

Session 12-03 A Regular Meeting of the Lease Committee was called to order at 3:03 pm on October 11, 2012 by Chair Terry Yager at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMITTEEMEMBERS YAGER, HAWKINS, MAURAS AND ZIMMERMAN

ABSENT: COMMITTEEMEMBERS ABOUD, SCHMIDT (EXCUSED)

STAFF: DEPUTY CITY CLERK I RENEE KRAUSE
CITY MANAGER WALT WREDE

APPROVAL OF THE AGENDA

The agenda was approved by consensus of the Committee.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA *(3 Minute Time Limit)*

There was no public comment on the agenda.

APPROVAL OF THE MINUTES

Chair Yager requested a motion to approve the minutes.

HAWKINS/ZIMMERMAN – MOVED TO APPROVE THE MINUTES FOR THE MEETINGS OF JULY 14, 2011; NOVEMBER 10, 2011; FEBRUARY16, 2012 AND MARCH 28, 2012 AS PRESENTED.

There was a brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORTS/COMMITTEE REPORTS/BOROUGH REPORTS

A. Staff Report – Updates and Status Report

City Manager Wrede stated he had no written report but would offer an updates on any outstanding leases the committee had questions about. The committee offered no outstanding concerns.

There was no further discussion.

PUBLIC HEARING

There were no public hearings scheduled.

PENDING BUSINESS

There were no items on the agenda.

NEW BUSINESS

- A. South Central Radar Proposal & Assignment
 - 1. Chapter 14 – Assignments
 - 2. Chapter 6 – Proposal Evaluation Process
 - 3. Staff Evaluation & Findings

Chair Yager requested the City Manager continue to address the business on the agenda since there were no questions from committee.

Mr. Wrede provided a summary of his report contained in the packet. He asked if there were any questions from the committee members.

Chair Yager declared he may have a conflict a motion was made and seconded by Mr. Hawkins and Mr. Zimmerman respectively. After a brief explanation from Mr. Yager the remaining members of the committee voted and determined that Mr. Yager did not have a conflict and could participate.

There were no further questions from the committee.

Chair Yager invited the applicant s to provide testimony on behalf of their application. Chair Yager welcomed the applicants.

The applicant, Mark Zeiset, provided their background, experience and how it would complement and/or benefit the existing business and Harbor community. The applicant asked a few questions on designation of responsibility and Mr. Hawkins responded that it would be determined before the lease would be executed.

The committee members offered comments welcoming the applicants back to Homer and taking on the responsibility of an existing business.

Chair Yager inquired of the applicants if there were any plans regarding the lack of experience or on the job training since there was no apparent experience in the industry previously provided.

The applicant stated the agreement with the current owner to stay on after the sale and that he is planning to obtain the certifications required to continue the existing services provided.

Chair Yager asked if there were any additional questions or comments. There were none and he requested a motion to submit a recommendation to City Council to approve the assignment of the South Central Radar Lease to Mark A and Laura Zeiset.

HAWKINS/MAURAS - MOVED THAT THE LEASE COMMITTEE RECOMMENDS THAT THE HOMER CITY COUNCIL APPROVE THE ASSIGNMENT OF THE LAND LEASE ON LOT 88-1 FROM WILLIAM TENER TO MARK AND LAURA ZEISET OR THE LLC THAT WILL BE FORMED ONCE ALL THE TRANSACTIONS ARE COMPLETED; FURTHER THE LEASE COMMITTEE RECOMMENDS THAT THE TERM OF THE CURRENT LEASE BE AMENDED TO START ANEW WITH A 20 YEAR BASE TERM AND TWO 5 YEAR OPTIONS; AND THE EXISTING RENTAL RATE AS DETAILED IN THE CURRENT LEASE FOR LOT 88-1 SHOULD APPLY; AND THAT THE LEASE COMMITTEE ADDITIONALLY RECOMMENDS THAT THE LEASE INCLUDE STIPLUATIONS THAT AN "ASBUILT" SURVEY BE COMPLETED, THAT POTENTIAL ENCROACHMENT ISSUES BE RESOLVED; THAT A PLAN FOR LOT DELINEATION BE SUBMITTED FOR APPROVAL BY THE MANAGER; AND THAT ALL INFORMATION NOT INCLUDED IN THE LEASE APPLICATION INCLUDING INSURANCE DOCUMENTATION AND LLC INCORPORATION PAPERS BE PROVIDED.

There were no further comments or discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT

Motion carried.

INFORMATIONAL MATERIALS

A. Recommendations for the 2012 Land Allocation Plan

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

There were no audience comments.

COMMENTS OF THE CITY STAFF

There were no comments from staff present.

COMMENTS OF THE COUNCILMEMBER *(If one is appointed)*

There were no councilmembers present.

COMMENTS OF THE CHAIR

Chair Yager had no comments.

COMMENTS OF THE COMMITTEE

There were no comments from the committee members.

ADJOURN

There being no further business before the Lease Committee, Chair Yager adjourned the meeting at 3:35 p.m. The next regular Lease Committee meeting is scheduled for 3:00 p.m. April 12, 2012 at City Hall, Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

Approved: _____