

Commissioner Donich arrived at 5:06 p.m.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Port & Harbor Staff Report for October 2019
 - i. 2019 AAHPA Certificate of Training for Bryan Hawkins

Port Director Hawkins provided his staff report and responded to questions from the commission on the following topics:

- Meetings and harbor tours with various delegates including Al Gross, Independent U.S. Senate candidate, and Ann Robertson, aide to U.S. Senator Lisa Murkowski.
- Harbor Officer Lowe receiving the 2019 Homer Port and Harbor Employee of the Year.
- Ice Plant Staff locating and resolving a small ammonia leak and anticipation of data from Coffman Engineers hired to conduct the efficiency study of the Ice Plant.
- AAHPA conference in Juneau, specifically notable topics such as Mr. Hawkins now being the president of the association, discussion on parking and tsunami effects on ports and harbors, seismic resilience planning, and new trends in harbor electrical and cathodic protection.

- B. Homer Marine Trades Association Report

Port Director Hawkins stated that the HMTA met last night. The group is working on preparations for the Fish Expo (held November 27 – 29th) and what items they're looking to feature, such as the new dock. He noted that the association is going up in booth size, which businesses have their own booth this year, and who is sharing with the HMTA booth.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. 2020 Draft Land Allocation Plan
 - i. HCC 18.08.020 Land Allocation Plan
 - ii. Land Allocation Plan, Section A: Lands Available for Lease
 - iii. Draft 2020 LAP Homer Spit Map
 - iv. HCC 18.28 Tidelands

Commissioner Hartley inquired on if staff plans to maintain leases on the Concrete Pad on Lot 12. Port Director Hawkins explained what leases and current activities are taking place on the pad. He feels that keeping the space available for short term, 5-year leases better benefits the harbor enterprise and provided per-square-footage rates to back up his recommendations. There was discussion on recent

projects being conducted on the pad, including boat construction projects, Sulphur load-outs, and gravel storage for paving projects.

Commissioner Stockburger requested clarification on the “approximately \$0.90 per square” rate listed on each land information page. Staff provided details on lease pricing, that the \$0.90 is an average but the actual rates will vary depending on the lease term and appraisal value of the land. Mr. Hartley commented on if overslope areas were developed that maybe they could be used for expanded parking areas. Commissioner Ulmer noted that eventually private enterprise will step in to provide a ride-share service.

Chair Zimmerman noted that the overslope area along Fish Dock Road, between Lot 88-3 and the Fish Dock Road, which they requested to add in earlier this year, was not on there. Staff noted the absence and said they will follow up with Planning Staff as to why it was not included.

There was brief discussion on parking being added once the new harbor expansion is built, and a new floating dock for vessel haul-out in Valdez.

Chair Zimmerman initiated discussion on Title 18.28 Tidelands and the need to review it and make changes since the code is from 1967. Staff noted that Planning Staff is requesting the commission begin discussion on Title 18.28 and is looking for recommendations by their December meeting to update this section of code. Ms. Ulmer inquired if there should be a worksession. Mr. Hartley voiced support of changes to code given future developments are in the works that would affect overslope/tideland areas. Deputy City Clerk Tussey recommended they utilize the time before their next meeting to become more familiar with the tidelands material, direct questions to Deputy City Planner Engebretsen or Mr. Hawkins, and come prepared to their December meeting before they decide whether they need to do a worksession.

There was brief discussion on how the commission would like to address the topic of tidelands, agreeing that they will come prepared to their next meeting in December with better talking points.

Mr. Hawkins requested confirmation from the commission on if there were any other amendment requests to the LAP, besides following up with why the already-approved overslope area was removed. There was a general suggestion that perhaps the LAP’s map should show the overslope areas designated as “available for lease” in red rather than yellow to mark them as “Overslope”.

Commissioners directed questions regarding the Auction Block lease to Mr. Hawkins, clarifying the current status of the vacant business and that the bank is paying the lease.

Staff reiterated with the commission that LAP review will be an end-of-the-year topic, Ms. Tussey will check with Planning Staff on the status of the overslope portion next to the Fish Dock, and that commissioners will come to their December meeting prepared to further discuss the LAP and Tideland code.

- B. Meeting Schedule for 2020
 - i. Draft Resolution 19-XXX Adopting 2020 Meeting Schedule