castner and Homer City Council
2 THROUGH: Port and Harbor Advisory Commission
3 FROM: Julie Engebretsen, Deputy City Planner
4 DATE: February 20, 2020
5 SUBJECT: Overslope Recommendations
6

7 In Resolution 19-022 adopting the 2019 Land Allocation Plan, Council tasked the Commission
8 with making recommendations to Council on five items. The Commission has had several
9 meetings on these topics and most recently, a work session in January. The topics were:

- 10
- 11 1. Evaluate Parking
- 12 2. Utility Access
- 13 3. Drainage
- 14 4. Leasing provisions
- 15 5. Zoning Code considerations
- 16
- 17

18 Parking

19 The Commission is aware of parking concerns! In the upcoming parking study (summer 2020),
20 parking demand from future overslope development should be a consideration. New overslope
21 development entails not just customer parking, but also deliveries, commercial loading and
22 unloading, trash removal and potentially even tour bus or shuttle stops. There has to be enough
23 physical space to accommodate the support services the new business will require. The
24 Commission is actively working with Port staff on the scope of work for the parking study.
25

26 The Commission also felt that perhaps overslope on the Fright Dock road side of the harbor, was
27 a better long term choice. If people and vehicles are too congested along Homer Spit Road,
28 overslope opportunities may be best located on the Freight Dock Road side of the harbor. This
29 idea can be further explored after the parking study is done, and during the upcoming Spit
30 Comprehensive Plan update budgeted for 2021.

32 Utility Access

33 Utility access is driven mostly by what infrastructure is actually in the ground and its location.
34 Engineering is required for every commercial connection, regardless of the location on a
35 boardwalk or uplands. The City does have some rules for utility connections, but a new
36 boardwalk would be a major undertaking with a lot of utility planning involved. Planning and
37 Public Works regular hold pre-application meetings with developers to address utilities,

38 drainage, site plans, etc. No special provisions for boardwalk development are needed; all
39 commercial development city wide requires engineering and project planning.

40
41 Drainage

42 Drainage is not well addressed on the Spit, and that is true of most of Homer. There are two
43 approaches possible: Big picture, or site specific. A drainage plan for the whole community is a
44 top five project in the Capital Improvement Plan. If and when that plan is funded, it should
45 address the Spit. On a site specific scale, the zoning code through 21.46.080 requires a plan for
46 roof drainage and runoff, and the zoning permit process also reviews drainage for a
47 development.

48
49 Leasing

50 Several lease issues were brought to light when the City issued an RFP for overslope
51 development. Such issues include the length of the lease, and if the platform could be used to
52 moor vessels. There was feedback that a 99 year lease would be desirable to recover the cost of
53 the platform. If the City decides to issue another RFP in the future, length of lease and the ability
54 to moor boats should be addressed in the RFP.

55
56 Zoning Code considerations

57 The Commission worked with staff to suggest some amendments to the zoning code.
58 Recommendations are attached to this memo. Planning staff will continue to work on the
59 ordinance with the Planning Commission.

60
61
62 **(staff will attach Resolution 19-022, and the draft zoning code amendments to this memo)**
63
64

**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 19-022

**A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE
CITY OF HOMER 2019 LAND ALLOCATION PLAN.**

WHEREAS, Chapter 19.08.020(c) requires the City to adopt a land allocation plan; and

WHEREAS, The Port and Harbor and Economic Development Advisory Commissions reviewed the draft Land Allocation Plan and provided their recommendations as outlined in a Memorandum dated March 18, 2019 by the Deputy City Planner; and

WHEREAS, the Port and Harbor Advisory Commission is interested in continued work on over slope development around the harbor; and

WHEREAS, The City Council discussed the Land Allocation Plan during a work session with members of the Port and Harbor and Economic Development Advisory Commissions on March 26, 2019; and

WHEREAS, Resolution 19-014 directed the administration to issue a Request for Proposal (RFP) to Manage, Lease, and Renovate the Homer Education and Recreation Complex (HERC 1).

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the Port and Harbor Advisory Commission further advance their work on over slope development by evaluating parking, utility access, drainage, leasing provisions and zoning code considerations and forwarding recommendations to the City Council; and

BE IT FURTHER RESOLVED by the Homer City Council that the City of Homer 2019 Land Allocation Plan is hereby amended as follows:

1. Designate the HERC 1 building as available for lease with the terms guided by Resolution 19-014.

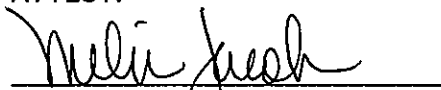
BE IT FURTHER RESOLVED by the Homer City Council that the City of Homer 2019 Land Allocation Plan is hereby approved as amended.

PASSED AND ADOPTED by the Homer City Council this 8th day of April, 2019.

CITY OF HOMER

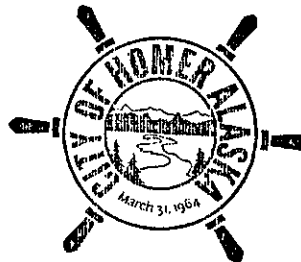

KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A



Chapter 21.46

SMALL BOAT HARBOR OVERLAY DISTRICT

Sections:

- 21.46.010 Purpose and intent.
- 21.46.020 Overlay district boundaries.
- 21.46.030 Applicability.
- 21.46.040 Conditional uses.
- 21.46.050 Overslope platform standards.
- 21.46.060 Architectural standards.
- 21.46.070 Signs.
- 21.46.080 Landscaping.
- 21.46.090 Architectural plans.

21.46.010 Purpose and intent.

The purpose of the Small Boat Harbor Overlay District is to establish additional development regulations specifically designed for the unique nature and needs of water- and tourism-oriented uses on platforms over the small boat harbor. These regulations will delineate special performance and design standards, encourage mixed use developments which contribute to the stabilization of water-dependent and water-related uses, encourage the link between the marine business and general business sectors of the community, and encourage safe and enjoyable access along the harbor's edge. [Ord. 09-44(S) § 3, 2009].

21.46.020 Overlay district boundaries.

The Small Boat Harbor Overlay District applies to the property described as Lot G-8 and Small Boat Harbor, Homer Spit Subdivision No. Two, T6S, R13W, Sections 35 and 36, and T7S, R 13W, Sections 1 and 2, Seward Meridian, as shown on Plat No. 92-50. [Ord. 09-44(S) § 3, 2009].

21.46.030 Applicability.

Unless otherwise noted, the requirements of the Small Boat Harbor Overlay District apply to all development and are in addition to the requirements of the underlying zoning district. Where a requirement of the underlying district conflicts with a requirement of the overlay district, the overlay district requirement shall govern. [Ord. 09-44(S) § 3, 2009].

STAFF NOTE: There is some vagueness in the code that staff will address in the next draft. Docks, like the fish dock, should not be regulated by this overslope development code. Industrial working docks moving fish or fuel are not places that are desirable for general public access. Overslope regulations were intended to address general commercial activities such as retail, restaurants, etc places where the public would normally be present.

21.46.040 Conditional uses.

The following uses may be permitted in the Small Boat Harbor Overlay District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

- a. Overslope development. [Ord. 09-44(S) § 3, 2009].

21.46.050 Overslope platform standards.

An overslope platform shall comply with the following standards:

- ~~a. An overslope platform shall be 40 feet deep, and shall be not less than 40 feet nor more than 240 feet wide.~~

b. There shall be a minimum 20-foot setback separating an overslope platform from a dedicated right-of-way. Except as provided in the preceding sentence, there are no setback requirements for overslope platforms, and an overslope platform may be constructed to the lot line.

c. An overslope platform that is used for the docking of boats shall be designed to bear the loads associated with that use, and include suitable rail access, gates, stairs and fenders.

d. The bottom of the lowest structural member of the lowest floor of an overslope platform (excluding pilings and columns) shall be at least one foot above the base flood elevation.

e. The area of an overslope platform that at the time of its construction is within ~~15-10~~ feet of the edge of a ramp shall be used as a public access area, within which no sales or commercial activity may occur. Such a public access area ~~shall not~~ may be counted to meet open space or landscaping requirements.

f. Direct access from an overslope platform to the ramp shall be limited to avoid user conflicts. Gates or other moveable barriers that facilitate loading and unloading may be used to control access. [Ord. 09-44(S) § 3, 2009].

21.46.060 Architectural standards.

Overslope development shall conform to the following architectural standards:

a. All buildings on the same overslope platform shall receive a common architectural treatment. The main color of the exterior walls of all buildings on an overslope platform shall be one or more earth or seascape tones.

b. Not less than five percent of the area of an overslope platform area shall be outdoor public open space.

c. Overslope development shall include pedestrian walkways that provide direct access between common areas in the overslope development and public rights-of-way.

d. Opaque walls, fences or planter boxes, or any combination of them, shall be used to screen mechanical equipment and trash containers from view in adjacent public areas.

e. The design of structures and outdoor pedestrian areas shall take into consideration environmental factors such as prevailing wind, salt spray, solar exposure, snow and heavy rains.

f. Along the length of a building, the roofline shall not be continuous for more than 60 feet. Roofs shall be gabled.

g. The maximum height of a building measured from the overslope platform or the adjacent grade to the highest roof peak shall not exceed 25 feet.

~~h. A public access not less than eight feet wide to an area overlooking the harbor shall be provided at each end of an overslope platform and at intervals not greater than 150 feet on the overslope platform.~~

i. A continuous pedestrian corridor at least eight feet wide must extend the length of the overslope development, on either the harbor or the uplands side, or some combination thereof. The corridor must be clear of obstructions, but may be covered by an awning or roof overhang. The minimum eight-foot width of the corridor may not be counted to meet landscaping or public open space requirements. [Ord. 09-44(S) § 3, 2009].

21.46.070—Signs.

~~Signs are subject to the requirements in Chapter 21.60 HCC that apply in the underlying zoning district; provided, that the maximum combined total area for all signs under Table 2 in HCC 21.60.060(c) is~~

~~calculated on a per building basis instead of on a per lot basis. No sign bearing a commercial message, as defined in HCC 21.60.040, may be placed in an outdoor public open space. [Ord. 09-44(S) § 3, 2009].~~

21.46.080 Landscaping.

- a. Five percent of the area of an overslope platform must be landscaped.
- b. In addition to the types of plantings listed in the definition of landscaping in HCC 21.03.040, landscaping on an overslope platform may include planter boxes and hanging basket plantings.
- c. The Commission may permit the substitution of durable outdoor art, or amenities for public use such as bike racks, benches, trash receptacles and information kiosks, for part of the required landscaping on an overslope platform. [Ord. 09-44(S) § 3, 2009].

21.46.090 Architectural plans.

An application for an overslope development conditional use shall include the following detailed plans and specifications showing compliance with the requirements of this chapter:

~~a. Floor plans at a scale of one-eighth inch equals one foot.~~

- b. Architectural elevations.
- c. Site elevation showing the relationship to the platform of the base flood elevation and mean high tide line, and the elevation of the land where the platform adjoins the shore.

~~d. Exterior finish schedule.~~

- e. Roof plan showing direction of drainage and where runoff will go.
- f. Drawings must show design oversight by an architect or engineer registered under the laws of the State of Alaska. [Ord. 09-44(S) § 3, 2009].



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 20-16

TO: Homer Planning Commission, Port and Harbor Advisory Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: February 19, 2020
SUBJECT: Resolution 20-008(S) Seafarers Memorial

Requested action: Provide comments to Council.

Introduction

At the meeting of January 13, 2020, the City Council considered Resolution 20-008(S), and referred it the Planning and Port and Harbor Commissions. A copy of the resolution and Council minutes are attached. The resolution proposes to have a property management policy of no further development, with the exception of a future trail to the beach. This would mean no expansion of the existing parking lot.

Analysis

There has been a lot of discussion about this property in the past several months. Rather than rehash this recent conversation, please go around the table and give each commissioner the opportunity to provide one or two comments on the resolution. Minutes of your meeting will be forwarded to the City Council.

The Seafarers Memorial is located on this parcel and Resolution 96-27 dedicated a 100x100 foot area, or 10,000 square feet of this parcel to this use. The remainder of Lot 31 was not designated as a park, from what staff research shows. The resolution should be clear that this memorial area is excluded from this resolution.

Staff Recommendation

Staff recommends two amendments:

1. On line 63, insert: Whereas, Resolution 96-27 designated a 100' x 100' foot area as the Seafarer's Memorial Park.
2. On line 78, insert: BE IT FURTHER RESOLVED this resolution excludes the Seafarers Memorial as described in Resolution 96-27.

Attachments

Resolution 20-008(S)

1/13/2020 Council Minutes Excerpt

Map of Lot 31

Historical information on Seafarer's Memorial

CITY OF HOMER
HOMER, ALASKA

Evensen / Hansen-Cavasos

RESOLUTION 20-008(S)

A RESOLUTION OF THE HOMER CITY COUNCIL DESIGNATING
HOMER SPIT AMENDED LOT 31, KNOWN AS SEAFARER'S
MEMORIAL, AS GREEN SPACE AND ADOPTING A LAND
MANAGEMENT POLICY THAT PRESERVES LOT 31 FOR WILDLIFE
AND AS A NATURAL AGENT FOR EROSION MITIGATION

WHEREAS, Seafarer's Memorial is a 2.52 acre lot located off of the Sterling Highway near
the end of the Homer Spit with a legal description of Homer Spit Amended Lot 31; and

WHEREAS, Historical use of the lot has been a memorial gazebo honoring those who
were lost at sea, 45 parking places and open space; and

WHEREAS, Seafarer's Memorial is zoned Open Space – Recreation **and is listed in the
Homer Spit Comprehensive Plan as Conservation and Beach Access;** and

WHEREAS, According to Homer City Code 21.32.010, the purposes of the Open Space -
Recreation District are primarily to promote public recreational opportunities while protecting
and preserving the natural and scenic resources of the area and public access to tidelands; and

WHEREAS, Scenic views from the Spit are unobstructed at Seafarers Memorial, where
beach grasses positioned in foreground offer uncommon and distinctive ocean views; and

WHEREAS, Loss of natural grasslands on the Homer Spit has increased historically to
present in spite of the importance of beach grasses for Kachemak Bay ecosystems, where they
provide habitat, food for wildlife, and erosion control; Islands and Oceans Visitors Center
designates beach grass seed as important food in the dead-of-winter for song sparrows and
gray-crowned rosy-finches; and

**WHEREAS, The Spit Comprehensive Plan states that one development goal is to
“preserve and protect important wildlife and bird sanctuary areas” and that “preserving
habitat is important to the environment and local economy: (4.4); the guiding document
encourages the habitat for native species such as beach ryegrass “be maintained and
enhanced” in order to mitigate ongoing marine erosion; and**

WHEREAS, Seafarer's Memorial contains some of the only undeveloped land left on the
Homer Spit and should be preserved as a habitat for beach grasses and other natural
vegetation, birds, and wildlife; and

WHEREAS, Supra-tidal beach berms at Seafarer's Memorial have been identified as critical environment for migratory and resident shorebirds, and provides wildlife habitat (e.g., for marine mammals) near the geographical center of Kachemak Bay, which is unique regionally; and

WHEREAS, Through data collection and ongoing bird counts, this region of the Spit has been identified by Cornell University's Ornithology Lab as an International Birding Hot Spot location; and

WHEREAS, Wild bird migration, feeding, and nesting in and around Homer are important economic bases for the City; their presence attracts visitors nationally and internationally; their financial impact is broad and realized via nature or eco-tourism in general as well as special events (such as the annual Shorebird Festival); and

WHEREAS, The Greater beach of Seafarer's Memorial is a crucial foundation geologically that provides *coastal sand supply*; its ample sand, pebble and gravel components directly preserve the Homer Spit "system" as a whole and, through natural marine processes, mitigate erosion along easternmost beaches of the Spit including the terminus.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby designates Homer Spit Amended Lot 31 as green space, but requires no specific signage.

BE IT FURTHER RESOLVED, that any part of the property that is not developed as of the passage of this resolution shall be maintained in perpetuity as green space and open to the public, free from buildings, parking, camping, hardscaping of any kind, earthmoving of any kind beyond regular parking space maintenance strictly limited spatially to present 45 parking spaces.

BE IT FURTHER RESOLVED that any new trail development is limited to the public beach access dedicated in through the Land and Water Conservation Fund Grant # 02-00430 and defined as the northwestern twenty feet of Lot 31, Homer Spit Amended; being a strip of land twenty feet wide, immediately adjacent and parallel to the northwest property line, and also being immediately adjacent to Lot 27; containing 3,595 square feet, more or less.

PASSED AND ADOPTED by the Homer City Council this 13th day of January, 2020.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

86 _____
87 MELISSA JACOBSEN, MMC, CITY CLERK
88
89
90 Fiscal information: N/A

Councilmember Venuti shared her support for the substitute and appreciated the comments about speaking up for the animals in the bay, we need to consider the marine life.

Mayor Castner shared he received comments saying don't substitute your voice for my voice. He thinks the substitution of voice came from the top, there was one person who substituted their voice for everyone else in the State and that's what brought us to the table. However when you gather the voice of the City, you have to ensure that it's meaningful and appropriate. He doesn't know if anyone cares about the voice of the City is in this regard. He agrees that if this turns sideways that the City continue to have a seat at the table like they have through past processes for the park and critical habitat plan.

VOTE: YES: LORD, ADERHOLD, EVENSEN, VENUTI
NO: SMITH

Motion carried.

- b. Resolution 20-008, A Resolution of the Homer City Council Designating Homer Spit Amended Lot 31, Known as Seafarer's Memorial, as Green Space and Adopting a Land Management Policy that Preserves Lot 31 for Wildlife and as a Natural Agent for Erosion Mitigation. Evensen/Hansen-Cavasos.

Resolution 20-008(S), A Resolution of the Homer City Council Designating Homer Spit Amended Lot 31, Known as Seafarer's Memorial, as Green Space and Adopting a Land Management Policy that Preserves Lot 31 for Wildlife and as a Natural Agent for Erosion Mitigation. Evensen/Hansen-Cavasos.

EVENSEN/VENUTI MOVED TO ADOPT RESOLUTION 20-008 BY READING OF TITLE ONLY.

EVENSEN/VENUTI MOVED TO SUBSTITUTE RESOLUTION 20-008(S) FOR 20-008.

Councilmember Evensen noted the bold and underlined changes in the substitute resolution.

VOTE (substation): NON OBJECTION: UNANIMOUS CONSENT

Councilmember Evensen said this came up from public feedback during the Planning Commissions review of a CUP for parking at the Seafarer's Memorial. Community members have pointed out there are few places on the spit that are open spaces and the importance of maintaining the habitat it offers. There's a healthy lobe of sand and not interfering with that portion will benefit the spit, particularly the eastern most beaches and the end of the spit, through natural processes.

Councilmember Aderhold shared her appreciation for this and acknowledged it's a big decision. She doesn't feel one meeting allows for adequate discussion and it overlaps with

responsibilities with Port and Harbor Commission and Planning Commission at a minimum. She'd like guidance from those Commissions and more opportunity for public input.

Councilmember Smith agreed and added they just funded a parking study for the spit. It will be important to know what those findings are before making any final decisions as there may be minimal ability to do some improvements in that area.

LORD/EVENSEN MOVED TO POSTPONE THIS RESOLUTION TO OUR SECOND MEETING IN APRIL AND REFER IT TO PLANNING AND PORT AND HARBOR COMMISSIONS FOR THEIR REVIEW PRIOR TO THAT.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- c. Resolution 20-009, A Resolution of the Homer City Council Approving an Automatic Aid Agreement and Operational Plan between Anchor Point Fire and Emergency Medical Service Area and the City of Homer Volunteer Fire Department for Fire Response Services and Authorizing the City Manager to Execute the Appropriate Documents. Smith.

VENUTI/EVENSEN MOVED TO ADOPT RESOLUTION 20-009 BY READING OF TITLE ONLY.

Councilmembers Smith and Lord summarized the discussion from their worksession this is in relation to improving the response time with our fire apparatus in helping surrounding areas, as well as Anchor Point assisting in response to City emergencies.

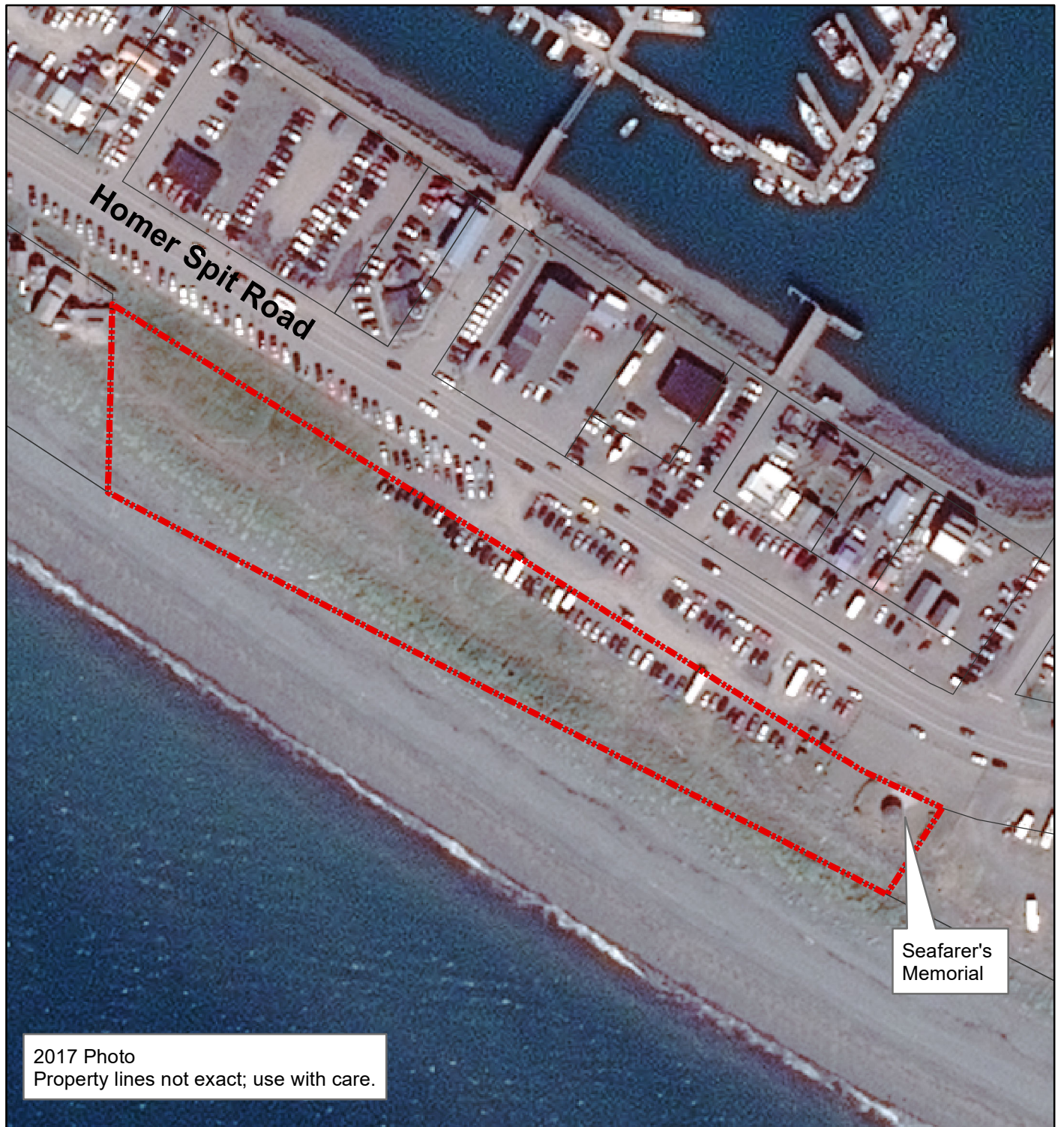
VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- d. Resolution 20-004, A Resolution of the Homer City Council Approving an Economic Development and Tourism Marketing Agreement between the City of Homer and the Homer Chamber of Commerce. City Manager.

ADERHOLD/LORD MOVED TO ADOPT RESOLUTION 20-004 BY READING OF TITLE ONLY.

Councilmember Aderhold noted they discussed this resolution at Committee of the Whole and the request by the Chamber for additional funding relate to the shack on the spit. The Chamber would like to change it from the Derby Shack to more of a spit visitor center location. They didn't come to agreement on whether to increase the funds or how the fund might be used. City Manager Koester suggested if the intent is to discuss a budget amendment, and they are okay with the marketing agreement, they approve the resolution as is, and then direct her to



City of Homer
Planning and Zoning Department

1/3/2020

Lot 31 Homer Spit Subdivision Amended

0 50 100 200 Feet

37



*Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.*

CITY OF HOMER
HOMER, ALASKA

RESOLUTION 96- 27

A RESOLUTION OF THE HOMER CITY COUNCIL OFFICIALLY
DESIGNATING THE SEAFARER'S MEMORIAL AS A "PARK" FOR THE
PURPOSE OF IT BEING INCLUDED ON THE LIST OF CITY PARK LAND
AND ELIGIBLE FOR CITY MAINTENANCE..

WHEREAS, there is approximately 95.51 combined acres now designated as City land now used for parks and recreation, (45.28 acres officially designated and 50.23 acres unofficially designated); and

WHEREAS, the Homer City Council approved the area for Seafarer's Memorial on 26 November 1990, by Memorandum 90-230, defined as 10,000 square feet (100' X 100') located within Lot 31, Homer Spit Amended Subdivision; and

WHEREAS, the memorial has been completed; and

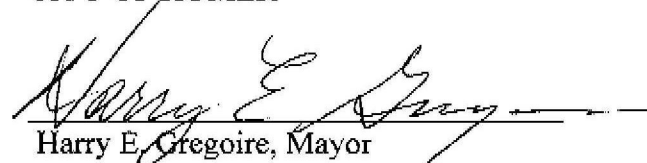
WHEREAS, the City of Homer has stated their intent that this land is for public purposes as well as requesting the Kenai Peninsula Borough to classify this 100' X 100' square feet area of land for public use as a park.

WHEREAS, an official park land is either dedicated as such on a plat or a deed of record.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Homer designate the SEAFARER'S MEMORIAL PARK as an official City park.

DATED this 8th day of April 1996 at Homer, Alaska.

CITY OF HOMER


Harry E. Gregoire, Mayor

ATTEST:


Mary Calhoun, City Clerk



CITY OF HOMER

CITY HALL

491 EAST PIONEER AVENUE

HOMER, AK 99603-7645

TELEPHONE (907) 235-8121

TELECOPIER (907) 235-3140

MEMORANDUM 96-107

TO: Homer City Council

FROM: Harry E. Gregoire, Mayor *H.E.G.*

DATE: April 1, 1996

SUBJ: SEAFARER'S MEMORIAL PARK

As noted on the attached resolution we have two options for designating this as an officially recognized park for the City of Homer as noted in the Comprehensive Plan. We need to decide the formality of the parks designation.

A replat will cost approximately \$1500. or a survey/Metes and Bounds Description would cost approximately \$500, but this last option will not show up on a plat.

Currently maintenance is done by volunteers and members of the North Pacific Fisheries Association Inc.. This is a precautionary measure to insure continued maintenance in the event that volunteers no longer care for it.

RECOMMENDATION:

It is recommended that we use the metes and bounds description method of formality for this purpose as it seems to be the most cost affective. We anticipate approximately \$500.

FISCAL NOTE:

1. Survey/Metes and Bounds Description approximately \$500.
2. The possible maintenance costs have not been identified at this time.

/th

Table 6-1

City Parkland

<u>Parks (1)</u>	<u>Acreage</u>
Karen Hornaday Park	40.00 acres
Bishop's Beach Park	2.10 acres
Jeffrey Park	.38 acres
Ben Walters Park	2.48 acres
Bayview Park	.06 acres
WKFL Park	<u>.26 acres</u>
Sub-total Park Acreage	45.28 acres

City Land unofficially designated for parks and recreation is as follows:

<u>Park/Recreation Area (2)</u>	<u>Acreage</u>
Harborside Park	1.50 (approximation)
Sterling Highway Park/RV Dump Station	1.73 acres
Kachemak Drive Sports Park (Proposed)	40.00 acres
Paul Banks Day Use Park (Proposed)	5.00 (approximation)
Mariner Park (Proposed)	<u>2.00 (approximation)</u>
Sub-total Park/Recreation Acreage	50.23 acres

TOTAL PARKS/RECREATION ACREAGE 95.51 ACRES

- (1) An official parkland is that which is either dedicated as such on a plat or a deed of record.
- (2) Park and Recreation areas do not include campgrounds or trails. These areas are used for recreational purpose, but have not yet been officially dedicated as such by plat or deed.

Source: 1989 City Planning Department Records and 1989 Kenai Peninsula Borough Tax Assessor Rolls

HOMER CITY COUNCIL
REGULAR MEETING MINUTES
NOVEMBER 26, 1990

policemen. She queried if an ordinance was required so that this type of mayhem could be adequately handled in the future.

City Manager Swackhammer advised that there is sufficient state laws which serve adequately this type of situation. He informed the Council that there had been arrests made that night.

Councilmember Ringer noting the hefty increase in building permits and suggested that this is another reason to eliminate sign permits particularly with the shortage of personnel in the Planning Department.

COMMITTEE REPORTS

COMMITTEE
REPORTS

PENDING BUSINESS

PENDING
BUSINESS

NEW BUSINESS

NEW BUSINESS

- A. Memorandum 90-230, from the City Planner to the City Manager,
Re: SEAFARERS MEMORIAL

MEMORIAL/
SEAFARER'S
MEMORIAL

HENRY/RINGER - MOVED FOR THE ADOPTION OF THE RECOMMENDATIONS OF MEMORANDUM 90-230. (Recommendation: Approve the North Pacific Fisheries Association, Inc. request for approximately 10,000 square feet, or a 100 X 100 foot area to be located within Lot 31, Homer Spit Amended Subdivision, to be used as a Seafarer's Memorial.)

Councilmember McHone expressed concern with the location, wanting to make certain that this would not be in the way of any dredging efforts or other required work.

Councilmember Ringer allayed his concerns, adding that this is a culmination of a long process and has been reviewed very carefully with numerous locations. This location has been selected for its visibility and accessibility and has met all qualifying criteria. Mr. Ringer advised that there is only one or one and a half years more of filing needed before moving to a new location.

VOTE: YES: HANOSKI, SWEIVEN, GODFREY, RINGER, HENRY, MCHONE.

Motion carried.

RESOLUTIONS

RESOLUTIONS

- A. RESOLUTION 90-85, OF THE HOMER CITY COUNCIL NAMING UNNAMED
RIGHT-OF-WAY WOODSIDE AVENUE.

ROADS/STREETS
WOODSIDE AVE.



CITY OF HOMER

CITY HALL

491 EAST PIONEER AVENUE

HOMER, AK 99603-7624

TELEPHONE (907) 235-8121
TELECOPIER (907) 235-8146

RECEIVED

NOV 19 1990

MEMORANDUM 90-230

TO: C. E. SWACKHAMMER, CITY MANAGER *CS*
FROM: EILEEN R. BECHTOL, CITY PLANNER *ERB*
DATE: NOVEMBER 20, 1990
SUBJECT: SEAFARER'S MEMORIAL

The North Pacific Fisheries Association, Inc. has requested that the City of Homer designate an approximate 10,000 square foot area on the Homer Spit for a Seafarer's Memorial. The property requested is contained within Lot 31, Homer Spit Amended Subdivision, located on the west side of the Spit across from Fish Dock Road. The proposed dedication would be an approximate 100 foot x 100 foot section of the lot, which is zoned Open Space Recreation.

The purpose of the proposed memorial is to honor and remember those lost at sea and to provide a place where families and friends can go pay their respects. The North Pacific Fisheries Association, Inc. is currently requesting design ideas from the community.

The Port and Harbor Commission reviewed the proposal at the September 19, 1990 meeting and approved the concept of a Seafarer's Memorial at the proposed location. The Lease Negotiating Committee reviewed the proposal and voice non-objection.

Recommendation

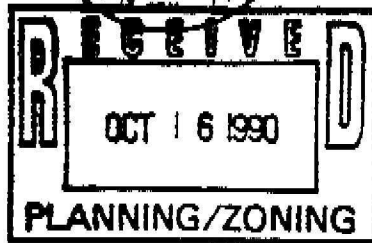
The Homer City Council approve the North Pacific Fisheries Association, Inc. request for approximately 10,000 square feet, or a 100 x 100 foot area to be located within Lot 31, Homer Spit Amended Subdivision, to be used as a Seafarer's Memorial.

Attachments

1. Letter from NPFA, received 10/16/90
2. Vicinity Map
3. Port and Harbor Commission meeting minutes, dated 9/19/90



North Pacific Fisheries Association, Inc.



HEADQUARTERS:

BOX 796 • HOMER ALASKA 99603

SEAFARER'S MEMORIAL

The purpose of the Seafarer's Memorial will be to honor and remember those lost at sea and to provide a place where families and friends can come to pay their respects. It will also serve as a tribute to all the community members who earn their living on the seas.

The Memorial will also be a place where groups may hold memorial services, blessings of the fleet and similar services.

The City of Homer has proposed a portion of the Homer Spit for the Seafarer's Memorial Park. The proposed site is an area 100' x 100' on the west side of the Spit across from Fish Dock Road.

The Seafarer's Memorial Park Committee is accepting ideas for the Seafarer's Memorial Park. The committee has tried to put as few guidelines on the idea stage of the Seafarer's Memorial Park as possible so as not to limit the imagination and/or creativity of any one person or group with an idea.

The guidelines are: (1) Positive, (2) Uplifting and (3) May depict, but not limited to the diverse uses and activities of the sea.

Submissions of ideas may be a total concept of the entire 100' x 100' proposed Seafarer's Memorial Park or any part of the proposed area.

Submissions must include: (1) Name (2) Address (3) Phone Number. Please send submissions to NPFA at the above address or leave with Homer Secretarial Services at 1213 Ocean Drive, Homer, before January 31st, 1991.

For further information contact any of the following:

Alan Parks
235-5680

Ken Hinkie
235-3429

Evan Cundiff
235-8831

Judy Winn
235-8712

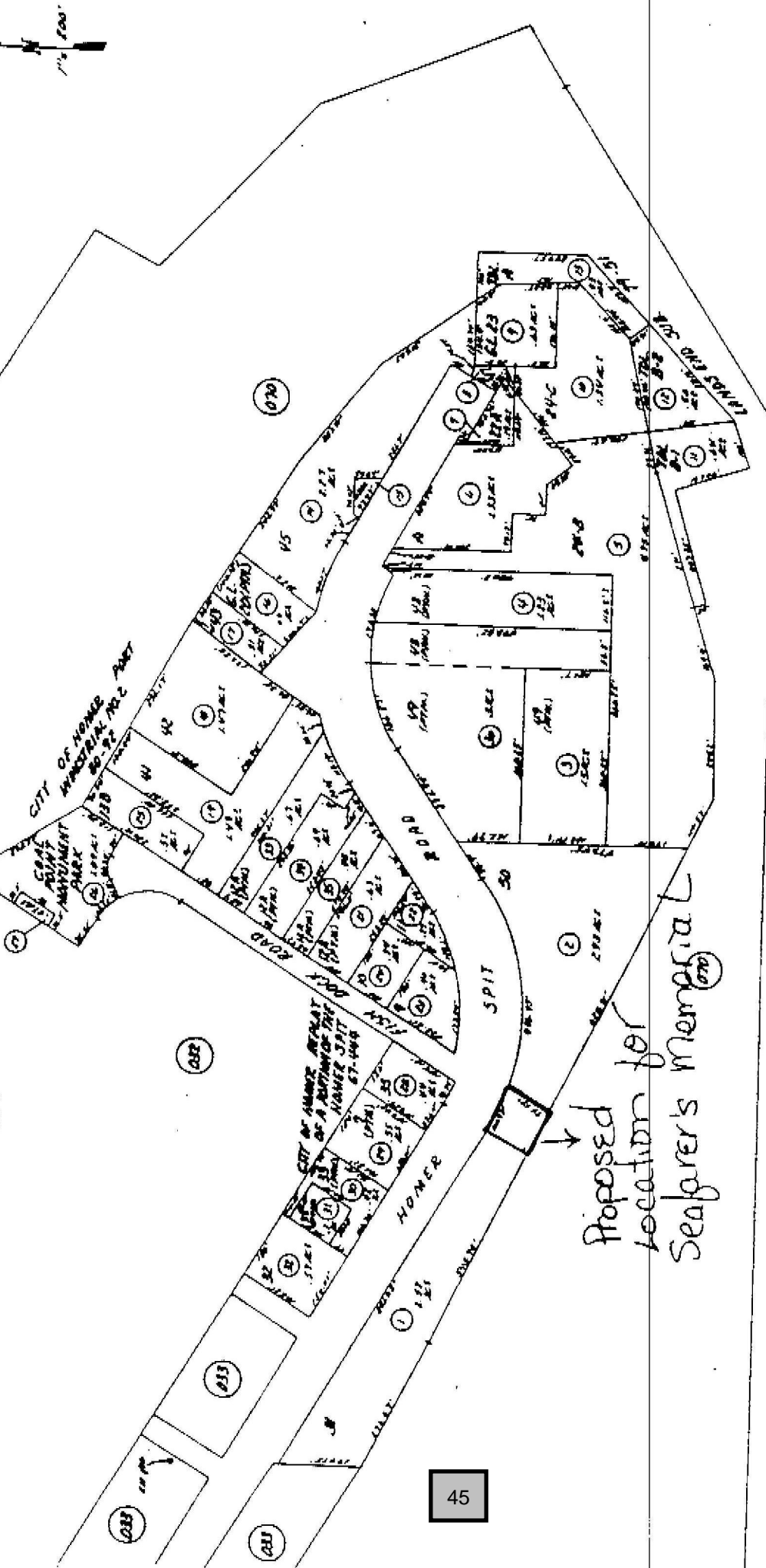
Doug Cougenhower
235-5643

Rick Wise
235-8195

Lou Lovelace
235-6134

SECTION SEC. 1
T.73, R.13W
S.4N.

181-034



HONER SPIT AMENDED
89-34

Assessor's Map
Kenai Peninsula Borough, Alaska

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

THIS MAP IS PREPARED FOR KENAI
PENINSULA BOROUGH ASSESSING
DEPARTMENT USE ONLY AND IS NOT
INTENDED FOR ANY OTHER USE OR
REPRESENTATION

PORT/HARBOR ADVISORY COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 19, 1990

a thirty day/one year cancellation clause, it made it difficult to do any costly improvements and development. He said he was serious about continuing improvements and would like an additional 36,000 square feet to work with, basically one hundred feet on top of the current space on Lot 49. He understood that the City was trying to hold land for the "highest and best use." He felt with the new deep water dock and staging on the 30 Acres that the time might be right that camping is the highest and best use of the area by the old dock. He asked the Commission to support his request for additional space for further expansion of the campground to include water and sewer hookup.

Chairman Vanderbrink complimented Mr. Chapple on his campground operation. He stated he had no objection to Mr. Chapple's request for additional space but recommended the expansion be on the lower part of Lot 48 rather than Lot 49. He reminded the Commission that the State was negotiating with the City for staging ground in that area. Further, that under the current contract with Oceantrawl which gives them the right to sell their interest in the Deep Water Dock (basically making it a private dock), the City should maintain staging area near the City Dock.

Mr. Christopher asked Mr. Chapple that instead of adding the one hundred feet on top of their existing lot, would he consider continuing the lot line across Lot 48 behind the City impound yard, basically dividing that lot in two. Mr. Chapple was in agreement.

Chairman Vanderbrink recommended the City investigate purchasing the beachfront property currently owned by FDIC extending towards Lands End. This land is currently designated open space recreational.

The Commission took a break at 8:30 p.m. - the meeting resumed at 8:50 p.m.

HINKLE/KLINKER - MOTION TO THE CITY COUNCIL THAT THE PORT AND HARBOR COMMISSION RECOMMENDS THAT IF REQUESTED THE HOMER SPIT CAMPGROUND BE EXTENDED FROM ITS PRESENT LOCATION ON LOT 49 SOUTH TO LOT 48.

The motion passed unanimously.

B. Alan Parks - Seafarers' Memorial

Mr. Parks informed the Commission that he was there on behalf of the Seafarers' Memorial Committee of which Commissioner Hinkle was also a member. He related the general purpose was to honor

PORT/HARBOR ADVISORY COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 19, 1990

persons lost at sea and that the Committee's initial goal was to alert people of the concept. They were working on raising funds, choosing an appropriate site, developing guidelines for memorial monument, establishing a list of supporters and people willing to donate time or money, and much more. The Committee had tentatively picked two locations: at the end of Fish Dock Road looking west and on the overslope (harbor boardwalk), in particular near the Harbormaster's Office. He informed the Commission that the Seafarers' Memorial Committee would meet next Tuesday to chose the location.

Commissioner Hinkle asked what was required to get land dedicated for that use, basically asking for approximately one hundred feet of road frontage on the property where the dredge spills were deposited.

Mr. Christopher responded it would have to be surveyed and then go before the Kenai Peninsula Borough. He suggested they contact Planning and Zoning Department at City Hall.

Commissioner Hinkle responded that maybe "dedicated" was not the correct word as the Committee was only asking the City to allow the memorial to be constructed in the area without changing the lot line. Mr. Christopher said this was possible but it would always belong to the City. Both Commissioner Hinkle and Mr. Parks felt this would be agreeable to the Seafarers' Memorial Committee.

Planning and Zoning Commissioner Anderson responded that the lot line would not have to be changed but what would come before his commission was whether it would be consistent with the Homer Comprehensive Plan. If it was not, it would require a change at the Borough level. If anything else (structure) went on that site, it would require zoning changes as there can only be one principal use on a lot. It would require a variance for conditional use as that area is zoned as open space recreational.

Mr. Parks stated he would like to see the area be primarily a seafarers' memorial and not be surrounded by other uses such as camping. He personally felt the area across from Fish Dock Road was appropriate as it was very visible and boats coming and going from the harbor would be reminded of people lost at sea.

VANDERBRINK/HINKLE - MOTION TO THE CITY COUNCIL THAT THE PORT AND HARBOR COMMISSION WISHES TO AGAIN SUPPORT THE CONCEPT OF A SEAFARERS' MEMORIAL LOCATED ON THE WEST END OF FISH DOCK ROAD OR ELSEWHERE IN THE HARBOR AREA.

PORT/HARBOR ADVISORY COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 19, 1990

The motion passed unanimously.

Mr. Parks said he had learned from Eileen Bechtel that the memorial was listed as a Capital Improvement Project. The Committee felt the memorial fund should have at least \$90,000 before construction began and if they could get matching funds, the money could be easily raised.

VANDERBRINK/KRANICH - MOTION TO THE CITY COUNCIL THAT THE PORT AND HARBOR COMMISSION RECOMMENDS THAT THE SEAFARERS' MEMORIAL AS PART OF THE 1990 THROUGH 1995 CAPITAL IMPROVEMENT PROGRAM BE ON A ONE FOR FOUR DOLLAR BASIS NOT TO EXCEED \$25,000.

The motion passed unanimously.

INFORMATIONAL ITEMS

STAFF REPORT

COMMENTS OF THE AUDIENCE

COMMENTS OF THE COMMISSION

Commissioner Vanderbrink notified the Commission he would not be present at the next two meetings.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 9:40 p.m. The next regular meeting is scheduled for October 17, 1990.

Ruth A. Hall, Secretary



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3130

(f) 907-235-3143

MEMORANDUM

TO: PORT AND HARBOR ADVISORY COMMISSION
FROM: RACHEL TUSSEY, DEPUTY CITY CLERK
DATE: FEBRUARY 19, 2020
SUBJECT: ELECTION OF NEW CHAIR AND VICE CHAIR

Per the commission's bylaws: "A Chairman and Vice-Chairman shall be selected annually (February meeting) by the appointive members", which occurs after the last cycle of commissioner appointment renewals in February.

RECOMMENDATION

Make a motion to select a new Chair; commissioners can then provide nominations; Chair will call for a vote.

Make a motion to select a new Vice-Chair; commissioners can then provide nominations; Chair will call for a vote.



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Memorandum 20-013

TO: HOMER CITY COUNCIL
FROM: MAYOR CASTNER
DATE: JANUARY 21, 2020
SUBJECT: APPOINTMENTS TO THE PORT & HARBOR ADVISORY COMMISSION AND THE
ADA COMPLIANCE COMMITTEE

Cathy Ulmer and Mike Stockburger are reappointed to the Port & Harbor Advisory Commission, and Jeff Erickson is appointed to the Port & Harbor Advisory Commission to fill the seat of Bob Hartley. The terms expire February 1, 2023.

Roger Clyne is appointed to the ADA Compliance Committee to fill the seat vacated by Tess Dally. The term expires August 31, 2022.

Recommendation: Confirm the reappointments of Cathy Ulmer and Mike Stockburger, and the appointment of Jeff Erickson to the Port & Harbor Advisory Commission; and confirm the appointment of Roger Clyne to the ADA Compliance Committee.



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January 28, 2020

Cathy Ulmer
P.O. Box 1950
Homer, AK 99603

Dear Cathy,

Congratulations! City Council confirmed and approved your re-appointment to the Port and Harbor Advisory Commission during their January 27, 2020 regular meeting via Memorandum 20-013.

Your 2019 Public Official Conflict of Interest Disclosure Statement is currently on file in the City Clerk's Office. In October you will be notified to complete the 2020 disclosure statement. Public officials are required to comply with this reporting requirement pursuant to HCC 1.18.043.

Also included are PHC orientation materials and a copy of the Code of Ethics as outlined in Homer City Code 1.18. This information provides a helpful refresher on the important guidelines for your role as a commissioner.

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

Your term will expire February 1, 2023.

Cordially,

Ken Castner, Mayor

Enclosed: Memorandum 20-013
Certificate of Re-appointment
PHC Orientation Materials
HCC 1.18 Code of Ethics

Cc: Port and Harbor Advisory Commission

City of Homer

Homer, Alaska

Mayor's Certificate of Appointment

Greetings

Be It Known That

Catherine Ulmer

Has been re-appointed to

serve as

“Commissioner”

on the

“Port and Harbor Advisory Commission”

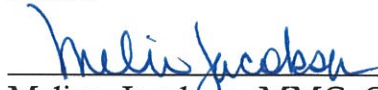
This appointment is made because of your dedication to the cause of good government, your contributions to your community and your willingness to serve your fellow man.

*In Witness whereof I hereunto set my hand
this 28th day of January 2020.*



Ken Castner, Mayor

Attest:



Melissa Jacobsen, MMC, City Clerk





City of Homer

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Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us
(p) 907-235-3130
(f) 907-235-3143

January 28, 2020

Michael Stockburger
737 Fireweed Avenue
Homer, AK 99603

Dear Michael,

Congratulations! City Council confirmed and approved your re-appointment to the Port and Harbor Advisory Commission during their January 27, 2020 regular meeting via Memorandum 20-013.

Your 2019 Public Official Conflict of Interest Disclosure Statement is currently on file in the City Clerk's Office. In October you will be notified to complete the 2020 disclosure statement. Public officials are required to comply with this reporting requirement pursuant to HCC 1.18.043.

Also included are PHC orientation materials and a copy of the Code of Ethics as outlined in Homer City Code 1.18. This information provides a helpful refresher on the important guidelines for your role as a commissioner.

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

Your term will expire February 1, 2023.

Cordially,

Ken Castner, Mayor

Enclosed: Memorandum 20-013
Certificate of Re-appointment
PHC Orientation Materials
HCC 1.18 Code of Ethics

Cc: Port and Harbor Advisory Commission

City of Homer

Homer, Alaska

Mayor's Certificate of Appointment

Greetings

Be It Known That

Michael Stockburger

Has been re-appointed to

serve as

“Commissioner”

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 28th day of January 2020.*



Ken Castner, Mayor

Attest:



Melissa Jacobsen, MMC, City Clerk





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(p) 907-235-3130
(f) 907-235-3143

January 28, 2020

Jeff Erickson
P.O. Box 3695
Homer, AK 99603

Dear Jeff,

Congratulations! City Council confirmed and approved your appointment to the Port and Harbor Advisory Commission during their January 27, 2020 regular meeting via Memorandum 20-013.

Included is the 2019 Public Official Conflict of Interest Disclosure Statement. Please complete this form and return it to the City Clerk's Office at your earliest convenience. The Public Official Conflict of Interest Disclosure Statement is a public document that may be requested by a member of the public. In the event it is requested, you will be notified of the requestor's name.

Also included are PHC orientation materials and a copy of the Code of Ethics as outlined in Homer City Code 1.18. This information provides important guidelines for your role as a commissioner.

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

Your term will expire February 1, 2023.

Cordially,

Ken Castner, Mayor

Enclosed: Memorandum 20-013
Certificate of Appointment
2019 Public Official Conflict of Interest Disclosure Statement
PHC Orientation Materials
HCC 1.18 Code of Ethics

Cc: Port and Harbor Advisory Commission

City of Homer

Homer, Alaska

Mayor's Certificate of Appointment

Greetings

Be It Known That

Jeff Erickson

Has been appointed to

serve as

“Commissioner”

on the

“Port and Harbor Advisory Commission”

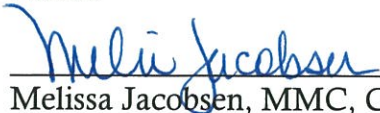
This appointment is made because of your dedication to the cause of good government, your contributions to your community and your willingness to serve your fellow man.

*In Witness whereof I hereunto set my hand
this 28th day of January 2020.*



Ken Castner, Mayor

Attest:


Melissa Jacobsen, MMC, City Clerk

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **January 2020**

Moorage Sales

Storage Sales	2020	2019
Daily Transient	8	10
Monthly Transient	43	47
Semi-Annual Transient	0	0
Annual Transient	6	5
Annual Reserved	0	0

Stall Wait List

No. on list at Month's End	<u>2020</u>	<u>2019</u>
20' Stall	22	24
24' Stall	41	36
32' Stall	113	87
32'A Stall	3	N/A
40' Stall	46	43
50' Stall	28	23
60' Stall	6	7
75' Stall	4	2
Total:	263	222

Grid Usage

1 Unit = 1 Grid Tide Use	<u>2020</u>	<u>2019</u>
Wood Grid	3	1
Steel Grid	0	1

Docking & Beach/Barge Use

1 Unit = 1 or 1/2 Day Use	<u>2020</u>	<u>2019</u>
Deep Water Dock	21	1
Pioneer Dock	23	31
Beach Landings	0	0
Barge Ramp	5	7

Services & Incidents

Services & Incidents	2020	2019
Vessels Towed	0	1
Vessels Moved	3	0
Vessels Pumped	1	0
Vessels Sunk	0	0
Vessel Accidents	0	1
Vessel Impounds	2	0
Equipment Impounds	1	0
Vehicle Impounds	0	0
Property Damage	2	0
Pollution Incident	1	3
Fires Reported/Assists	0	0
EMT Assists	1	2
Police Assists	1	0
Public Assists	9	6
Thefts Reported	0	0

Marine Repair Facility

Marine Repair Facility	<u>2020</u>	<u>2019</u>
Vessels Hauled-Out	0	0
Year to Date Total	0	0

Wharfage (in short tons)

In Tons, Converted from Lb./Gal.	2020	2019
Seafood	0	0
Cargo/Other	9,956*	806
Fuel	17,722	7,379

*High wharfage #'s due to one time Sulfur loadout DWD &

late reporting from Icicle for summer ice wharfage for Summer 2019

Parking Passes

Working Passes	2020	2019
Long-term Pass	11	19
Monthly Long-term Pass	0	0
Seasonal Pass	0	0

Ice Sales

Net Sales	<u>2020</u>	<u>2019</u>
For the Month of January	*	*
* closed for season		
Year to Date Total	0	0

Crane Hours

<u>2020</u>	<u>2019</u>
7.7	69.1

Difference between

2019 YTD and 2020 YTD:

0

Port & Harbor Water/Sewer Bills

Service Period : January, 2020

Meter Reading Period: 12/12/19-1/14/20

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	\$6.50	\$0.00	\$0.00	\$6.50	955,900	955,900	-
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.02	84872363	\$13.00	\$0.00	\$0.00	\$13.00	1,957,000	1,957,000	-
4166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$6.50	\$0.00	\$0.00	\$6.50	25,428,000	25,428,000	-
4166 HOMER SPIT RD- SBH Restrooms	1.0346.01	38424734	\$13.00	\$14.52	\$24.64	\$52.16	537,300	538,400	1,100
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$6.50	\$0.00	\$0.00	\$6.50	3,159,000	3,159,000	-
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$13.00	\$1,306.80	\$0.00	\$1,319.80	3,851,800	3,950,800	99,000
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$13.00	\$55.44	\$0.00	\$68.44	941,700	945,900	4,200
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$13.00	\$526.68	\$0.00	\$539.68	11,276,100	11,316,000	39,900
4448 HOMER SPIT RD - Steel Grid	1.0230.01	80394966	\$6.50	\$0.00	\$0.00	\$6.50	-	-	-
795 FISH DOCK ROAD - Fish Dock/Ice Plant	1.0180.01	70291512	\$13.00	\$640.20	\$210.56	\$863.76	871,238,200	871,296,100	57,900
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$13.00	\$33.00	\$56.00	\$102.00	320,800	323,300	2,500
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$6.50	\$0.00	\$0.00	\$6.50	532,600	532,600	-
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713	\$13.00	\$13.20	\$22.40	\$48.60	306,600	307,600	1,000
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$13.00	\$22.44	\$38.08	\$73.52	79,600	81,300	1,700
4667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820	\$6.50	\$0.00	\$0.00	\$6.50	320,400	320,400	-
4667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900	\$13.00	\$25.08	\$42.56	\$80.64	107,300	109,200	1,900
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$13.00	\$42.24	\$46.40	\$101.64	36,600	41,800	3,200
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$13.00	\$18.48	\$20.30	\$51.78	413,100	414,500	1,400
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$13.00	\$52.80	\$0.00	\$65.80	1,343,000	1,347,000	4,000
Overall Charges:						\$3,419.82	Overall Water Usage:		217,800

Water/Sewer Monthly Comparison CY 2016 to Current										
	2016		2017		2018		2019		2020	
January	\$1,216.22	68,800	\$2,142.85	122,300	\$1,458.89	83,400	\$1,485.10	79,100	\$3,419.82	217,800
February	\$1,891.14	122,500	\$1,287.76	59,600	\$2,500.97	144,800	\$1,458.19	74,100		
March	\$2,341.13	162,300	\$4,076.62	292,100	\$2,271.05	138,300	\$1,809.53	96,700		
April	\$3,532.78	256,700	\$1,726.84	113,100	\$2,766.11	272,300	\$4,105.23	206,800		
May	\$9,770.89	709,300	\$7,807.49	413,000	\$3,951.58	304,600	\$7,349.43	450,700		
June	\$21,628.74	1,800,700	\$14,594.69	1,282,900	\$16,995.43	1,349,200	\$11,917.20	756,800		
July	\$19,490.97	1,583,400	\$15,450.93	1,152,500	\$18,540.31	1,391,400	\$15,669.89	973,600		
August	\$22,468.25	2,189,100	\$12,947.70	1,060,600	\$19,055.83	1,449,800	\$23,879.39	1,553,500		
September	\$19,710.24	1,651,300	\$11,419.68	968,000	\$16,345.46	1,328,800	\$22,850.15	1,425,100		
October	\$8,887.32	708,200	\$8,631.96	591,490	\$8,965.86	728,200	\$16,025.77	744,900		
November	\$2,582.53	167,600	\$1,852.34	176,000	\$2,967.17	195,100	\$7,391.65	338,900		
December	\$1,154.76	44,900	\$1,053.70	68,600	\$3	69,100	\$2,691.44	170,800		
YTD Total	\$114,674.97	9,464,800	\$82,992.56	6,300,190	\$97,113.19	7,455,000	\$116,632.97	6,871,000	\$3,419.82	217,800

2020 Ice & Crane Report						
Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
1/5/2020	2.3			shut down for maintenance		
1/12/2020	2.1			shut down for maintenance		
1/19/2020	2.2			shut down for maintenance		
1/26/2020	1.1			shut down for maintenance		
Jan Total		7.7	7.7		0	0
2/2/2020	2			shut down for maintenance		
2/9/2020	16.1			shut down for maintenance		
2/16/2020	10.4			shut down for maintenance		
2/23/2020				shut down for maintenance		
Feb Total		28.5	36.2		0	0
3/2/2020				shut down for maintenance		
3/9/2020						
3/16/2020						
3/23/2020						
3/30/2020						
Mar Total		0	36.2		0	0
4/6/2020						
4/13/2020						
4/20/2020						
4/27/2020						
Apr Total		0	36.2		0	0
5/4/2020						
5/11/2020						
5/18/2020						
5/25/2020						
May Total		0	36.2		0	0
6/1/2020						
6/8/2020						
6/15/2020						
6/22/2020						
6/29/2020						
Jun Total		0	36.2		0	0
7/6/2020						
7/13/2020						
7/20/2020						
7/27/2020						
Jul Total		0	36.2		0	0
8/3/2020						
8/10/2020						
8/17/2020						
8/24/2020						
8/31/2020						
Aug Total		0	36.2		0	0
9/7/2020						
9/14/2020						
9/21/2020						
9/28/2020						
Sep Total		0	36.2		0	0
10/5/2020						
10/12/2020						
10/19/2020						
10/26/2020						
Oct Total		0	36.2		0	0
11/2/2020						
11/9/2020						
11/16/2020						
11/23/2020						
11/30/2020				shut down for maintenance		
Nov Total		0	36.2		0	0
12/7/2020				shut down for maintenance		
12/14/2020				shut down for maintenance		
12/21/2020				shut down for maintenance		
12/31/2020				shut down for maintenance		
Dec Total		0	36.2			

Deep Water Dock 2020

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/4	Endeavor	181	1210/1420	Cispri	506.00	52.00
1/9	Tufty	606	1100/	AK Maritime	2,957.00	52.00
1/9	Stellar Wind	79	1120/	Cook Inlet Tug	338.00	52.00
1/9	Bering Wind	73	1120/	Cook Inlet Tug	338.00	52.00
1/10	Tufty	606		AK Maritime	2,957.00	
1/10	Stellar Wind	79	/0655	Cook Inlet Tug	338.00	
1/10	Bering Wind	73	/0655	Cook Inlet Tug	338.00	
1/11	Tufty	606		AK Maritime	2,957.00	
1/12	Tufty	606		AK Maritime	2,957.00	
1/13	Tufty	606		AK Maritime	2,957.00	
1/14	Tufty	606		AK Maritime	2,957.00	
1/15	Tufty	606		AK Maritime	2,957.00	
1/16	Tufty	606		AK Maritime	2,957.00	
1/17	Tufty	606		AK Maritime	2,957.00	
1/18	Tufty	606		AK Maritime	2,957.00	
1/19	Tufty	606		AK Maritime	2,957.00	
1/20	Tufty	606		AK Maritime	2,957.00	
1/21	Tufty	606		AK Maritime	2,957.00	
1/22	Tufty	606		AK Maritime	2,957.00	
1/23	Tufty	606	/0730	AK Maritime	2,957.00	
1/27	Perseverance	207	0015/2140	Cispri	788.00	52.00
02/20/20				Year to Date Totals:	\$47,001.00	\$260.00

Pioneer Dock 2020

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/4	Pacific Wolf&55	395	0755/1505	Kirby Offshore	1,206.00	52.00
1/14	Pacific Wolf&55	395	1330/1630	Kirby Offshore	1,206.00	52.00
1/15	Endeavor	181	0900/2110	Cispri	506.00	52.00
1/23	Perseance	207	1000/1555	Cispri	788.00	52.00
1/24	Pacific Wolf&55	395	0805/	Kirby Offshore	1,206.00	52.00
1/25	Pacific Wolf&55	395	/1740	Kirby Offshore	1,206.00	
1/26	Pacific Wolf&55	395	1400/1600	Kirby Offshore	1,206.00	52.00
1/29	Perseance	207	1100/	Cispri	788.00	52.00
1/30	Bob Franco	120	1230/1542	Olympic	506.00	\$52.00
02/20/20				Year to Date Totals:	\$8,618.00	\$416.00

Ferry Landings 2020

	Pioneer Dock	Deep Water Dock
January	6	0
February		0
March		0
April		0
May		0
June		0
July		0
August		0
September		
October		
November		
December		

Pioneer Dock - 2020 Water Usage							Deep Water Dock - 2020 Water Usage						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee	Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
1/4	Pacific Wolf	943,040	945,973	2,933	\$ 194.05	\$ 102.00	1/4	Endeavor	11,308,450	11,314,000	5,550	\$ 215.40	\$ 102.00
1/5	Tustumena	3,881,060	3,897,210	16,150	\$ 626.78	\$ 102.00	1/7	Bob Franco	11,314,000	11,316,000	2,000	\$ 194.05	\$ 102.00
1/9	Tustumena	3897210	3907222	10,012	\$ 388.57	\$ 102.00	1/27	Perseverance	11,316,050	11,323,270	7,220	\$ 280.21	\$ 102.00
1/12	Tustumena	3907222	3950900	43,678	\$ 1,695.14	\$ 102.00	1/30	Bob Franco	11,323,270	11,327,000	3,730	\$ 194.05	\$ 102.00
1/15	Endeavor	3950900	4014400	63,500	\$ 2,464.44	\$ 102.00					-		
1/29	Perseverance	945976	952668	6,692	\$ 259.72	\$ 102.00					-		
				-							-		
Year to Date Totals:				142,965	\$ 5,628.70	\$ 612.00	Year to Date Totals:				-	\$ 883.71	\$ 408.00
<u>Notes:</u>							<u>Notes:</u>						
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 2020 Meeting Calendar

	MEETING	AGENDA DEADLINE	ANNUAL TOPICS/EVENTS
JANUARY	5:00 p.m. Wednesday, January 22	5:00 p.m. Wednesday, January 15	Appointment/Reappointment Applications Due
FEBRUARY	5:00 p.m. Wednesday, February 26	5:00 p.m. Wednesday, February 19	Terms Expire February 1 st Election of Chair & Vice Chair
MARCH	5:00 p.m. Wednesday, March 25	5:00 p.m. Wednesday, March 18	
APRIL	5:00 p.m. Wednesday, April 22	5:00 p.m. Wednesday, April 15	Review of Strategic Plan/Goals & Commission's Policies
MAY	6:00 p.m. Wednesday, May 27	5:00 p.m. Wednesday, May 20	
JUNE	6:00 p.m. Wednesday, June 24	5:00 p.m. Wednesday, June 17	City Budget Review/Develop Requests
JULY	6:00 p.m. Wednesday, July 22	5:00 p.m. Wednesday, July 15	
AUGUST	6:00 p.m. Wednesday, August 26	5:00 p.m. Wednesday, August 19	Capital Improvement Plan Review
SEPTEMBER	5:00 p.m. Wednesday, September 23	5:00 p.m. Wednesday, September 16	
OCTOBER	5:00 p.m. Wednesday, October 28	5:00 p.m. Wednesday, October 21	Land Allocation Plan Review AAHPA Conference
NOVEMBER	No Meeting		Seattle Fish Expo
DECEMBER	5:00 p.m. Wednesday, December 9	5:00 p.m. Wednesday, December 2	

**2020 HOMER CITY COUNCIL MEETINGS
ADVISORY COMMISSION/ BOARD ATTENDANCE**

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

The 2020 meeting dates for City Council is as follows:

January 13, 27	<u>Donich Zeiset</u>
February 10, 24	<u>Stockburger</u>
March 9, 23*	<u>Zimmerman</u>
April 13, 27	<u>Zimmerman</u>
May 11, 26*	<u>Donich</u>
June 8, 22	<u>Ulmer</u>
July 27**	<u>Ulmer</u>
August 10, 24	<u>Carroll</u>
September 14, 28	<u>Zeiset</u>
October 12, 26	<u>Stockburger</u>
November 23**	<u></u>
December 14, 21****	<u>Carroll</u>

City Council's Regular Committee of the Whole Meeting at 5:00 pm to no later than 5:50 pm prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 pm.

*Tuesday meeting due to Memorial Day/Seward's Day.

** There will be no first regular meeting in July or November.

***Council traditionally reschedules regular meetings that fall on holidays or high school graduation days, for the following Tuesday.

****Council traditionally cancels the last regular meeting in December and holds the first regular meeting and one to two special meetings as needed. Generally the second special meeting in the third week of December will not be held.