



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, March 24, 2021 at 5:00 PM

City Hall Cowles Council Chambers 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 UPON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

RECONSIDERATION

APPROVAL OF MINUTES

- A. February 24, 2021 Regular Meeting Minutes

VISITORS / PRESENTATIONS

STAFF & COUNCIL REPORT / COMMITTEE REPORTS

- A. Port & Harbor Staff Report for March 2021
- B. Homer Marine Trades Association Report

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. Alaska Custom Seafoods Lease
 - i. Notice of Default dated March 8, 2021
 - ii. Resolution 19-009
 - iii. Port & Harbor Advisory Commission January 23, 2019 Regular Meeting Minutes Excerpt Re: Alaska Custom Seafoods Lease Amendment Application
- B. PARCAC Recommendations on Personal Watercraft (PWC)
 - i. Parks, Art, Recreation & Culture Advisory Commission February 18, 2021 Regular Meeting Minutes Excerpt Re: Personal Watercraft
 - ii. Draft Ordinance 20-46 Amending HCC 19.20.020 to Address Personal Watercraft

iii. Port & Harbor Advisory Commission January 27, 2021 Regular Meeting Minutes
Excerpt Re: Personal Watercraft

INFORMATIONAL MATERIALS

- [A.](#) Port & Harbor Monthly Statistical Report for February 2021
- [B.](#) Water/Sewer Bills Report for February 2021
- [C.](#) Crane & Ice Report
- [D.](#) Dock Activity Reports
- [E.](#) PHC 2021 Meeting Calendar

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, APRIL 28, 2021 at 5:00 P.M.** All meetings scheduled to be held via Zoom Webinar in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 21-02, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Steve Zimmerman at 5:04 p.m. on February 24, 2021 in the Cowles Council Chambers, City Hall located at 491 E Pioneer Avenue, Homer, Alaska via Zoom Webinar.

PRESENT: COMMISSIONERS ZIMMERMAN, ZEISET, STOCKBURGER, SIEKANIEC, ULMER, MATTHEWS

ABSENT: COMMISSIONER ERICKSON AND STUDENT REPRESENTATIVE ENGBRETSSEN

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
DEPUTY CITY CLERK TUSSEY

AGENDA APPROVAL

Chair Zimmerman welcomed new commissioners Crisi Matthews and Casey Siekaniec. He asked for a motion to approve the agenda.

ULMER/STOCKBURGER – SO MOVED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

- A. February 26, 2020 Regular Meeting Minutes
- B. January 27, 2021 Regular Meeting Minutes

Chair Zimmerman spoke to how the City Clerk's Office discovered the February 2020 meeting minutes had not been formally approved at the PHC's March 2020 meeting due to COVID-19 staffing issues. He asked for a motion to approve the minutes.

STOCKBURGER/ULMER MOVED TO APPROVE BOTH SETS OF MEETING MINUTES FOR FEBRUARY 26, 2020 AND JANUARY 27, 2021.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

- A. Melissa Jacobsen, MMC, City Clerk – Advisory Body Training (laydown items)

Chair Zimmerman noted that City Clerk Jacobsen has rescheduled this training to the next PHC meeting on March 24th. There will be a Worksession at 4:30 p.m. just before the 5:00 p.m. regular meeting.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Port & Harbor Staff Report for February 2021

Port Director Hawkins facilitated discussion on his written report, including the following topics:

- Update on the Port Expansion Project; definition of Port vs. Harbor and how the differentiation affects being eligible for federal dollars; J&H Consulting doing a good job setting the City up with meetings to push our legislative projects.
- 2nd annual Alaska Association of Harbormasters and Port Administrators (AAHPA) winter conference, which is Admin-focused, was held virtually.
- Shorelock Systems' beach erosion stabilization test option used to slow erosion; will be conducting a test area on the outer beach.
- Statistics on parking violations and the number of long term parking passes sold so far this year.
- Ice Plant has decided to open up earlier on March 10th given the changes to the halibut fishery.
- Haul out efforts of the North Pacific derelict vessel.
- Cruise ship activity that was cancelled for this season due to COVID; discussion on estimated revenue losses for Homer.
- City project operations that's actively hauling rocks near the base of the Spit.

- B. Homer Marine Trades Association Report

Commissioner Zeiset provided a verbal report on the HMTA:

- Hired a company to update their website and social media presence.
- Collaborating with the Homer Chamber of Commerce on future events that mutually benefit both organizations.
- Lots of scholarship funding is available for the Kenai Peninsula College (KPC) Marine Technology courses; asked commissioners to encourage anyone they know who's interested in taking marine trade classes to apply for those funds.

In response to questions from Commissioner Siekaniec and Ulmer, Mr. Zeiset explained the age eligibility requirements and how well the classes are doing. He shared some of the positive feedback they've received from local students and the impact they are making to the community. Chair Zimmerman inquired on the joint funding status between the HMTA and City. Mr. Zeiset noted that in the past there have been shared funds to help promote the port and harbor. Port Director Hawkins said he would follow up with City staff on the status of that budget item.

PUBLIC HEARING

PENDING BUSINESS

- A. Port & Harbor Budget – 2022 Budget Planning
 - i. Deferred Port Maintenance Spreadsheet
 - ii. 2021-2026 Capital Improvement Plan

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

Commissioner Zeiset felt it's a daunting task but asked if we need to prioritize anything on the deferred maintenance list. Port Director Hawkins said the best place to start would be with System 4 Mooring system, which is included in the City's Capital Improvement Plan (CIP). These were the docks that were replaced in 1986 when System 1 docks were rebuilt (which is now in need of replacement too), and reused to build the current System 4.

Commissioner Siekaniec asked if there was a way to find out what's needing replacement, versus the entire system. Mr. Hawkins responded that you pay so much to mobilize a contractor to a job site, so it would be more cost-effective to do a sweeping project rather than doing it in pieces.

Mr. Hawkins spoke to the purpose of the deferred maintenance spreadsheet and how the numbers in that report are estimated. There was discussion on the lifespan of the floats, how the concrete floats seem to break down sooner than the wood floats, and if it was worth having a professional estimator come in to see if the docks have more life in them than estimated. Mr. Hawkins pointed out that in the past they would put the money they don't spend at the end of the year into the reserves, but we don't budget money for the reserves. He would like to have the discussion of actually planning to put a set amount into the reserves each year.

Discussion ensued on the Harbor Enterprise Reserves, how they work, and past goals of having a target amount to put into it. Mr. Hawkins explained the current status of the tiered, 50/50 matching bond grant that the City and State pays into. The State has not been funding some of the lower tiers, and there are issues with the municipal harbor grant program. If the City wants to see some of these float infrastructure replacement projects happen, it's likely we'll have to fund much of the costs ourselves.

Commission Matthews recapped some of the concerns with pulling out loans that may not be viable and asked what options are there in the City budget to bring these projects to fruition. Mr. Hawkins spoke to areas where the Harbor Enterprise could cut costs in the budget and redirect them to the reserves, including removing excess Administrative Fees, taking Account Payables from the Finance Department, and their department's ongoing tracking of water/electricity usage to help lower utility costs. Commissioner Stockburger commented on his experiences and concerns with not receiving the money he feels the harbor is owed by the City and Borough.

There was discussion on the \$1 million amount Mr. Hawkins suggested they should be budgeting for reserves. The Enterprise has \$107 million in infrastructure with an estimated \$12 million of that infrastructure in need of replacement now. It was noted by Commissioner Ulmer that much of these facility issues were inherited when the City took ownership of the harbor from the State, and that it

seems the City and City Council are finally hearing the Port and Harbor Department and Commission asking for a reduction in admin costs they pay to the City. Mr. Hawkins quoted a 2010 report from the Seward Harbormaster that explains how Public Harbors generally fall into one of three pricing policies: Subsidized, Cost Recovery, and Revenue Producing. Alaskan harbors were created using the subsidized method as they were constructed through federal/state dollars; some harbors continue to be heavily subsidized whether they know it or not.

Discussion ensued on the value of the port and harbor, the cost and maintenance realities of running the facility, what pricing policy Homer uses, involving local elected officials to help seek government funding to ensure our harbors do not fail, how the CIP ranking works and the current harbor projects that are in it, and seeking other revenue sources such as through parking or restructured commercial launch fees

MATTHEWS/STOCKBURGER MOVED TO EXPLORE THE IMPROVEMENTS TO THE HARBOR IN TERMS OF AGING OUT EQUIPMENT AND STRUCTURES.

Commissioner Matthews proposed they develop a plan for addressing the deferred maintenance because that's going to be necessary for seeking any federal or state government funding. When looking through the CIP she sees those Priority Level 1 projects as most important, and if a project is listed as a Level 3 but needs funding now then she would like a bit more direction from staff on which projects are the most important. Since Mr. Hawkins is the most familiar with the projects she suggests he spearhead the effort.

There was discussion on motion verbiage, differentiation between the projects outlined in the CIP and the deferred maintenance spreadsheet, and having staff prioritize those projects so the commission knows which ones need to be included in the budget.

STOCKBURGER/SIEKANIEC MOVED TO AMEND THE MOTION TO ASK STAFF TO PRIORITIZE THE LOWER REGULAR MAINTENANCE IN ORDER TO HELP THE COMMISSION KNOW WHERE TO SPEND MONEY.

There was no discussion.

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

Motion carried.

Commissioner Matthews asked Mr. Hawkins if an additional motion is needed to answer staff's question "What future policies would you like to see on how deferred maintenance and infrastructure replacement for the port and harbor facilities are managed?" or if the motion on the table meets staff's request. Mr. Hawkins responded that the motion helps staff build a prioritized list of deferred maintenance items.

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

Motion carried.

Mr. Hawkins spoke to the upcoming budget cycle and if the commission would like to budget a set number for the reserves. Discussion ensued on what that number should be and what would happen if the enterprise is not able to make that amount. There was clarification on what the ultimate goal is for the harbor reserves; Mr. Hawkins acknowledge that we are not a subsidized harbor, we are on our own financially and need to plan for that accordingly. He suggested the City put \$1 million into the reserves each year and start building it up to make these large repairs/improvements.

Commissioner Stockburger commented that he would rather look into additional income streams that would eventually go into the reserves at the end of the year, and not agree on a hard and fast budget amount. Commissioner Siekaniec agreed with the idea of eventually having a set goal amount, but until he knows more about the budget he'd prefer Mr. Stockburger's suggestion. Mr. Stockburger noted that there are many worthy projects on the CIP. He would like to see the commission brainstorm new income ideas.

Discussion ensued between staff and commissioners on different revenue sources, such as commercial/non-commercial moorage and launch fees, and sales tax. Deputy City Clerk Tussey suggested that commissioners compile their ideas and send them to Port Director Hawkins by Monday, March 8th. Staff will work on compiling their responses and the PHC can further discuss revenue generating at their March 24th regular meeting.

NEW BUSINESS

A. Election of Officers

Chair Zimmerman introduced the item by reading the title and determined the commission will vote for officers by Show of Hands. He opened the floor for Vice Chair nominations.

ZEISET/STOCKBURGER NOMINATED CATHY ULMER FOR VICE CHAIR.

There were no other nominations.

VOTE: YES: SIEKANIEC, STOCKBURGER, ZIMMERMAN, ULMER, MATTHEWS, ZEISET

Motion carried.

Chair Zimmerman asked for nominations for Chair.

STOCKBURGER/ZEISET NOMINATED STEVE ZIMMERMAN FOR CHAIR.

There were no other nominations for Chair.

VOTE: YES: SIEKANIEC, STOCKBURGER, ZIMMERMAN, ULMER, MATTHEWS, ZEISET

Motion carried.

INFORMATIONAL MATERIALS

- A. Appointment Letter & Certificate for Crisi Matthews
- B. Appointment Letter & Certificate for Casey Siekaniec
- C. Port & Harbor Monthly Statistical Report for January 2021
- D. Water/Sewer Bills Report for January 2021
- E. Crane & Ice Report
- F. Dock Activity Reports
- G. PHC 2021 Meeting Calendar

Commissioner Stockburger commented on marine repair facility statistics and requested if the beginning of the year could include what was going on the previous month at the end of last year to better reflect actual use.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

Port Director Hawkins thanked everyone for their time. He commented on the budget rabbit hole and appreciated their comments, he feels it's important, and will keep them informed as staff progresses through the City budget. Commissioner Siekaniec clarified with Mr. Hawkins that budget approval is done by City Council.

Deputy City Clerk Tussey welcomed Commissioners Matthews and Siekaniec and thanked the commission for a good meeting.

COMMENTS OF THE CITY COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Zimmerman thanked the commission for reelecting him as Chair and welcomed the new commissioners.

COMMENTS OF THE COMMISSION

Commissioner Siekaniec commented that it was nice to be here, pardon him for his newness until he gets more familiar with things, and looks forward to the next meeting.

Commissioner Matthews thanked the commission and looks forward to working with everyone.

Commissioner Ulmer welcomed the new commissioners, thanked them for serving, and thanked the commission for voting for her as Vice Chair.

Commissioner Stockburger thanked Commissioners Siekaniec and Matthews for stepping up and for their insightful comments/suggestions at this meeting, Port Director Hawkins for all his work, and Deputy City Clerk Tussey for keeping them on the straight and narrow.

Commissioner Zeiset echoed the thanks to Commissioners Siekaniec and Matthews and thanked Chair Zimmerman and Commissioner Ulmer for continuing on in their positions.

ADJOURNMENT

There being no further business to come before the Commission the meeting adjourned at 7:35 p.m. The next regular meeting is scheduled for Wednesday, March 24, 2021 at 5:00 p.m. and a Worksession on March 24, 2021 at 4:30 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom Webinar.

RACHEL TUSSEY, CMC, DEPUTY CITY CLERK I

Approved: _____



PORT & HARBOR STAFF REPORT MARCH 2021

1. Administration

Staff met with:

- EOC City staff and associated agencies(video conference)- Regarding continued COVID-19 planning
- Rob Dumouchel, City Manager and other Dept. Head staff- leadership team/dept. head meetings
- Senator Bishop, Rob Dumouchel, and J&H Consulting- Re: Homer Port Expansion Project
- Rob Dumouchel, City Manager and Finance Director Walton- Re Port and Harbor Reserves discussion
- Senator Stevens, Rob Dumouchel, and J&H Consulting- Re: Homer Port Expansion Project
- Alaska Municipal League, Senator Murkowski, and J&H Consulting- Re: Federal Relief and COVID, impacts on the upcoming cruise ship season, and infrastructure
- Alaska Association of Harbormasters and Port Administrators(AAHPA)- Re: board meeting and possible upcoming GO Bond bill discussion
- J&H Consulting, Rob Dumouchel, and Jenny Carroll, Economic Development- Re: Planning for upcoming legislator meetings in support of Homer interests and Homer Port Expansion Project
- US Senator Murkowski, Rob Dumouchel, Jenny Carroll, and J&H Consulting- Re: City interests, DMV, and Port Expansion project
- Robert Dumouchel & Julie Engebretsen, Planning and other city staff- Re: offer from UAF Geophysicists to assist with tsunami planning and generation of specific brochures and publications for tsunami safety and programs that is Homer specific.
- Homer Rotary Club- Re: "What's Happening" presentation on current homer harbor activities
- Steven Kopecky, CIV USARMY ECHQ Deputy Chief, Northwestern and Pacific Ocean Divisions-Regional Integration Team- Re: Port Expansion Project US Army Corps of Engineers update for possible options for the re-opening of the General Investigation Study
- Cook Inlet Harbor Safety Committee (CIHSC)- Re: annual meeting
- Alaska House Representative Merrick, and J&H Consulting- Re: Port Expansion Project, possible funding for such, and other city interests
- Alaska House Representative LeBon, and J&H Consulting- Re: Port Expansion Project, possible funding for such, and other city interests
- Alaska House Representative Stutes (Speaker of the House), and J&H Consulting- Re: Port Expansion Project, possible funding for such, and other city interests
- Alaska House Representative Vance, and J&H Consulting- Re: Port Expansion Project, possible funding for such, and other city interests
- Alaska House Representative Carpenter, and J&H Consulting- Re: Port Expansion Project, possible funding for such, and other city interests
- Alaska House Representative Ortiz, and J&H Consulting- Re: Port Expansion Project, possible funding for such, and other city interests
- Alaska House Representative Tarr, and J&H Consulting- Re: Port Expansion Project, possible funding for such, and other city interests

- Alaska Senator Micciche, and J&H Consulting- Re: Port Expansion Project, possible funding for such, and other city interests
- Jenny Carroll, Economic Development- Re: Recreational Trails Grant Meeting

2. Operations

The months of February and March brought persistent winter weather and challenging operating conditions. The small boat harbor experienced short periods of ice congestion affecting access at the load & launch ramp and harbor entrance. Harbor operations staff focused efforts on snow removal throughout the float systems and increased the monitoring of facilities for freeze prevention of potable water plumbing. Several vessels experienced minor flooding associated with ruptured plumbing and through-hull fittings caused by the freeze-thaw cycles. Participation in the winter metered power program remains strong with approximately 50 vessels currently engaged.

The following vessels conducted landings at the Pioneer Dock & Deep Water Dock: Todd Prophet & Edward Itta, Perseverance, Endeavor, Pacific Wolf & DBL54, Bob Franco, Eagle & Sasano.

Operations staff, city I/T, and the proprietor of TMP collaborated to finalize customizations to the Ranger handheld device and its Dockwalk software program.

Harbor officers continued work with administrative staff to identify long-term parked vehicles requiring permitting and notification to their owners. Over 50 annual parking permits have been sold since the beginning of the year. Four citations have been issued to registered owners of non-compliant vehicles.

Operations staff continue to engage in COVID-safe work practices. Several members received their first vaccination shots this month.

The following notable events occurred during the month:

- On 2/15, harbor officers provided first aid to a 55 year old male who suffered a hand laceration.
- On 2/21, a harbor officer implemented emergency dewatering pumps aboard a flooding 35' landing craft.
- On 2/21, operations staff towed the 100' North Pacific from its mooring to the fish dock. Deck equipment and residual fluids were removed in preparation for haul-out.
- On 2/26, operations staff towed the North Pacific from the fish dock to its mooring on B float.
- On 2/28, strong west winds and high tides waves and debris to wash on to Homer Spit Road.
- On 3/3, the deputy harbormaster and a harbor officer responded to an alarm sounding aboard a 32' commercial fishing vessel, found its engine room flooding, dewatered the vessel and secured the leak.
- On 3/7, a harbor officer implemented emergency dewatering pumps aboard a flooding 30' recreational vessel.
- On 3/10, harbor officers responded to a hydraulic oil spill aboard a 40' commercial fishing vessel.
- On 3/12, operations staff towed the North Pacific from its moorings to the steel grid for inspection prior to haul-out.
- On 3/13, the harbormaster and a graveyard shift harbor officer towed the North Pacific from the steel grid to its mooring on B float.
- On 3/15, harbor officers responded to an EMS call involving the inboard transport of a 70 year old female suffering from injuries related to fall.

3. Ice Plant

The Fish Dock has been fairly quiet this last month due to the cold and miserable weather. Pacific Cod deliveries continue to be made and a few intrepid souls are fishing Halibut between storms. Besides praying for spring, Ice Plant personnel also:

- Replaced the Electrical Starter for the Boat Ice Delivery Traveling Auger motor.
- Plowed snow and fought to keep potable water thawed.
- Helped Operations and a local contractor remove excess weight from the derelict vessel North Pacific.
- Inspected all ice related systems and tested ice delivery equipment.
- Started pressurizing the system with ammonia (and checking for leaks) on March 2nd, had ice in the bin on the 5th, and were open for business on the 10th.
- Responded to an oil leak from Crane #3. The oil from a slow drip had accumulated over winter in the crane's internal drip pan. When water entered the crane during a warmer day, the oil spilled over the lip and out the chase-way. We tightened all fittings and are monitoring to make sure the drip has stopped.
- Plan to extend operating hours to 6 pm on March 29th.
- Will welcome Jed back for another season as the summer temp on April 5th.

4. Port Maintenance

Recent heavy snow events have often made road clearing, plowing and sanding a priority for us this month. From mid-February to mid-March, Port Maintenance has worked on:

- Plowing and Sanding
- Trouble shot electrical issues
- Removed logs from barge ramp
- Assisting Operations with boat moves and removal of scrap from the top deck of the North Pacific utilizing the cranes at the City's fish dock.
- Participated in a PCC board meeting
- All other routine maintenance activities

**Homer Marine Trades Association
Regular Meeting Minutes
February 10, 2021
NOMAR**

The meeting was called to order by President Mark Zieset at 6:05 p.m.

Directors Present: Mark Zeiset, Kate Mitchell, Jen Hakala, Cinda Martin, Eric Engebretsen, Bruce Friend and Joshua Hankin-Foley. Matt Alward and Aaron Fleenor were absent/excused. A quorum was established.

Guests Present: none. Mark mentioned that Bryan reported the Port & Harbor is meeting with the Alaska delegation regarding the harbor expansion which is movement in the right direction.

Approval of Agenda: Motion by Eric Engebretsen to approve the Agenda as presented, 2nd and carried.

Approval of January 6th 2021 meeting minutes: Motion by Jen Hakala to approve the minutes as written, 2nd and carried.

Treasurer's Report: Jen Hakala presented a current Balance Sheet and Aging Report with a \$4,000 balance. The only bills to be paid are the 2nd half of Fish Expo and the check to KPC for scholarship funds. Jen also reported that the IRS has accepted our application for non-profit status; the next step is to file our 990. The Finance Committee will meet to draft the budget before the March meeting.

Committee Reports:

- Advertising/Web/Social Media –
 - Media and Marketing Audit Meeting with Grady – Grady's recommendation was to move our website to the WordPress platform which he has begun. He asked for content and has created a Drop Box for member businesses to drop information into. He is also creating a template for members to use for submissions for the website and social media. Another meeting will be scheduled; Grady will prepare a list of priorities for us.
 - Updates – Kate reported that Fisherman's News discontinued last year and refunded our pre-paid advertising; they now are re-surfacing and have offered us an 1/8th page in the magazine @ \$162/month for 10 months. Kate has not heard from Bryan if there is anything set aside in the City's budget for Marine Trades.
 - Radio – Eric suggested we consider doing Anchorage radio spots this spring to entice boat owners to come down for the season
- Workforce Development – Mark reported that the KPC flyers are out for spring courses AB and 100 ton are included. Cinda reported that she has heard from Marissa and it is cost prohibitive for her to attend the PSC course at AVTEC for a two week period since the dorms are closed. We will be cutting a check to the college for the remainder of the CARES funds. Discussion held regarding covering instructor costs for the college; Cinda will check with Jesus.
- Scholarship – The scholarship form has been updated and added to the website. Will need some exposure on FB and Instagram, possibly the radio.

Old Business:

- Tide Books – have been distributed; Mark reported that the Chamber could use some
- Round Haul – Bay Weld a tentative venue for spring

- Anchorage Boat Show — March reported that the boat show is now being held at the Cabella's parking lot off of C Street in mid-March tents/heaters are provided. Bay Welding has sent their commitment for the show and will have additional space if members want to participate as they are only taking 1 boat up. Mark will offer space to past attendees first and will order a tripod sign for HMTA.

New Business:

- Meeting with Homer Chamber of Commerce – Mark reported that Cinda, Bruce and he attended the recent Annual Meeting of the Chamber in an effort to educate the board members on who we are and what we do. He spoke about our cooperative advertising efforts and workforce development. The Chamber members were appreciative of the presentation and are very interested in working together on mutually beneficial events and advertising opportunities. Mark suggested to the Chamber that we have reciprocal liaisons and exchange meeting minutes so that each organization could keep apprised of opportunities to work together as they arise; we already have reciprocal memberships. Cinda will reach out to the Chamber ED and Jan regarding attending meetings.
- Winter Carnival – Kate reported that she had included HMTA on the Winter Carnival poster; Jen suggested that we have a table set up in their parking lot with our sign and brochures. Winter Carnival is this weekend.
- Back to the Bay – Kate reported that the sponsors are trying to get the event back on track but it has been difficult with the onset of the Trident COVID outbreak. They are considering a promotion event in Homer summer of 2021.

Next Meeting – Wednesday, March 10th at 6:00 p.m.

Adjourn: There being no further business to come before the board of directors, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Cinda Martin, Secretary



Memorandum

TO: PORT AND HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: MARCH 18, 2021
SUBJECT: NOTICE OF DEFAULT- ALASKA CUSTOM SEAFOODS LEASE

Background

In January of 2018 Alaska Custom Seafoods was issued a notice of default on 4 outstanding issues:

- 1) Failure to construct the property improvements included in his proposal at the time of the original award of lease and associated construction deadlines,
- 2) Payment of rent, as AK Custom Seafoods had, during the years of 2016 and 2017 following up to the notice of default, been in arrears with payment (either non-payment, partial payment only, or late fees) 21 of the previous 24 months,
- 3) Failure to pay gas assessment, and
- 4) Failure to maintain insurance.

Over the course of 2018 and 2019 Alaska Custom Seafoods and Brad Faulkner worked to correct these issues with the payment of the gas assessment, re-establishment of insurance, enrollment in an auto pay program for rent payment, and the submission of a requested amendment to his lease that changed the required property improvements to match his existing buildings only, with no new improvements, so that he would no longer be out of compliance with improvement construction requirements.

At the Port and Harbor Advisory Commission's meeting on January 23, 2019, the commission reviewed the requested amendment and recommended that the Council approve the changes to Alaska Custom Seafood's property improvement plan with the added condition that any issues with the lease be immediately brought back before the Commission for consideration and recommended further action by the City Manager and Council. The amendment to Alaska Custom Seafoods' lease was approved by Council via Resolution 19-009 and resolved that condition of default. On February 26, 2019 Alaska Custom Seafoods was given a Notice of Resolution and Cure of Default.

It is also of note that Mr. Faulkner and Alaska Custom Seafoods had been in default of lease during the years of 2014-2015 for similar circumstances. This current lease began August 1, 2013.

Current

This memo is to inform the Commission as requested, that as of November 1, 2020:

- Alaska Custom Seafoods has been again in arrears with rent payments. Multiple attempts by staff to contact Mr. Faulkner have resulted in one month's payment out of the last 5, leaving a delinquent account balance currently totaling \$4,135.84.
- Records show that the 2020 property taxes on Lot 88-4 are still due, for a total of \$3,565.96, which is also a lease default issue per Article 4 of the lease.
- As of today's date, the City has not received confirmation of Alaska Custom Seafoods' current proof of insurance which is a requirement, and default issue, per Article 9 of the lease.

On March 8, 2021 the City issued a new Notice of Default per "12.02 Events of Default (a) the failure of Tenant to pay rent or any other sum of money due under this Lease within 10 days after the due date."

Recommendation:

For consideration by the commission; any recommendations for further action by the City Manager and Council should be made in the form of a motion.



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Mailed March 9th, USPS delivery confirmation to PO Box March 12 2021

March 8, 2021

Sent by e-mail and via certified mail

Brad Faulkner

P.O. Box 996

Homer AK 99603

Re: Notice of Default

Mr. Faulkner,

This letter is notify you that your lease is currently in default per section 12.02 Events of Default.

"12.02 Events of Default (a) the failure of Tenant to pay rent or any other sum of money due under this Lease within 10 days after the due date."

To remedy this default requires that the following conditions be met:

- **Payment of delinquent account balance currently totaling \$4135.84**

Contact City staff to schedule a meeting regarding this issue, Port and Harbor Office (907)235-3160 or City Manager's office (907) 235-8121.

Be advised that failure to remedy the default issue will cause the city to immediately move forward with default proceedings listed in your contract under Article 12.02 Landlord's Remedies that will include recommending to Council the **Termination** of your lease and **Eviction** proceedings.

Signed,

Bryan Hawkins, Port Director

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 19-009

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING A LEASE AMENDMENT TO MODIFY ARTICLE SIX OF
THE GROUND LEASE AND SECURITY AGREEMENT HELD BETWEEN
BRAD FAULKNER OF ALASKA CUSTOM SEAFOODS AND THE CITY.

WHEREAS, Alaska Custom Seafoods and the City of Homer entered into a ground lease
and security agreement dated January 26, 2013 for a twenty year term regarding City of Homer
Lot 88-4 on the Homer Spit; and

WHEREAS, On May 26, 2010, Alaska Custom Seafoods listed a development plan in the
lease application that included the construction of four buildings and a boardwalk; and

WHEREAS, Alaska Custom Seafoods stated the businesses conducted on the property
would include a fish buying business and subleases to galleries, shops, fish buyers, and charter
companies; and

WHEREAS, On February 28 2018, the City determined Alaska Custom Seafoods did not
abide by the conditions set in Article Six of the ground lease and security agreement approved
in 2013 and therefore was in default of the lease for failure to complete its stated development
plan; and

WHEREAS, On May 11, 2018, Mr. Faulkner submitted a lease application and requested
an amendment to Article Six of his lease so that Alaska Custom Seafoods would no longer be
out of compliance with its contractual development plan lease; and

WHEREAS, City Administration reviewed the updated lease application and approved
of the changes to Article Six of the ground lease and security agreement to bring Alaska Custom
Seafoods into compliance with current business activity on the lot; and

WHEREAS, On January 23, 2019, the Port and Harbor Advisory Commission reviewed
the updated lease application and approved of the changes with the added condition that any
further default issues will immediately be brought back before the Port and Harbor Advisory
Commission for consideration to recommend further action by the City Manager and/or City
Council; and

WHEREAS, On February 5, 2019, Mr. Faulkner submitted an updated lease application development plan to accurately represent current lot conditions and items discussed in the January 23, 2019 Port and Harbor Advisory Commission meeting; and

WHEREAS, Homer City Code 18.08.120 (b) Improvements, states that improvements not included in the lease agreement or improvements that are inconsistent with or deviate from those permitted in the lease agreement must be approved by Council via resolution.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the amendment to Article Six of the Alaska Custom Seafoods lease and authorizes the continuation of the ground lease and security agreement Alaska Custom Seafoods holds with the City until July 31, 2033 as long as all conditions of the lease are met.

PASSED AND ADOPTED by the Homer City Council on this 11 day of February 2019.

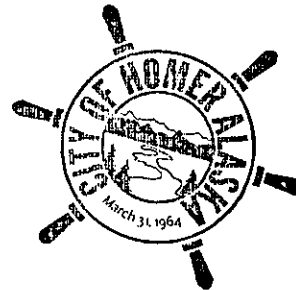
CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

Melissa Jacobsen
MELISSA JACOBSEN, MMC, CITY CLERK.

Fiscal Note: \$11,650.32 in annual base rent for 2019



PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
JANUARY 23, 2019

- Haul-out Repair Facility: meeting with Nelson Engineering and Public Works on the facility's plan/design and uplands improvements.

Commissioner Zeiset arrived at 5:37 p.m.

Commissioner Zeiset provided a brief report on the Homer Marine Trades Association. He noted the upcoming Anchorage Boat show and how successful the marine vocational college classes are; grants and scholarships being offered through HMTA are being used and many high school students are participating.

Commissioner Stockburger offered additional information on the Anchorage Boat Show, explaining which HMTA members will have booths, what kind of items will be on display, and noting that it will be held February 15 – 17th at the Dena'ina Center.

NEW BUSINESS

- A. Alaska Custom Seafoods Lease Amendment Application
 - i. Memo from Port Director Re: Alaska Custom Seafoods Lease Application
 - ii. City Manager's Checklist & Lease Application

Commissioner Carroll announced a conflict of interest.

ZEISET/HARTLEY MOVED TO EXEMPT COMMISSIONER CARROLL DUE TO A CONFLICT OF INTEREST.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner Carroll left the dais at 5:54 p.m.

ZIMMERMAN/STOCKBURGER MOVED TO SUSPEND RULES TO ALLOW BRAD FAULKNER TO SPEAK TO THE COMMISSION BEFORE THEY ENTER INTO EXECUTIVE SESSION.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

Mr. Faulkner, owner of Alaska Custom Seafoods, offered his comments and verbal narrative in support of his lease and the economic benefits his business provides to the area.

ZIMMERMAN/STOCKBURGER MOVED TO ENTER IN EXECUTIVE SESSION TO REVIEW THE ALASKA CUSTOM SEAFOODS LEASE AMENDMENT APPLICATION AND ITS CONFIDENTIAL FINANCIAL INFORMATION.

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
JANUARY 23, 2019

Chair Zimmerman invited Port Director/Harbormaster Hawkins and Deputy City Clerk Tussey to participate in the executive session.

VOTE: YES: HARTLEY, DONICH, ZEISET, STOCKBURGER, ZIMMERMAN

Motion carried.

Commission adjourned into executive session at 6:00 p.m.

Chair Zimmerman called the meeting back to order at 6:32 p.m.

Chair Zimmerman requested a motion on the Alaska Custom Seafoods lease amendment application.

STOCKBURGER/ZEISET MOVED TO APPROVE THE PROPOSED AMENDMENTS TO THE ALASKA CUSTOM SEAFOODS LEASE WITH THE CONTINGENCY THAT ANY FURTHER DEFAULTS WILL BE GROUNDS FOR PORT AND HARBOR STAFF TO SHARE WITH THE PORT AND HARBOR ADVISORY COMMISSION FOR CONSIDERATION TO RECOMMEND FURTHER ACTION BY THE CITY MANAGER AND/OR CITY COUNCIL.

There was no further discussion.

VOTE: YES: DONICH, ZEISET, STOCKBURGER, ZIMMERMAN, HARTLEY

Motion carried.

Commissioner Carroll returned to the dais at 6:34 p.m.

INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report for December 2018
- B. Port & Harbor Year End Statistical Report for 2018
- C. Water/Sewer Bills Report for December 2018
- D. Crane & Ice Report
- E. Dock Reports
- F. EOY 2018 Load & Launch Statistics
- G. EOY 2018 Parking Statistics
- H. Commissioner Attendance at 2019 City Council Meetings

There was brief discussion on harbor statistics, specifically the Stall Wait List, number of vessels sunk, and a decrease in thefts. Mr. Hawkins answered questions pertaining to vessel haul-outs for spring repairs and facilitated brief discussion on the possibility of renting out storage containers and providing electricity to vessels hauled out.

COMMENTS OF THE AUDIENCE

Mr. Faulkner provided the commissioners a Letter to the Editor he had written in 2012 opining his concerns with excessive harbor rate increases. He also requested clarification on the motion passed by



City of Homer

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Community Recreation

HHS/600 East Fairview Avenue
Homer, Alaska 99603

communityrecreation@cityofhomer-ak.gov

(p) 907-235-6090

(f) 907-235-8933

Memorandum

TO: PORT & HARBOR ADVISORY COMMISSION
CC: ROB DUMOUCHEL, CITY MANAGER
FROM: PARKS ART RECREATION & CULTURE ADVISORY COMMISSION
THRU: MIKE ILLG, COMMUNITY RECREATION MANAGER
DATE: MARCH 8, 2021
SUBJECT: RECOMMENDATIONS ON USE OF PERSONAL WATERCRAFT

Background

The regulations regarding the use of personal watercraft in Kachemak Bay and the Fox River Flats (5 AA 93.310) was repealed by the State of Alaska and became effective on January 9, 2021. This has brought concern from the public and city personnel on the how this use may and or will affect Homer city beaches and harbor areas.

The Parks, Art, Recreation & Culture Advisory Commission (PARCAC) entertained a discussion at a worksession on February 4, 2021 and then at a regular meeting on February 18, 2021. Following are the recommendations that were developed and requested to be forwarded to the Port & Harbor Advisory Commission (PHC) for consideration. These recommendations will be forwarded to City Council after further discussion by the PARCAC during their biennial review and update to the beach policy scheduled for the March 18, 2021 regular meeting. It is understood that the PHC will have the proposed recommendations on their agenda for review at March 24, 2021. The proposed timeline would be to incorporate the recommendations into the Beach Policy which would be adopted by City Council via resolution at the April 26, 2021 meeting. Also additional actions could be implemented to introduce an ordinance to amend Homer City Code Chapter 19.20.020 General Rules which would be introduced at that same meeting and possibly approved at the May 10, 2021.

Recommended Regulations:

1. Personal Watercraft can only be launched and or retrieved from the Load & Launch Ramp in the Harbor; and
2. Motorized Watercraft are prohibited from being launched, landed or retrieved from any City beach with the exception of official business use.

The excerpt of the unapproved minutes of the February 18, 2021 PARCAC meeting are attached for your consideration.

Recommendation

Review and provide recommendations or amendments to proposed policy language regarding the use and operation of personal watercraft.

Attached: February 18, 2021 Regular Meeting Minutes Excerpt from Parks, Art, Recreation & Culture Advisory Commission

Parks Superintendent Steffy addressed questions from the Commissioners regarding use of Karen Hornaday Park for the Special Use Camping program and how they implemented it last year.

Chair Lewis noted that the Special Use Camping will be discussed later on the agenda.

PUBLIC HEARING

PENDING BUSINESS

- A. Discussion on Personal Watercraft Use
 - Boundary Lines and Enforcement
 - Jurisdiction on the Water but within City Limits
 - Priorities for Sensitive Areas, Beaches and Harbor Entrance
 - Review of regulations imposed by other Communities
 - Existing Regulations that Apply to Personal Watercraft
 - Review and Recommendation on the Draft Ordinance Submitted by KBSC

Chair Lewis introduced the item by reading of the title.

Commissioner Archibald declared that he has a conflict since he was involved in the writing the proposed ordinance.

Chair Lewis requested a motion.

LOWNEY/ROEDL MOVED THAT COMMISSIONER ARCHIBALD HAS A CONFLICT.

There was a brief discussion.

VOTE. NO. LOWNEY, ROEDL, HARRALD, GALBRAITH, LEWIS.

Motion failed.

Chair Lewis opened the floor to discussion.

Recreation Manager Illg requested clarification citing that at the previous worksession the Commission determined that they should forward motions to the city Manager for review by the city attorney. He believed that they were going to wait until they received a response from the city attorney before further discussion.

Port Director Hawkins reported that the City Manager did forward to the City Attorney but they have not been able to carve out time to review it as yet. The City Manager wanted to the

commission to be aware of that it is on the list but they just haven't had time to address it before this meeting.

Chair Lewis recommended that the Commission should make a policy that personal watercraft have to be launched at the harbor and cannot be launched from beaches or any place else, just like regular boats.

Commissioner Archibald noted that was stated in the proposed language of that ordinance and he would support that recommendation.

LOWNEY/HARRALD MOVED TO RECOMMEND THAT PERSONAL WATERCRAFT BE LAUNCHED FROM THE HARBOR ONLY.

ARCHIBALD/LOWNEY MOVED TO AMEND THE MOTION TO DESIGNATE THE LOAD AND LAUNCH RAMP.

Discussion ensued on clarifying that personal watercraft should only be launched and or retrieved from the Load and Launch Ramp in the Harbor and if they should also include land such as landing on the beach for a respite as an example. It was determined that landing could be addressed in the recommendations.

LOWNEY/MOVED TO AMEND THE MOTION TO DESIGNATE THE LOAD AND LAUNCH RAMP FOR LAUNCHING AND RETRIEVING OF PERSONAL WATERCRAFT.

Discussion ensued on the language in the amendment should be clear that personal watercraft are to be launched or retrieved from the Load and Launch Ramp in the Harbor.

VOTE. (Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion passed.

Chair Lewis asked for any further discussion on the main motion as amended.

VOTE. (Main) NON-OBJECTION. UNANIMOUS CONSENT.

Motion passed.

There was a brief discussion on submitting all recommendations regarding personal watercraft forwarded to the Port & Harbor Advisory Commission for them to review at their next meeting. It was determined that due to agenda deadlines this would be on the Port & Harbor Commission's March agenda for review and recommendations. It was noted that advice from the City Attorney may be available by that time.

**CITY OF HOMER
HOMER, ALASKA**

Sponsor

ORDINANCE 21-xx

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING HOMER CITY CODE 19.20.020 GENERAL RULES,
ADDING LAUNCHING, LANDING OR RETRIEVING OF MOTORIZED
WATERCRAFT IS PROHIBITED FROM CITY OWNED BEACHES
EXCEPT FOR OFFICIAL BUSINESS USE.

WHEREAS, On January 9, 2021, the State of Alaska Department of Fish and Game
repealed the prohibition for the use of Personal Watercraft in the Kachemak Bay and Fox River
Flats Critical Habitat Area; and

WHEREAS, Much of the tourism economy of Homer is associated with ecologically rich
resources of Kachemak Bay, which include the Critical Habitat Area and the Western
Hemispheric Shorebird Reserve Network Site; and

WHEREAS, The Parks, Art, Recreation & Culture and Port & Harbor Advisory
Commissions have discussed the use and impact of personal watercraft to the areas of the
harbor and city owned beaches at multiple meetings; and

WHEREAS, It is in the best interest of the City of Homer to limit where motorized
watercraft may be launched, landed or retrieved from tidal waters within city limits; and

WHEREAS, Limiting the launching, landing and or retrieving of motorized watercraft to
specific areas will insure public safety and protect sensitive habitat and wildlife.

NOW, THEREFORE, The City of Homer Ordains:

Section 1. Homer City Code Section 19.20.020 General Rules. Is hereby amended as
follows:

- a. No person may deface, disfigure, damage, tamper with, or displace or remove any
building, structure, table, bench, fireplace, sign, notice, vegetation, or placard in a park.
- b. No person may cut, pick or damage trees, flowers or other vegetation in a park.
- c. No person may camp in a park except in an area and at a time designated for that
purpose by the City Manager.
- d. No person may light, build, use or maintain an open fire or portable camp stove in a
park except in a receptacle or area designated for that use. No person may leave an
open fire or operating portable camp stove unattended. No person may use a
flammable liquid other than charcoal lighting fluid to start or accelerate a fire.

e. No person may operate, or stop, stand or park, a motorized vehicle in a park except:

1. In an area designed for the use, and in a manner permitted by the designation; or

2. Construction, enforcement, maintenance or emergency vehicles operated by the State, the Kenai Peninsula Borough, the City or their respective contractors.

f. Where the operation of motor vehicles is permitted in a park, motor vehicles shall be operated in accordance with posted speed limits, in a prudent and safe manner, and at a speed not exceeding 10 miles per hour in parking areas.

g. A person having control or supervision of an animal that excretes feces in a park shall immediately collect and properly dispose of the feces.

h. No person may dump, deposit, or leave any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage or refuse, or other trash, or water, sewage or effluent from sinks, portable toilets or other plumbing fixtures, directly upon the surface of land or water in a park.

i. Dumpsters provided at park facilities are intended for park use only.

j. No person may launch, load or retrieve a motorized watercraft from city owned beaches except for official business use.

Section 2. This ordinance is of a permanent and general character and shall be included in Homer City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____, 2021.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Mr. Hawkins explained how he felt it was important for the commission to look at the entire facility infrastructure from a management point of view and answer some pertinent questions. He referenced his memo and harbor staff's deferred maintenance spreadsheet, explaining what the data entails. Mr. Hawkins shared a photo presentation to highlight some of the dock infrastructure issues that are in need of complete replacement, and explained how Port Maintenance staff has done their best to maintain the float systems.

Mayor Castner shared information on potential funding from the State that could help pay for these maintenance projects. Mr. Hawkins commented on a bond study, hoping that it will provide the needed matching funds to make this project happen.

Mr. Hawkins posed the question to the commission: Are we meeting our mission? He does not believe they are as they are unable to fund these projects and they need to have conversations about their expenditures. It is high time to learn what charges are real and what needs to change.

Discussion ensued on the harbor's history with City expenses, areas that they've tried to cut costs, other areas that fees have been applied and/or increased, and the amount of sales tax that harbor activity brings to the City. There was an agreement to discuss the budget further at a future meeting.

- B. Resolution 21-008 & Personal Watercraft (PWCs) in Kachemak Bay
 - i. Resolution 21-008
 - ii. Memo from City Manager Re: Personal Water Crafts (PWCs) in Kachemak Bay

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

Commissioner Ulmer commented on her 17 years of experience serving on the State of Alaska's Critical Habitat Area Service Board. She voiced her objection to personal watercrafts in the Kachemak Bay area, primarily due to noise pollution.

Commissioner Donich voiced his support of personal watercraft and how they're not any worse than a motorized skiff. He opined that allowing personal jet boats in critical habitat areas, but not personal watercrafts, is unwarranted discrimination. Mr. Donich and Ms. Ulmer commented on the need for compromise, that if they have to be banned, perhaps there could be designated areas where they're allowed and not allowed.

Commissioner Carroll noted that everyone will have their opinion but he hopes that the City would have an election on the matter.

At Chair Zimmerman's request for a motion, Commissioner Donich stated a possible motion of compromise to allow personal watercraft on the west side of the Spit, and closing it to the east side of the Spit. He opined that it would just be a matter of enforcement of open/closed areas, such as how vehicles are not allowed in certain beach areas and you're subject to a citation if you violate that law.

Commissioner Zeiset commented that he was under the impression that the State's decision to allow personal watercraft in Kachemak Bay was already a done deal, and that the commission is only

providing recommendations to City Council so that the City can pass those comments to the State. Mayor Castner clarified that there are waters controlled by the City and they have a say on what the City can do to influence behaviors in those areas. Mr. Donich rescinded his suggested motion and provided additional comments regarding how there are already established laws enforcing vehicles not access certain parts of the beach. The same can be done for personal watercraft.

Mr. Zeiset opined that the commission's feedback should focus more on personal watercraft use in the harbor, including the Load and Launch Ramp and other ramp areas. They should be treated as a boat: they go up and down the ramp, pay the launch fee, and not get to offload on any beach.

Mayor Caster posed the question on which ramp should personal watercrafts use to launch: the regular launch ramp where they would have to traverse the entire length of the harbor to exit (which poses greater safety risks), or have them launch elsewhere that's closer to the mouth of the harbor.

Discussion ensued on the following topics:

- Safety risks surrounding enter/exiting the harbor due to excess wakes.
- High traffic of various vessel sizes at the harbor entrance.
- How Harbor Officers are expected to enforce policies; need for cooperative enforcement with other agencies, such as Alaska State Troopers, Coast Guard, or Department of Fish and Game.
- How having a camera at the mouth of the harbor would greatly help.
- How modern-day jet-skis are capable of minding wake speeds; they are not like older ones that require to be on-step to get going.
- There will still be personal watercraft users that follow the rules responsibly and others that violate the policies just like any other user group.
- Looking at other harbors in Alaska to see what policies they've implemented to address personal watercraft in their harbors; Homer is the only place that has banned them.
- The need to write citations and implement policy for all harbor users, not just geared towards personal watercraft.

STOCKBURGER/ULMER MOVED TO DIRECT THE CITY MANAGER AND STAFF TO IMPLEMENT THE FOLLOWING:

- INCREASE ENFORCEMENT OF EXISTING RULES REGARDING VEHICLES ON THE BEACH AND NO WAKE ZONES.
- RESEARCH A CAMERA SYSTEM FOR THE HARBOR ENTRANCE.
- WORK WITH OTHER AGENCIES TO ENFORCE WAKE SPEED REGULATIONS AND VESSEL SAFETY FOR ALL VESSEL TYPES AT THE HARBOR ENTRANCE.
- RESEARCH POLICIES IN OTHER HARBORS THAT ALLOW PERSONAL WATERCRAFT.
- CREATE AND IMPLEMENT AN EDUCATIONAL CAMPAIGN ABOUT THE USE OF THE LOAD AND LAUNCH RAMP AND HARBOR.

There was discussion on the motion's verbiage and suggested amendments to the wording to include additional recommendations of action to staff.

VOTE: YES: ZIMMERMAN, CARROLL, ERICKSON, ULMER, ZEISET, STOCKBURGER, DONICH

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **February 2021**

Moorage Sales

	<u>2021</u>	<u>2020</u>
Daily Transient	39	27
Monthly Transient	52	45
Semi-Annual Transient	1	2
Annual Transient	4	4
Annual Reserved	0	0

Stall Wait List

No. on list at Month's End	<u>2021</u>	<u>2020</u>
20' Stall	33	23
24' Stall	45	41
32' Stall	124	115
32'A Stall	7	4
40' Stall	53	47
50' Stall	30	28
60' Stall	2	6
75' Stall	1	4

Grid Usage

1 Unit = 1 Grid Tide Use	<u>2021</u>	<u>2020</u>
Wood Grid	2	2
Steel Grid	0	1

Docking & Beach/Barge Use

1 Unit = 1 or 1/2 Day Use	<u>2021</u>	<u>2020</u>
Deep Water Dock	19	2
Pioneer Dock	5	6
Beach Landings	0	0
Barge Ramp	50	42

Services & Incidents

	<u>2021</u>	<u>2020</u>
Vessels Towed	0	0
Vessels Moved	4	4
Vessels Pumped	1	1
Vessels Sunk	0	1
Vessel Accidents	1	1
Vessel Impounds	0	0
Equipment Impounds	0	0
Vehicle Impounds	0	0
Property Damage	0	1
Pollution Incident	0	1
Fires Reported/Assists	0	0
EMT Assists	3	2
Police Assists	0	0
Public Assists	13	17
Thefts Reported	0	0

Marine Repair Facility

	<u>2021</u>	<u>2020</u>
Vessels Hauled-Out	0	0
Year to Date Total	0	0
Vessels using facility uplands	3	N/A

Wharfage (in short tons)

In Tons, Converted from Lb./Gal.	<u>2021</u>	<u>2020</u>
Seafood	18	82
Cargo/Other	50	115
Fuel	24770	16685

Parking Passes

	<u>2021</u>	<u>2020</u>
Long-term Pass	14	5
Monthly Long-term Pass	0	0
Seasonal Pass	0	0

Ice Sales

	<u>2021</u>	<u>2020</u>
For the Month of February	*	*
*Shut Down for Maintenance		
Year to Date Total	0	0

Difference between

2020 YTD and 2021 YTD:

0 tons

Crane Hours

	<u>2021</u>	<u>2020</u>
	94.6	39.7

Port & Harbor Water/Sewer Bills

Service Period: February , 2021

1/14/21 - 2/17/21

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	\$7.00	\$0.00	\$0.00	\$7.00	1,073,500	1,073,500	-
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.02	84872363	\$7.00	\$0.00	\$0.00	\$7.00	3,715,400	3,715,400	-
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	\$11.77	\$26.73	\$52.50	668,800	669,900	1,100
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$7.00	\$0.00	\$0.00	\$7.00	4,052,100	4,052,100	-
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$14.00	\$12.84	\$0.00	\$26.84	4,386,500	4,387,700	1,200
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$14.00	\$0.00	\$0.00	\$14.00	1,178,800	1,178,800	-
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$14.00	\$444.05	\$0.00	\$458.05	11,697,500	11,739,000	41,500
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	\$437.63	\$26.73	\$478.36	872,432,200	872,474,200	42,000
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$14.00	\$35.31	\$80.19	\$129.50	414,200	417,500	3,300
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$7.00	\$0.00	\$0.00	\$7.00	623,900	623,900	-
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713	\$14.00	\$16.05	\$36.45	\$66.50	434,300	435,800	1,500
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$14.00	\$26.75	\$60.75	\$101.50	113,300	115,800	2,500
4667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820	*utility meter currently assigned to lessee						
4667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900	\$14.00	\$33.17	\$75.33	\$122.50	134,800	137,900	3,100
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$14.00	\$31.03	\$41.47	\$86.50	75,700	78,600	2,900
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$14.00	\$23.54	\$31.46	\$69.00	452,700	454,900	2,200
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$14.00	\$0.00	\$82.39	\$96.39	1,664,300	1,672,000	7,700
Overall Charges:						\$1,743.64	Overall Water Usage:		109,000

Water/Sewer Monthly Comparison CY 2016 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		
April	\$1,726.84	113,100	\$2,766.11	272,300	\$4,105.23	206,800	\$4,032.71	245,300		
May	\$7,807.49	413,000	\$3,951.58	304,600	\$7,349.43	450,700	\$4,577.16	288,700		
June	\$14,594.69	1,282,900	\$16,995.43	1,349,200	\$11,917.20	756,800	\$17,557.33	1,176,500		
July	\$15,450.93	1,152,500	\$18,540.31	1,391,400	\$15,669.89	973,600	\$18,256.51	1,222,700		
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		
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				
YTD Total	\$82,992.56	6,300,190	\$97,113.19	7,455,000	\$116,632.97	6,871,000	\$96,172.37	6,411,500	\$3,384.00	194,300

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						
3/28/2021						
Mar Total		39.7	176.8		0	0
4/4/2021						
4/11/2021						
4/18/2021						
4/25/2021						
Apr Total		0	176.8		0	0
5/2/2021						
5/9/2021						
5/16/2021						
5/23/2021						
5/30/2021						
May Total		0	176.8		0	0
6/6/2021						
6/13/2021						
6/20/2021						
6/27/2021						
Jun Total		0	176.8		0	0
7/4/2021						
7/11/2021						
7/18/2021						
7/25/2021						
Jul Total		0	176.8		0	0
8/1/2021						
8/8/2021						
8/15/2021						
8/22/2021						
8/29/2021						
Aug Total		0	176.8		0	0
9/5/2021						
9/12/2021						
9/19/2021						
9/26/2021						
Sep Total		0	176.8		0	0
10/3/2021						
10/10/2021						
10/17/2021						
10/24/2021						
10/31/2021						
Oct Total		0	176.8		0	0
11/7/2021						
11/14/2021						
11/21/2021						
11/28/2021						
Nov Total		0	176.8		0	0
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	176.8			

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/DB	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
				-			1/20	Bob Franco	11,715,950	11,719,940	3,990	\$ 194.05	\$ 102.00
				-			1/25	Perseverance	11,719,900	11,721,000	1,100	\$ 194.05	\$ 102.00
				-			1/25	Bob Franco	11,721,000	11,722,990	1,990	\$ 194.05	\$ 102.00
				-			2/1	ENDEAVOR	11,722,990	11,725,020	2,030	\$ 194.05	\$ 102.00
				-			2/9	PERSEVERANCE	11,725,000	11,730,200	5,200	\$ 201.81	\$ 102.00
Year to Date Totals:				4,615	\$ 388.10	\$ 204.00	2/15	ENDEAVOR	11,730,200	11,734,650	4,450	\$ 194.05	\$ 102.00
Notes:							2/15	Bob Franco	11,734,650	11,739,100	4,450	\$ 194.05	\$ 102.00
Washing down dock results in missing begin/end reads							2/19	PERSEVERANCE	11,739,100	11,744,600	5,500	\$ 213.46	\$ 102.00
\$194.05 Min Charge							2/22	PERSEVERANCE	11,744,600	11,750,350	5,750	\$ 223.16	\$ 102.00
\$102.00 CONX													
							Year to Date Totals:				29,370	\$ 2,710.88	\$ 1,122.00
							Notes:						
							Washing down dock results in missing begin/end reads						
							\$194.05 Min Charge						
							\$102.00 CONX						

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 ITTA	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
03/16/21				Year to Date Totals:	\$26,097.00	\$260.00

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
03/16/21				Year to Date Totals:	\$9,260.00	\$364.00

Ferry Landings 2021

	Pioneer Dock	Deep Water Dock
January	1	0
February	0	0
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		

PORT & HARBOR ADVISORY COMMISSION 2021 Calendar

	AGENDA DEADLINE	MEETING	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	Wednesday 1/20 5:00 p.m.	Wednesday 1/27 5:00 p.m.	Monday 2/8 6:00 p.m.	<ul style="list-style-type: none"> • Reappointment Notices
FEBRUARY	Wednesday 2/17 5:00 p.m.	Wednesday 2/24 5:00 p.m.	Monday 3/8 6:00 p.m.	<ul style="list-style-type: none"> • Terms Expire February 1st • Election of Officers • Advisory Body Training Worksession
MARCH	Wednesday 3/17 5:00 p.m.	Wednesday 3/24 5:00 p.m.	Monday 4/12 6:00 p.m.	<ul style="list-style-type: none"> • City Budget Review/Develop Requests *may not be applicable during non-budget years
APRIL	Wednesday 4/12 5:00 p.m.	Wednesday 4/28 5:00 p.m.	Monday 5/10 6:00 p.m.	<ul style="list-style-type: none"> • Review of Strategic Plan/Goals & Commission's Policies
MAY	Wednesday 5/19 5:00 p.m.	Wednesday 5/26 6:00 p.m.	Monday 6/14 6:00 p.m.	
JUNE	Wednesday 6/16 5:00 p.m.	Wednesday 6/23 6:00 p.m.	Monday 6/28 6:00 p.m.	
JULY	Wednesday 7/21 5:00 p.m.	Wednesday 7/28 6:00 p.m.	Monday 8/9 6:00 p.m.	
AUGUST	Wednesday 8/18 5:00 p.m.	Wednesday 8/25 6:00 p.m.	Monday 9/13 6:00 p.m.	<ul style="list-style-type: none"> • Capital Improvement Plan Review
SEPTEMBER	Wednesday 9/15 5:00 p.m.	Wednesday 9/22 5:00 p.m.	Monday 9/27 6:00 p.m.	
OCTOBER	Wednesday 10/20 5:00 p.m.	Wednesday 10/27 5:00 p.m.	Monday 11/22 6:00 p.m.	<ul style="list-style-type: none"> • AAHPA Conference
NOVEMBER		No Regular Meeting		<ul style="list-style-type: none"> • Seattle Fish Expo
DECEMBER	Wednesday 12/15 5:00 p.m.	Wednesday 12/22 5:00 p.m.	Monday 1/10/22 6:00 p.m.	<ul style="list-style-type: none"> • 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.