

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:_____

