

PORT AND HARBOR ADVISORY COMMISSION

Regular Meeting

Wednesday
October
26, 2011
5:00 P.M.

Spanky Paine & Honcho
Removal



Spanky? Is that you?!

City Hall Cowles
Council Chambers
491 E. Pioneer Ave.
Homer, AK 99603



**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
 - A. Regular Meeting Minutes for September 28, 2011 Page 1
- 6. VISITORS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
 - A. Port and Harbor Director's Reports for June 2011 Page 5
 - B. Port & Harbor Improvement Committee Report Page 7
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
- 11. INFORMATIONAL ITEMS**
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 - B. Deep Water Dock Report Page 27
 - C. Pioneer Dock Report Page 31
 - D. Pioneer Dock Ferry Landings Report Page 33
 - E. Weekly Crane and Ice Report Page 35
 - F. Water Usage 2011 Page 37
 - G. Memo to Port and Harbor Commission from Port Admin. Secretary
Re: AAHPA Conference Results dated October 19, 2011 Page 39
 - H. Letter to Port and Harbor Commission from Peter Zimmerman
and Bill Lovett Re: Harbor Improvements date October 11, 2011 Page 45
 - I. Strategic Plan Page 47
 - J. Lease Expirations as of 2/17/11 Page 49
 - K. Commissioner Attendance Schedule for City Council Meetings Page 51
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER *(if one is assigned)***
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, NOVEMBER 16, 2011 at 5:00 p.m. in the City Hall West Conference Room located at 450 Sterling Hwy, Homer, Alaska.**

Session 11-09, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Acting Chair Howard at 5:00 p.m. on September 28, 2011 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS CARROLL, HARTLEY, HOWARD, WEDIN

ABSENT: ULMER, HOTTMAN, ZIMMERMAN

STAFF: PORT AND HARBOR DIRECTOR HAWKINS
DEPUTY CITY CLERK JACOBSEN
FIRE CHIEF PAINTER

AGENDA APPROVAL

The agenda was approved by consensus of the Commission.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were no public comments.

RECONSIDERATION

There were no reconsiderations scheduled.

APPROVAL OF MINUTES

A. August 24, 2011 Regular Meeting Minutes

The minutes were approved by consensus of the Commission.

VISITORS

A. Fire Chief Bob Painter, Christine K Fire Presentation

Fire Chief Painter gave his comments under new business.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Port and Harbor Director's Reports for September 2011

Harbormaster Hawkins reviewed his staff report.

Question was raised about the area that isn't being dredged because of hydrocarbons. Harbormaster Hawkins said there isn't an answer yet. It is a small area and they will stay out of it with the dredge. He said it is diesel and doesn't know who will be responsible to address it.

B. Lease Committee

There was no Lease Committee report.

C. Port and Harbor Improvement Committee

Commissioner Hartley reported the Committee will begin putting together their proposal for Council to consider regarding bonding. He expects the recommendation to Council will be to bond for \$5 million, about half of the amount needed. The other half is anticipated to be matched by state funds.

Harbormaster Hawkins added that they received a contract from Fish and Game for the load and launch ramp for phase 1 of the process, which is engineering, and it is funded by federal and state monies with no local match required. He will be meeting with them to discuss phase 2.

PUBLIC HEARING

There were no public hearing scheduled.

PENDING BUSINESS

No pending business items were scheduled.

NEW BUSINESS

- A. Discussion of Possible Ordinance Regarding Unattended Oil Fire Stoves in the Homer Harbor

Harbormaster Hawkins reported that he attended the briefing from the Christine K fire. He came away from the briefing surprised at how many of the harbor fires over the years that originated from galley stoves, and more so how many galley stoves found that were running away or having problems they were able to address before it became an issue requiring the Fire Department. He did some research of other harbors and found that Kodiak has an ordinance against unattended fires that includes a \$75 fine, but it is not real clear. Seward didn't have much, and Homer has nothing in code regarding it.

Fire Chief Painter explained that Lead Fire Investigator Gary Thomas was given great access to the vessel after the fire and during deconstruction after it was hauled out. His investigation determined that the probable cause of the fire was the stove. Somewhere along the line there had been a retrofit of the carburetor that feeds fuel to the burner. It was established from discussion with the manufacturer and comparing pictures that it was improperly installed and allowed fuel to flood the burner. According to the vessel owner it had been that way for quite some time. Chief Painter said that during his 20 years with the fire department there have been several vessel fires and near misses contributed to galley stoves. Harbormaster Hawkins expressed an interest in developing a local ordinance that would prohibit unattended use of galley stoves, and based on local experience Chief Painter said he is supportive of it. He explained that had the vessel was rafted on the outside and had it been rafted differently it would likely have caused greater damage to the other vessels. Nationally, vessel fires don't contribute a huge fire impact and the Coast Guard does not track vessel fires locally. Being a maritime community, vessel fires do impact the community. Chief Painter said he researched some stove manufacturers and all of the stove manuals state things like "Do not operate the stove unattended", and "When unattended keep the cylinder valves closed", so they are intended to be operated when they can be monitored. Another issue that needs to be addressed is requiring smoke detectors and carbon monoxide detectors that operate independent of the vessel's electrical system.

The Commissioners expressed their understanding of the concern about the unattended stoves, but indicated they are not supportive of an ordinance as there are other causes for vessel fires like battery chargers and electric heaters, to name a few and they can't all be regulated. Other discussion points included:

- There aren't a lot of alternatives for heating vessels through the winter.
- There could be issues with liability from boats freezing up in the harbor based on an ordinance like this.
- Vessel owners could notify the Harbormaster's office if their boat will be unattended with the stove running.
- This is a public awareness issue as time and time again the causes of fires in the harbor are the galley stoves.
- Designating a section in the harbor for boats that have the heater on in the winter time.
- There are fire buttons that can be put above the stove that sound an alarm when the temperature reaches a certain point.
- Making the Harbormasters office responsible for monitoring unattended stoves or alarm systems would impact harbor staffing and could be a liability issue as well.

The Commissioner's appreciated the information but felt there could be some other alternatives and did not take any action to move forward on an ordinance of this nature.

INFORMATIONAL ITEMS

- A. Weekly Crane and Ice Report
- B. Deep Water Dock Report
- C. Pioneer Dock Report
- D. Pioneer Dock Ferry Landings Report
- E. Water Usage 2011
- F. Monthly Statistical & Performance Report
- G. AAHPA 32nd Annual Conference Agenda
- H. Letter from Nuka Point Research & Planning Group Re: CIRA Advisory Panel Acceptance Dated September 13, 2011
- I. Strategic Plan
- J. Lease Expirations as of 2/17/11
- K. Commissioner Attendance Schedule for City Council Meetings

Acting Chair Howard asked if this is open to Commissioners and if they need to register to attend. Harbormaster Hawkins said if Commissioners plan to attend the whole conference they should register, but if they just want to sit in on certain parts they can come and join the table. There are great speakers lined out, there are 32 harbors in the association and 27 are showing up, and there are 85 people registered.

COMMENTS OF THE AUDIENCE

There were no audience comments.

COMMENTS OF CITY STAFF

Harbormaster Hawkins informed the Commission about his appointment to the CIRA Advisory Panel.

COMMENTS OF THE COUNCILMEMBER

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
SEPTEMBER 28, 2011

There was no Councilmember in attendance.

COMMENTS OF THE CHAIR

Acting Chair Howard had no comment.

COMMENTS OF THE COMMISSION

Commissioner Hartley had no comment.

Commissioner Wedin apologized for missing meetings and thanked the Clerk for the phone call to remind him of tonight's meeting.

Commissioner Carroll hopes there are presenters at the Conference talking about the AIS system. With the threats and worries about navigation in the lower Cook Inlet, the AIS system really takes care of virtually everything. There is a chart and it gives you the name of the vessel coming, their rate, speed, and route. He hopes to have the system on his boat as he is out a good deal of the time in the winter and wants the traffic, like the cargo ships and tugs, to know he is there. He added that he plans to talk to Harbormaster Hawkins about an oil sipping bilge in the harbor.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 6:08 p.m. The next regular meeting is scheduled for Wednesday, October 26, 2011 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



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PORT & HARBOR STAFF REPORT

By Bryan Hawkins, Port Director/Harbormaster
Prepared for the October 26, 2011 Port & Harbor Commission Meeting

October 20, 2011

1. Administration

- Staff met with:
 - Harbor Improvements Committee Meeting
 - John Chapple – Lease
 - Staff Meeting
 - Chamber of Commerce & Marine Trades Committee – Fish Expo
 - CIRA Meeting
- The Port of Homer would like to welcome Mike Lowe and Brad Somers, our two new Harbor Officers, who were hired on the end of September/beginning of October. Both are filling the positions left vacant by Dan Storrs and Aaron Glidden.
- Other notable hires have been Aaron Glidden, the new Port Maintenance Supervisor, and Brian McCarthy, Port Maintenance Tech I. Both transferred from other City departments.

2. Operations

The month of October signifies the transition from fall to winter. The Winter Metered Power Program is now in effect with approximately 50 vessels participating. The potable water supply to the small boat harbor, tidal grids, and fish cleaning stations has been shut down and winterized. Abandoned garden hoses have been removed from the float system in preparation for snow removal. October 15th marked the last day of fee collection and the L&L Ramp and the last day of work for the two remaining harbor assistants, David Craig and Cole Jacobsen.

The small boat harbor was plagued with two separate oil spills in which the responsible parties could not be determined. The USCG was called in for further investigation.

The final report documenting the port and harbor's implementation of Alaska Clean Harbor's best management practices was submitted for review on September 20th. The certification for Alaska's first clean harbor is pending.

3. Other

- The USCG Hickory Crew Parking Lot Improvement project was completed end of September.
- On Wednesday, September 28th, operations staff removed the two remaining derelict and abandoned vessels, Spanky Paine and Honcho, from the harbor. They were towed to the beach adjacent to the Pier I Theatre on a 23' high tide and are currently being dismantled by Peninsula Scrap & Salvage.
- A Memorandum of Agreement between the Port of Homer and Alaska Coastal Freight was completed and signed October 14, 2011 for the improvements to the barge ramp. Paving and repairs were completed in September and the costs have been reimbursed to Alaska Coastal Freight in the form of credits to their account.
- The Harbor Basin Survey project is nearing completion.
- Currently UAF is installing an isostatic and geostatic rebound sensor on the Homer Spit. This device will monitor the movement of land horizontally and vertically.
- Crane 7 on the Fish Dock has been removed and transported to Alaska Hydraulics Anchorage facility for refurbishment.

Session 11-06, a Regular Meeting of the Port and Harbor Improvement Committee was called to order at 5:30 p.m. by Chair Barbara Howard on October 6, 2011 at the City Hall West Campus Conference Room located at 450 Sterling Highway, Homer, Alaska.

PRESENT: HARTLEY, HOWARD, LEWIS, HOWARD, WYTHE

STAFF: CITY MANAGER WALT WREDE
HARBORMASTER BRYAN HAWKINS
DEPUTY CITY CLERK RENEE KRAUSE

APPROVAL OF THE AGENDA

Chair Howard requested a motion to approve the agenda.

LEWIS/HARTLEY - MOVED TO APPROVE THE AGENDA.

There was no discussion.

The agenda was approved by consensus of the committee.

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

There were no public comments.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. September 22, 2011 Meeting Synopsis

Chair Howard requested a motion to approve.

LEWIS/HAWKINS – MOVED TO APPROVE THE SYNOPSIS OF SEPTEMBER 22, 2011.

There was no discussion.

The synopsis was approved by consensus of the committee.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS *(Chair set time limit not to exceed 5 minutes)*

There were no staff reports or council reports.

PUBLIC HEARING (3 minute time limit)

There were no public hearings scheduled.

PENDING BUSINESS

A. Review of Port and Harbor Finances

Chair Howard introduced the item and opened the floor for discussion. She noted for clarification that two resolutions will be brought before Council on Monday, October 10, 2011 regarding the Port & Harbor Fees and the Tariff and there are no increases requested.

The committee had a discussion that included the following points on the proposed 2012 Port & Harbor Budget:

- ❖ Collection of Head Tax and what additional costs that would incur
 - Preference to charging across the board fee increase
 - City cannot do anything that the Borough does regarding taxes
 - A tax could be charged but the City would actually have to collect those monies.
 - There was no information on how the City of Seward collects a tax.
 - There is enough traffic across the Homer docks to make upwards of \$200,000 when charter traffic is included however it does have overhead cost.
 - Caution should be exercised in charging one user group a fee
- ❖ this would be an investment
- ❖ revenues are down, depreciation reserves are not adequate
- ❖ there are businesses too to consider that brings in sales tax
- ❖ 12.5% would be the amount to service a bond
 - Charge for all parking
 - Hire additional staff
 - Increase Load & Launch Ramp Fees
 - The amount of money needed is known so calculate the fees to charge
 - 1.25 rule = fees should be 1.25 times the amount to make the bond payment
 - Can cut something else to dedicate those funds
 - One month payment can be taken from the reserves account and dedicated as such
- ❖ The budget is balanced
 - The auditors recommended showing the PERS revenue in budget
 - The council can amend the budget between now and the December 12, 2011
 - The proposed resolutions on the Harbor Fee Schedule and the Tariff are for introduction they will not be approved until the Budget is approved.
 - This budget is balanced by allocating 30,000 less to reserves

Discussion evolved into various happenings in the port such as the arrival of the drill rig and repairs to various floats. It was noted that the drill rig received numerous contentious comments and the owner commented that he would look elsewhere for an ice free winter port.

Discussion refocused on the proposed budget and the fish tax was a great concern being forecasted to be further reduced by \$30,000. The probable results is the changes in market and the expanded corridor with the salmon, it was easier for the boats to go out to Kasilof or Kenai. Ice sales are down from 2010 and is forecasted less for 2011. Mr. Wrede informed the committee that the lobbyist is trying to create a coalition of the communities and groups, the bill as it stands now everyone shares. A concern was expressed that once council reviews the budget and sees that there will be less revenue potential they are going to balk at increasing rates and performing all these upgrades and projects so the committee needs to be able to respond to those concerns from the start. It was noted that the response should be that 25% of the facilities can be shut down and which should they be; the bottom-line is the matching funds cannot be lost, this is an investment and that investment must be protected. Smart investments-improvements will one replace infrastructure that is all but unusable and two – investing in things that will bring in more revenue, three if the projects are postponed then costs to perform the projects will

definitely increase as will the bonding costs. The projects will generate revenue and some projects if they have federal funds they cannot contain a local preference.

Chair Howard inquired if there were additional concerns on the subject of money and not enough of it. She also asked if there were any additional requests for information needed from staff.

Mr. Wrede inquired if the committee wanted the fee increase to show the 12.5% across the board in response to Mr. Hartley's statement on nailing down the fees and address the Load and Launch Ramp separately. Mr. Howard stated that the project is estimated at \$4 million dollars and their share would be \$500,000. He stated that they should be able to figure what the ramp fees over ten years to come up with that number rounded up. It was commented that non-ramp users would then not be paying for the repairs. Mr. Lewis commented that they shouldn't have to justify improvements since the improvements are for the benefit of all harbor users. Further discussion included the improvements to System 5 and how they could explain the overall benefit to all users.

Using Mr. Howard's formula if agreeable can be used for each project. A brief comment on how it would benefit the harbor overall not individual users. It was commented that if they do things like this may cause some friction between the commercial and pleasure user groups. Discussion continued on the benefits that improvements to the harbor will benefit everyone in the harbor and the projects are based on need. One additional consideration for the Load & Launch Ramp, on the revenues establishing a separate reserve account for the eventual repair of the facility after 30 years. They do not want to be in the same position in thirty years. It was noted that the Fish & Game has sent a grant agreement already to the City that says they will pay for the engineering and design with no match requirement, clarification was requested due the way it was written since it could be interpreted to mean Fish & Game will pay for the whole thing. The city will be required to run the job.

Mr. Howard requested clarification on the projected costs for the Load & Launch Ramp and the Federal Aid in Sport Fish Restoration since they were shown in the document as the same amount. Mr. Hawkins reported that this was a number that was provided by Fish & Game.

The committee confirmed that this combined projects reflected as Harbor Improvements/Revenue Bond Projects.

There was no further discussion.

NEW BUSINESS

A. Harbor Project Ranking

Chair Howard read the Scoring Criteria and Projects into the record. Chair Howard expressed the desire to record each member's scores for the project. Mr. Wrede gave some clarification on the table.

Mr. Howard did rate the new projects but had more questions on the criteria as applied to those projects. He offered an example and stated that the committee is deficit information in order to properly rate these new projects in his opinion. He did not feel comfortable making a decision with so many unknowns. He would like to have discussion on these after ranking.

Chair Howard commented that some of the criteria did not quite apply to the projects such as, the harbor office doesn't produce revenue, but you cannot set a value on a proper working environment for employees.

The committee members each offered their opinion on how the criteria applied to the individual projects and how it affected the scoring. Chair Howard opined that they should separate out the Harbor Office especially from the other projects. It was agreed that some of these projects could pay for themselves

and the top projects listed are included on the enabling resolution. There was a brief discussion on possibility of loaning the money from the City Permanent Fund Account and the resulting savings to the city.

Ms. Wythe arrived at 6:27 p.m. The committee took a brief break to allow those present to finish ranking the projects. The Projects were listed and rated as follows:

Questions	Total Points Possible	Bob Hartley	Bob Howard	Barb Howard	Bryan Hawkins	Beth Wythe	David Lewis	OVERALL RANKING
Harbor Office	100	80	35	100	37	55	75	69
Harbor Entrance Erosion Control	100	37	20		27	20	90	46
Ramp Three Gangway	100	80	60		90	60	90	80
Harbor Float Replacement	100	80	60		85	45	80	70
System Five Upgrades	100	100	65		85	50	90	75
Load & Launch Ramp	100	100	80		80	75	95	83
TOTALS	100	477	320	100	404	305	520	318
Harbor Sheet Pile Loading Dock/Pier	100	75	NR	NR	NR	NR	NR	
Truck Loading Facility/Fish Dock	100	50	NR	NR	NR	NR	NR	
HH Float Improvements	100	45	NR	NR	NR	NR	NR	
Barge Mooring Facility	100	50	NR	NR	NR	NR	NR	
Marine Ways Large Vessel Haul Out	100	50	NR	NR	NR	NR	NR	
Ice Plant Upgrades	100	55	NR	NR	NR	NR	NR	
TOTALS	100	325						

Mr. Howard added the ratings given and declared the following results:

1. Load & Launch Ramp
2. System 5 Upgrades
3. Ramp 3 Gangway
4. Harbor Float Replacement
5. Harbor Office
6. Harbor Entrance Erosion Control

Chair Howard asked if there were any additional comments or concerns regarding this ranking process.

There was no further discussion.

B. Development of Recommendation to Council

Chair Howard introduced the topic for discussion and posed the following questions to the committee:

1. What is the purpose for making a presentation to Council?
Response: Focusing on Economic Development and Improvement of the Harbor
 - Enterprise Fund
 - No steps taken to encourage development or progress
2. Why is the committee going before Council on October 24, 2011?
Response: Initially undertaken to get the Harbor Office replaced to office a better working environment for the employees.
3. What do we want Council to do?
Response: Council to Approve Bonding the Projects
 - Directing the committee to develop a plan and timeline for bonding for construction

Chair Howard noted that part of the presentation will also include an overall increase in fees of 12.5%. It was noted that the entire 12.5% was not required up front, however the expense and process of bonding was only desired to be done once. Mr. Howard commented that the projects will be staged and a call will be made on the Bond money and the question will be how much interest they can make on this money. Staff will confirm that process can be done. Question was raised on the cost to issue a bond; Mr. Wrede clarified that there will be only one bond sale which can be drawn upon as needed.

Further discussion developed on the requirement of reallocating \$500,000 or the necessary amount into a segregated bond account from the reserves. Mr. Wrede recommended having a draft report from the committee containing the recommendations and findings and a draft resolution that the committee can review at the next meeting. A brief discussion was held that the next meeting is the Thursday before the next council meeting and it would miss the packet deadline. It was determine to schedule a Special Meeting on Monday, October 17, 2011 at 4:30 p.m. Additional comments were that they will present to council that this was what they would like to do and getting Council to approve and direct them to continue. Staff noted all the information that could be contained in the report and resolution. Staff was not sure if Finance could have the information ready in time for their meeting on Monday. It was noted that Council would also have to include the projects on the Capital Improvement Plan but as new projects. In the presentation it should be noted that the Load & Launch Ramp Project had some funding options. It was opined that the match was a key and one of the reasons for going through with this project. The interest rates are also favorable and they are bringing the money back to the residents.

Chair Howard updated Ms. Wythe on some of the items that she missed in the beginning of the meeting. There was a brief discussion and Staff explained how the Load & Launch Ramp Project came about in the first place.

INFORMATIONAL MATERIALS

There were no informational items.

COMMENTS OF THE AUDIENCE

There was no audience present.

COMMENTS OF THE CITY STAFF

There were no staff comments.

COMMENTS OF THE CHAIR

Chair Howard commented that as they have learned a lesson on the water/sewer rates as a comparison. Chair Howard confirmed that the committee will still meet on October 20, 2011 and requested the Making of the Presentation, such as how it will play out, what visuals are we going to use, which member will make the presentation to be on the agenda along with review of the report and draft resolution.

COMMENTS OF THE COMMITTEE MEMBERS

Mr. Hawkins commented on the rate increases and it is a difficult decision for him because they need to raise the rates 12.5% anyway to just feed the reserves.

Mr. Howard added that he agreed and the increase in the rates will go beyond what is needed to service the bond and they may have to increase the rates 20% over a period of time for the sustainability of the harbor and build up the reserves because right now they are going in the hole.

Mr. Hartley commented that an increase of 20% could be conducted over a 5-6 year period. The initial part is devoted to the bonding.

Ms. Wythe commented that even if you raise the rates you have two sellable points when you start moving forward but if you do not move forward then you zero sellable points because why should I pay you more when you do nothing with what I already give you. Ms. Wythe volunteered to make the presentation to council assuring all members that she could make an unbiased presentation. She related a previous experience on another committee.

Mr. Lewis had no comments.

ADJOURN

There being no more business before the Committee the meeting was adjourned by Chair Howard at 7:15 p.m. The next meeting is scheduled for October 17, 2011 at 4:30 p.m. in the City Hall Cowles Council Chambers.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

Approved: _____

Session 11-06, a Special Meeting of the Port and Harbor Improvement Committee was called to order by Chair Howard at 4:40 on October 17, 2011 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Hartley, Hawkins, Howard, Howard, Lewis, Wythe

STAFF: City Manager Wrede
Deputy City Clerk Jacobsen

AGENDA APPROVAL

The agenda was approved the agenda by consensus of the Commission.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were no public comments.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF SYNOPSIS

A. Regular Meeting Synopsis of October 6, 2011.

The synopsis was approved by consensus of the Committee.

VISITOR/PRESENTATIONS

No visitors were scheduled.

STAFF & COUNCIL REPORTS

There were no staff or council reports.

PUBLIC HEARING

No public hearings were scheduled.

PENDING BUSINESS

No pending business items were scheduled.

NEW BUSINESS

A. Memorandum from Port Revenue Bond Committee to City Council Re: Proposed Revenue Bond Sale for Harbor Improvement Projects

City Manager Wrede reviewed the memorandum.

Chair Howard asked for the status on the load & launch ramp funding. City Manager Wrede advised that he has a grant agreement that is being carefully reviewed before it goes to Council. Phase I requires no match as it will be 75% federal funds and 25% state funds, up to \$350,000, and

the City would pay the rest. The construction phase is estimated at \$3.3 million and at this point a state match can't be confirmed since it won't happen until 2013, but they will try to do it. The grant manager's with Fish and Game were unsure that the City could use bond revenue for their portion because of federal regulations. Staff is researching with funding agencies to see if we could apply for the state/federal matching grant program for our 25%. All indications are that we can do that, and if that is the case we don't need to bond for this project.

Mrs. Wythe suggested rewording the middle line of the paragraph regarding the load and launch ramp funding to say that it could be funded, since we aren't sure at this point.

There was discussion to confirm the ranking of projects and it was established that the ranking is as followed:

1. Load Launch Ramp
2. Ramp 3 Gangway
3. System 5 Upgrades
4. Harbor Float Replacement
5. Harbor Office
6. Harbor Entrance Erosion Control

Further comments regarding the memorandum included:

- Softening the goal or intent of the new harbor building having tenants.
- The project costs are still old numbers. If the Council approves the concept of bonding then the numbers will be refined and will go back to Council a few times before it is finalized.
- Change the amortization period from 10 to 20 years. The life of these projects will last longer than 10 years and this will keep the rates lower to users.

B. Draft Resolution Regarding Recommendations to Council

The Committee commented that the resolution needs to be amended to correlate with the changes in the memorandum.

C. Development of Presentation to Council

It was determined that Mrs. Wythe will give the presentation to Council since City Manager Wrede will be absent at the meeting. They reviewed what information City Manager Wrede intended to include.

Specifics about the presentation included:

- It will be done as a laydown packet, not a power point.
- Mr. Hawkins will provide photos.
- Explaining how these improvements will improve things like future efficiency, services to the customer.
- Emphasizing the Economic Development points as this will bring jobs to the community, from the work that will be done and after the work is completed.
- Another aspect is our responsibilities as an enterprise in maintaining the facility. It is the purpose of the rate increase and focused effort on making these improvements.
- We need to take the lead to have a better facility and not focus on rate comparisons.
- These are dedicated revenues they are going back into the harbor.
- Outlining what this will do for the customers here now and customers who we hope will come after knowing have facilities for them.

Mr. Hawkins commented that rate increases will be a hot topic and it is his feeling that the harbor user's support in is important.

There was discussion about involving the Port and Harbor Advisory Commission. They need to be provided the Harbor budget information and a copy of what is being presented to Council. They will have an opportunity to provide feed back during the process and should schedule a public hearing at their November Meeting.

HOWARD/LEWIS MOVED TO CANCEL THE OCTOBER 20th MEETING.

There was discussion that they don't feel the need to meet again to review Mrs. Wythe's work on the presentation.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL ITEMS

There were no informational items.

COMMENTS OF THE AUDIENCE

There were no audience comments.

COMMENTS OF STAFF

City Manager Wrede said he will do the updates and provide a copy to Chair Howard and Mrs. Wythe to review.

COMMENTS OF THE CHAIR

Chair Howard had no comments.

COMMENTS OF THE COMMITTEE MEMBERS

There were no Committee Member comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 5:17 p.m. The next meeting is scheduled at a time to be determined.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____

**CITY OF HOMER
HOMER, ALASKA**

Howard, Lewis, Wythe

RESOLUTION 11-099

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AUTHORIZING THE CITY MANAGER TO DRAFT AND SUBMIT A REVENUE BOND SALE APPLICATION AND TAKE OTHER STEPS NECESSARY TO PREPARE FOR A POSSIBLE BOND SALE TO FINANCE CONSTRUCTION OF SIX TOP PRIORITY CAPITAL PROJECTS WITHIN THE HOMER HARBOR.

WHEREAS, The Homer City Council recently adopted Resolution 11-060 entitled "A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING A COMMITTEE TO DEVELOP A PORT AND HARBOR IMPROVEMENT REVENUE BONDING PLAN AND PROVIDE COMMITTEE REVIEW AND OVERSIGHT THROUGHOUT THE IMPLEMENTATION AND COMPLETION OF ANY APPROVED PLAN"; and

WHEREAS, The Committee has completed the first phase of its work and has submitted a memorandum containing recommendations to the Council, a copy of which is attached and incorporated herein; and

WHEREAS, The Committee conducted a thorough review of all aspects related to revenue bond sales that must be considered including the bond sale process, the status and fiscal health of the Port and Harbor Enterprise Fund, the Fund's capacity to generate new revenues to retire bonded indebtedness, and an overview of all projects identified for inclusion in a potential bond sale; and

WHEREAS, The Committee found that it was in the best interest of the City to recommend a small but targeted revenue bond sale focused on the most high priority projects and those in which a local share would leverage funds from outside sources; and

WHEREAS, The Committee selected six projects for inclusion in the sale at a cost of approximately \$ 6 Million financed over twenty years; and

WHEREAS, The projects recommended in order of priority ranking are:

- Load and Launch Ramp
- Ramp 3 Gangway
- System 5 Upgrades
- Harbor Float Replacement
- Harbor Office
- Harbor Entrance Erosion Control

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council finds that it is in the best interest of the City to proceed with the next steps in preparation for a possible bond sale consistent with the recommendations of the Port and Harbor Revenue Bond Committee; and

BE IT FURTHER RESOLVED that the City Council hereby authorizes the City Manager to draft and submit a revenue bond sale application and take other steps necessary to prepare for a possible bond sale for financing the harbor projects referenced above.

PASSED AND ADOPTED by the Homer City Council this 24th day of October, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Administration and Legal Time / estimated to be less than \$3,000.

MEMORANDUM 11-145

TO: Mayor Hornaday and Homer City Council
FROM: Port and Harbor Revenue Bond Committee / Barbara Howard Chair
DATE: October 24, 2011
SUBJECT: Proposed Revenue Bond Sale for Harbor Improvement Projects

Introduction

The City Council recently adopted Resolution 11-060 entitled " A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING A COMMITTEE TO DEVELOP A PORT AND HARBOR IMPROVEMENT REVENUE BONDING PLAN AND PROVIDE COMMITTEE REVIEW AND OVERSIGHT THROUGHOUT THE IMPLEMENTATION AND COMPLETION OF ANY APPROVED PLAN." The Committee was established and held its first meeting in early August. Barbara Howard was elected Chair and meetings were held every Thursday until the end of September when they were changed to every other week.

Resolution 11-060 required that the Committee provide recommendations to the Council by November 1, 2011. We are pleased to report that the Committee has completed the first phase of its work. This memorandum contains the Committee's recommendations.

The Committee conducted a thorough review of all of the variables that must be evaluated when municipalities are considering a revenue bond sale. The Committee started by having a discussion with Deven Mitchell, the Executive Director of the Alaska Municipal Bond Bank. Mr. Mitchell explained the entire bond sale process from conception and application through closing. He also outlined the benefits associated with using the Bond Bank to conduct the sale. The Committee received several briefings from the Finance Director regarding the financial health and capacity of the Port and Harbor Enterprise Fund. As part of this process, the Committee reviewed the Fund's ability to generate the amount of revenue that would be needed to retire bond debt.

The Committee received an overview of all of the harbor projects that were included in the enabling resolution. It also reviewed a number of new projects that were not included in either the CIP List or the enabling resolution for possible inclusion in the bond sale. Finally, the Committee was informed that the current City Attorney, Tom Klinkner, was one of the best known bond counsels in the State. Bond Counsel is required for any bond sale and the City already has the legal services it will need.

The Project Selection Criteria

There are many port and harbor projects that have been on the CIP List for a long time and are worthy of consideration for inclusion in the bond sale. Making choices was potentially difficult, especially given the backlog of priority projects and the limited bonding capacity of the enterprise fund. Therefore, the Committee decided to go about selecting projects in a methodical and structured manner. It scored and ranked projects using a weighted set of criteria. The criteria were:

- Is the project included in the enabling resolution?
- Does the project address health and safety issues?
- Does bonding leverage other money from outside sources?

- Does the project stimulate economic development and job creation?
- Does the project generate revenue for the enterprise fund?
- Does the project improve service delivery to port and harbor customers?
- Is there an identifiable revenue stream from benefitted users to retire the debt?

Other Considerations

The Committee carefully considered the financial capacity of the Port and Harbor Enterprise Fund and concluded that if a bond sale was conducted, it should be a relatively small and conservative one. The Committee took note of the fact that the Fund has diminishing retained earnings and cash assets below what would be advisable. The amount of money in the depreciation account is much less than that recommended by the City's auditors. The City could easily justify fee increases of 10 percent or more just to address these issues. Adding additional increases on top of that could be problematic and result in diminishing returns. No one wanted to raise fees too high too fast. To complicate matters further, revenues are down overall this year and are projected to be down again next year.

The Committee concluded that even though the Fund's bonding capacity at present is limited, interest rates are very low and there are opportunities right now to leverage significant amounts of outside funding for harbor priority projects that are too good to pass up. A targeted and limited investment in vital harbor infrastructure seems prudent and feasible. The Port and Harbor Enterprise Fund is expected to be self-sustaining and good business practices require that investments be made in the facilities that support port and harbor operations. The port and harbor is an economic engine that creates jobs and generates revenue for the community. The revenues raised through a bond sale would be dedicated and directed right back into the facilities that port and harbor customers use and benefit from.

Bond revenues would be used to provide the required local match for other funding sources (with the exception of the harbor office). Therefore, five of the projects recommended for approval have significant funding sources associated with them. The City has already received a grant to pay for engineering and design for four of them. The Committee concluded that there was room for harbor fee increases sufficient to pay for bonded indebtedness up to \$5 or 6 Million. The Committee recommends exploring a staged call on bond revenues so that fees could be increased incrementally, and not all at once.

For a six million dollar bond sale and a twenty year amortization period, it is estimated that annual bond payments, including principal and interest, would be between \$300,000 and \$400,000. Closing costs will be minimal if the City goes through the Alaska Municipal Bond Bank and uses its attorney, Tom Klinkner as Bond Counsel. Harbor fees would have to be raised about 12% across the board to cover those payments unless other reductions in Port and Harbor expenses were achieved. The Committee also looked at targeted increases in specific fees for user groups that would benefit by particular projects. The City would be required to have a reserve account in place in the amount of \$500,000 to cover impending default and/or routine maintenance.

The City has received a grant Memorandum of Understanding for the load and launch ramp reconstruction project. Phase I of the project, engineering and design, will be fully funded up to \$350,000 with no local match requirement. The construction phase will be funded with federal money at 75% with a 25% local match. It is very likely that the 25% local match will be covered by the State of Alaska, either through Department of Fish and Game Sport Fish Program funds or through a State Harbor grant. Therefore, there is a good possibility no match from the City will be necessary. That could save the City an estimated \$837,500 in bonded indebtedness or a drawdown of port and harbor reserves.

The City will need to develop more current and precise project cost and local share estimates. This will be provided in more detail later if the Council approves the bonding recommendation in concept and authorizes us to move on to the next steps in the process. Council approval will be needed at a number of steps along the way.

The Recommended Projects

Following is a list of recommended projects to be included in a proposed revenue bond sale. They are listed in order of priority as scored by Committee members.

<u>Project</u>	<u>Estimated Cost</u>	<u>City Share</u>	<u>Matching Funds</u>
Load and Launch Ramp	\$3,350,000	\$837,500	Federal / State
Ramp 3 Gangway	\$1,700,000	\$850,000	State Harbor Grant
System 5 Upgrades	\$530,000	\$265,000	State Harbor Grant
Harbor Float Replacement	\$3,500,000	\$1,750,000	State Harbor Grant
Harbor Office	\$2,875,000	\$2,875,000	-----
Harbor Entrance Erosion Control	\$600,000	<u>\$300,000</u>	State Harbor Grant
TOTAL		\$6,877,500	
		<u>-790,000</u>	(secured design money)

TOTAL ESTIMATED BOND SALE \$6,087,500

FISCAL NOTES: The estimated costs presented above are total project costs. More refined and precise cost estimating will be provided as part of the bond application and approval process. The amount already secured for engineering and design (\$440,000 from Denali Commission and \$350,000 for L&L Ramp) is subtracted at the bottom. This has the effect of reducing the City's overall bonding costs. Also, it is probable that the City share for reconstruction of the L&L ramp will also be eliminated. If so, that reduces the bond sale to about \$5 Million.

These projects have been bundled into one project that was approved as part of the newly adopted CIP List. A good description of each project, the estimated costs, and the anticipated matching funds are included there. The project is entitled "Harbor Improvement Revenue Bond Projects" and is attached for your information.

HARBOR OFFICE NOTES: The Committee noted that the criteria used to select the recommended projects was not well suited for evaluating the merits of this particular project. A new harbor office has been on the City CIP List for many years. The facility is a patchwork of older buildings cobbled together and is easily number one on the City's list of buildings that need to be replaced. The building does not meet many of today's building code standards and it is not energy efficient. Replacing this building is a health and safety issue, both for the employees that work there and for the general public that conducts business there. Replacing this building would enable the staff to work more efficiently and productively and therefore, provide better service to the public. It is the intent of the Committee to explore the possibility of securing renters in the new facility to help cover bond payments.

RECOMMENDATION: Approve Resolution 11-099. Authorize the City Manager to proceed with the next steps including preparation of a bond sale application to the Alaska Municipal Bond Bank and the necessary documents for Council approval authorizing a bond sale.



Harbor Improvement Revenue Bond Projects

PROJECT DESCRIPTION & BENEFIT: This project will utilize municipal revenue bonds along with state and federal grant funds to accomplish six significant harbor improvement projects:

- **Port & Harbor Building**—will replace the existing Port & Harbor building (Harbormaster's Office) constructed in 1983. The building is substandard with electrical, lighting, and heating deficiencies, and does not meet codes and standards for occupancy as an office building. The new building is being planned as over-slope development. Cost: \$2,875,000.
- **Harbor Entrance Erosion Control**—will construct a rock revetment to replace the badly damaged and disintegrating log cribbing that was installed as a temporary erosion control measure in 1995. Rip-rap revetment would extend 935 feet from the jetty entrance of the harbor to the existing revetment near the Ferry Terminal, providing critical shore/infrastructure protection. Cost: \$600,000.
- **Ramp 3 Gangway and Approach**—will replace the existing Ramp 3 which dates back to the mid-1960s. This ramp is the steepest ramp in the harbor and difficult to use during very low tides. At 100 feet long, the new ramp will be less steep and therefore ADA compliant. It will be constructed of aluminum and covered by an awning to keep it snow and ice-free for year-round access. The existing Ramp 3 approach, a long narrow wooden structure in poor condition, will also be replaced. Cost: \$1,700,000.
- **Harbor Float Replacement**—will replace some of the oldest and most badly damaged floats in the harbor. These floats are plagued by worn and irregular walking surfaces, bull rails in need of replacement, ice damage to pilings, and broken sidewalks with exposed flotation. A total of 1,706 linear feet will be replaced: A Float, connecting E-J; J Float, R Float, and S Float. Cost: \$3,500,000.
- **Upgrade System 5—Vessel Shore Power and Water**—will provide System 5, the large vessel float system in the Homer Harbor, with additional power pedestals and a year-round fresh water supply to meet the needs of the large vessel fleet and attract new vessels to be home-ported in Homer. Cost: \$530,000.
- **Load and Launch Ramps**—will reconstruct the entire Load and Launch Ramp facility, replacing all five lanes along with the floats and piles. The existing ramp is suffering from age-related wear and tear and has been judged by the Alaska Dept. of Fish and Game to be in need of replacement. The facility serves small boaters from all over south-central Alaska. Cost: \$3,500,000.

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UNFUNDING & PROGRESS: 80% of design and engineering funds have been procured through a Denali Commission Waterfront Improvement grant for three of the projects: Ramp 3 Gangway and Approach, Harbor Float Replacement, and System 5 Upgrade. The same three projects are also eligible for an Alaska Municipal Harbor Facility grant, which would cover 50% of construction costs. Local revenue bonds can be used to meet the 50% match requirement for this grant program. Load and Launch Ramp reconstruction may be accomplished with a Federal Aid in Sport Fish Restoration Act grant together with state matching funds (provided through the Dept. of Fish and Game).

Total Project Cost: \$12,705,000

Amount covered by existing or projected grant funds = \$6,530,000 as follows:

\$440,000 (Denali Commission grant—already secured)

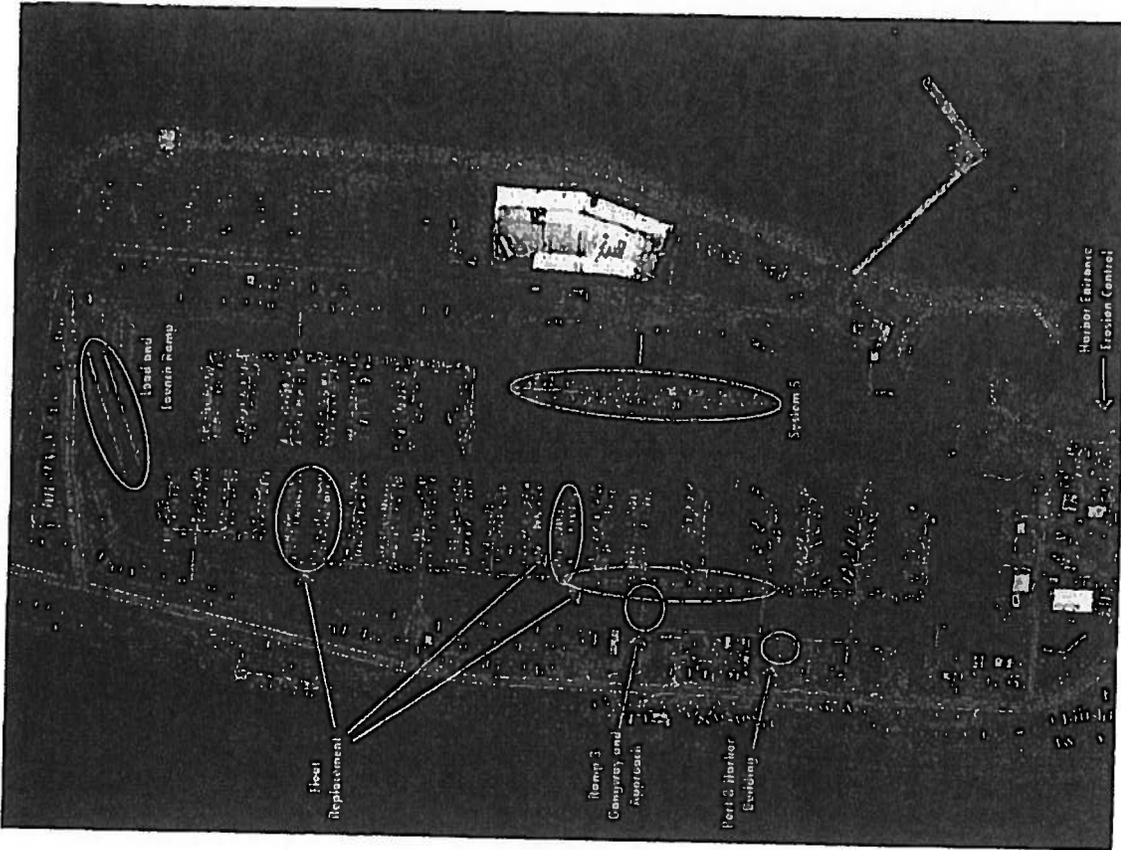
\$3,377,000 (Municipal Harbor Facility grant—to be requested after revenue bond sale is approved)

\$2,712,500 (Federal Aid in Sport Fish Restoration Act funds plus state Fish and Game funds)

Remaining (local responsibility) = \$6,175,000

Schedule: 2012-2014

Priority Level: 1



Contact Mayor Jim Hornaday or City Manager Walt Wrede at 235-8121



Port & Harbor

Monthly Statistical & Performance Report

For the Month of: **September 2011**

<u>Moorage Sales</u>	<u>2011</u>	<u>2010</u>
Daily Transient	57	102
Monthly Transient	88	85
Semi-Annual Transient	5	6
Annual Transient	13	15
Annual Reserved	424	488

<u>Grid Usage</u>	<u>2011</u>	<u>2010</u>
1 Unit = 1 Grid Tide Use		
Wood Grid	8	11
Steel Grid	3	9

<u>Services & Incidents</u>	<u>2011</u>	<u>2010</u>
Vesseis Towed	1	2
Vessels Moved	29	16
Vessels Pumped	10	9
Vessels Sunk	0	0
Vessel Accidents	0	0
Vessel Impounds	0	1
Equipment Impounds	0	11
Vehicle Impounds	0	0
Property Damage	1	1
Pollution Incident	3	0
Fires Reported/Assists	0	1
EMT Assists	0	3
Police Assists	3	2
Public Assists	24	25
Thefts Reported	1	0

<u>Parking Passes</u>	<u>2011</u>	<u>2010</u>
Long-term Pass	0	n/a
Seasonal Pass	0	n/a

<u>Stall Wait List</u>	<u>2011</u>	<u>2010</u>
No. on list at Month's End		
18' Stall	1	1
20' Stall	4	0
24' Stall	45	45
32' Stall	79	73
40' Stall	29	33
50' Stall	18	20
75' Stall	5	9
Total:	181	181

<u>Docking & Beach/Barge Use</u>	<u>2011</u>	<u>2010</u>
1 Unit = 1 or 1/2 Day Use		
Deep Water Dock	22	16
Pioneer Dock	29	30
Beach Landings	5	14
Barge Ramp	15	1

<u>Wharfage (in short tons)</u>	<u>2011</u>	<u>2010</u>
In Tons, Converted from Lb./Gal.		
Seafood	333	496
Cargo/Other	2,507	3,446
Fuel	38,190	28,885

<u>Crane Hours</u>	<u>2011</u>	<u>2010</u>
	174.3	173

<u>Ice Sales</u>	<u>2011</u>	<u>2010</u>
For the Month of September	349	398
Year to Date Total	2,983	4,006

Difference between
2010 YTD and 2011 YTD: 1,023 tons less

Deep Water Dock 2011

DATE	VESSEL	LOA	TIMES	BILLED	#Dock	\$ Dock	Serv Chg
1/9/11	Pacific Wolf & DBL54	395	1800	K-Sea Transp	1	\$ 896.65	\$ 52.00
1/10/11	Pacific Wolf INSIDE	121		K-Sea Transp	2	\$ 274.67	
1/10/11	DBL 54	300		K-Sea Transp	1	\$ 681.00	
1/11/11	Pacific Wolf INSIDE	121		K-Sea Transp	2	\$ 274.67	
1/11/11	DBL 54	300		K-Sea Transp	1	\$ 681.00	
1/12/11	Pacific Wolf INSIDE	121		K-Sea Transp	2	\$ 274.67	
1/12/11	DBL 54	300		K-Sea Transp	1	\$ 681.00	
1/13/11	Pacific Wolf INSIDE	121	/0600	K-Sea Transp	2	\$ 274.67	
1/13/11	Pacific Wolf & DBL54	395	0630/	K-Sea Transp	1	\$ 896.65	
1/14/11	Pacific Wolf & DBL54	395		K-Sea Transp	1	\$ 896.65	
1/15/11	Pacific Wolf & DBL54	395		K-Sea Transp	1	\$ 896.65	
1/16/11	Pacific Wolf & DBL54	395	/0945	K-Sea Transp	1	\$ 896.65	
1/17/11	Perseverance	189	/0705 /	Cispri	1	\$ 429.03	
1/18/11	Perseverance	189	/1115	Cispri	1	\$ 429.03	
1/19/11	Perseverance	189	1630/	Cispri	1	\$ 429.03	
1/20/11	Perseverance	189	/1430	Cispri	1	\$ 429.03	
2/4/11	Pacific Wolf & DBL54	395	0900/1115	K-Sea Transp	1	\$ 896.65	\$ 52.00
2/19/11	Sea Prince & Barge 360	360	0920 /	Crowley	1	\$ 817.20	\$ 52.00
2/20/11	Sea Prince & Barge 360	360		Crowley	1	\$ 817.20	
2/21/11	Sea Prince & Barge 360	360		Crowley	1	\$ 817.20	
2/22/11	Sea Prince & Barge 360	360	/1700	Crowley	1	\$ 817.20	
3/7/11	Pergrine	85	1300/1400	Pergrine Falcon Inc	1	\$ 192.95	\$ 52.00
3/7/11	Katrina Em	101	1500/1600	Alaskan Access Fis	1	\$ 229.27	\$ 52.00
3/15/11	Perseverance	189	1800/	Cispri	1	\$ 429.03	\$ 52.00
3/16/11	Perseverance	189	1500 /	Cispri	1	\$ 429.03	\$ 52.00
3/17/11	Perseverance	189	1615 /	Cispri	1	\$ 429.03	\$ 52.00
3/18/11	Perseverance	189	0800 /	Cispri	1	\$ 429.03	\$ 52.00
3/22/11	Pacific Wolf	121	1200/1300	K-Sea Transp	2	\$ 42.71	\$ 52.00
3/25/11	Sinuk tug	82	0830/1030	Crowley	1	\$ 186.14	\$ 52.00
3/28/11	Pacific Wolf & DBL54	395	1615/	K-Sea Transp	1	\$ 896.65	\$ 52.00
3/29/11	Pacific Wolf & DBL54	395	2000/	K-Sea Transp	1	\$ 896.65	\$ 52.00
3/30/11	Perseverance	189	1900/	Cispri	1	\$ 429.03	\$ 52.00
3/30/11	Responder barge	168	1900/	Cispri	1	\$ 381.36	
4/1/11	Perseverance	189	/0830	Cispri	1	\$ 429.03	
4/1/11	Responder barge	168	/0830	Cispri	1	\$ 381.36	
4/6/11	Endurance	207	1000/	Alyeska Pipeline	1	\$ 469.89	\$ 52.00
4/7/11	Endurance	207	all day	Alyeska Pipeline	1	\$ 469.89	
4/8/11	Endurance	207	all day	Alyeska Pipeline	1	\$ 469.89	
4/9/11	Endurance	207	/0705 1630/	Alyeska Pipeline	1	\$ 469.89	
4/10/11	Endurance	207	/1945	Alyeska Pipeline	1	\$ 469.89	
4/25/11	Perseverance	189	2230/	Cispri	1	\$ 429.03	\$ 52.00
4/25/11	Responder barge	168	2230/	Cispri	1	\$ 381.36	
4/26/11	Perseverance	189	/0800	Cispri	1	\$ 429.03	
4/26/11	Responder barge	168	/0800	Cispri	1	\$ 381.36	
4/27/11	Perseverance	189	all day	Cispri	1	\$ 429.03	
4/27/11	Responder barge	168	all day	Cispri	1	\$ 381.36	
4/28/11	Perseverance	189	/0945 1800/	Cispri	1	\$ 429.03	
4/28/11	Responder barge	168	/0945 1800/	Cispri	1	\$ 381.36	
5/3/11	Helenka B	177	1230/1900	Bruce Flannigan	1	\$ 401.79	\$ 52.00
5/6/11	Sea Prince	119	1400/	Crowley	2	\$ 135.06	\$ 52.00

Deep Water Dock 2011

DATE	VESSEL	LOA	TIMES	BILLED	#Dock	\$ Dock	Serv Chg
5/6/11	Barge 360	360	1400/	Crowley	1	\$ 817.20	
5/7/11	Sea Prince	119	/1800	Crowley	2	\$ 270.13	
5/7/11	Barge 360	360	/1800	Crowley	1	\$817.20	
5/17/11	Nacht & BC 152	150	1130/1600	Crowley	1	\$340.50	\$52.00
5/19/11	Pacific Raven & Kays PT	328	0900/1830	K-Sea Transp	1	\$744.56	\$52.00
5/21/11	Amsterdam	781	1000/1800	Holland America	1	\$1,772.87	\$481.53
5/29/11	Silver Shadow	610	1000/1800 est.	AK Maritime Agency	1	\$1,384.70	\$481.53
5/31/11	New Venture	98	1130/2330	Ocean Beauty	2	\$111.23	
6/4/11	Amsterdam	781	1000est/1800	Holland America	1	\$1,772.87	\$481.53
6/9/11	Decatur US Navy	505	1000/	AK Maritime Agency	1	\$1,146.35	\$52.00
6/10/11	Decatur US Navy	505	all day	AK Maritime Agency	1	\$1,146.35	
6/11/11	Decatur US Navy	505	all day	AK Maritime Agency	1	\$1,146.35	
6/12/11	Decatur US Navy	505	/1230	AK Maritime Agency	1	\$1,146.35	
6/18/11	Amsterdam	781	0930/1800	Holland America	1	\$1,772.87	\$481.53
6/20/11	Lisa Gayle	53	0900/1000	Hankins Ent.	2	\$20.05	
6/21/11	Tuman	36	0800/1700	Avram Kalugin	2	\$37.80	
6/21/11	Bad Betty	38	2100/	Lee Martin	2	\$39.90	
6/23/11	IT Intrepid	345	0830/	AK Maritime Agency	1	\$783.15	\$52.00
6/24/11	IT Intrepid	345	/2045	AK Maritime Agency	1	\$783.15	
6/27/11	Tempest	44	0945/1030	Fred Reutov	2	\$15.53	
6/27/11	Blueberry	41	1400/1445	Ivan Reutov	2	\$14.47	
6/28/11	Regatta	592	0710/1815	AK Maritime Agency	1	\$1,343.84	\$481.53
6/29/11	Sam B	76	1200/1730	Brice Marine	2	\$66.26	
6/30/11	Regatta	592	0800/1730	AK Maritime Agency	1	\$1,343.84	\$481.53
7/2/11	Amsterdam	781	0915/1800	Holland America	1	\$1,772.87	\$52.00
7/8/11	IT Intrepid	345	0700/	AK Maritime Agency	1	\$783.15	\$52.00
7/16/11	Amsterdam	781	0930/1815	Holland America	1	\$1,772.87	\$481.53
7/16-29/11	RM Thorntenson	282	1930/	Icele Vessel Holding	1	\$8,321.82	\$52.00
7/16/11	American Beauty	108	/0615	American Beauty LLC	2	\$245.16	\$52.00
7/22/11	Regatta	592	0800/1800	AK Maritime Agency	1	\$1,343.84	\$481.53
7/24/11	Regatta	592	0715/1800	AK Maritime Agency	1	\$1,343.84	\$481.53
7/29/11	Alucia	190	0900/1100	Yacht Services of AK	2	\$67.07	
7/30/11	RM Thorntenson	282	/2100	Icele Vessel Holding	1	\$640.14	\$52.00
8/8/11	DBL 106	383	1030/	K-Sea Transp	1	\$869.41	
8/8/11	Bismark Sea	125	1100/	K-Sea Transp	2	\$283.75	
8/9/11	DBL 106	383	/2130	K-Sea Transp	1	\$869.41	
8/9/11	Bismark Sea	125	/2130	K-Sea Transp	2	\$283.75	
8/13/11	Amsterdam	781	0845/1800	Holland America	1	\$1,772.87	\$481.53
8/27/11	Amsterdam	781	0830/1800	Holland America	1	\$1,772.87	\$481.53
8/27/11	Scandies Rose	130	2115/2130	Scandies LTD	1	\$295.10	\$52.00
9/1/11	LA B	234	1615/1800	Brice Marine	1	\$51.18	\$52.00
9/1/11	Sam B	76	1615/1800	Brice Marine	2	\$26.82	
9/2/11	Southern Wind	144	1430/1800	Trident Seafoods	1	\$326.88	\$52.00
9/3/11	Scandies Rose	130	1330/2000	Scandies LTD	1	\$295.10	\$52.00
9/9/11	Silver Shadow	610	0730/1730	AK Maritime Agency	1	\$1,384.70	\$481.53
9/9/11	Sam B	76	1800/2000	Brice Marine	2	\$26.82	
9/10/11	Amsterdam	781	1000/1800	Holland America	1	\$1,772.87	\$481.53
9/25/11	Point Barrow	86	1715/	Crowley	1	\$195.22	\$52.00
9/26/11	Pacific Wolf & DBL54	395	0415/	K-Sea Transp	1	\$696.65	\$52.00
9/26/11	Point Barrow	86		Crowley	2	\$195.22	
9/27/11	Pacific Wolf & DBL54	395	/1900	K-Sea Transp	1	\$696.65	
9/28/11	Tempo Sea	134	1400/1730 Inside price	Tempo Sea LLC	2	\$47.30	
9/28/11	Time Bandit	113	1300/1530	Time Bandit LLC	2	\$39.89	
						\$73,346.37	\$8,353.42

Deep Water Dock 2011

DATE	VESSEL	LOA	TIMES	BILLED	#Dock	\$ Dock	Serv Chg

Pioneer Dock 2011

DATE	VESSEL	LOA	TIMES	BILLED	#Dock	\$Dockings	Serv Chg
01/04/11	Pacific Wolf & DBL54	395	1200/1800	K-Sea Transp	1	\$ 896.65	\$ 52.00
01/16/11	Pacific Wolf & DBL54	395	1045/1815	K-Sea Transp	1	\$ 896.65	\$ 52.00
01/20/11	Pacific Wolf & DBL54	395	1240/1800	K-Sea Transp	1	\$ 896.65	\$ 52.00
01/22/11	Vigilant	100	1015/1430	Crowley	1	\$ 227.00	\$ 52.00
01/28/11	Pacific Wolf & DBL54	395	0810/1800	K-Sea Transp	1	\$ 896.65	\$ 52.00
02/08/11	Pacific Wolf & DBL54	395	2300 /	K-Sea Transp	1	\$ 896.65	\$ 52.00
02/09/11	Pacific Wolf & DBL54	395	/0500	K-Sea Transp	1	\$ 896.65	\$ 52.00
02/09/11	Vigilant	100	0800/1200	Crowley	1	\$ 227.00	\$ 52.00
02/19/11	Pacific Wolf & DBL54	395	1220/1930	K-Sea Transp	1	\$ 896.65	\$ 52.00
02/25/11	Pacific Wolf & DBL54	395	0850 /	K-Sea Transp	1	\$ 896.65	\$ 52.00
02/26/11	Pacific Wolf & DBL54	395	/1200 & 1300	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/04/11	Pacific Wolf & DBL54	395	0220/0735	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/11/11	Pacific Wolf & DBL54	395	0440/	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/12/11	Pacific Wolf & DBL54	395	/2030	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/17/11	Perseverance	189	1215/1600	Cispri	1	\$ 429.03	\$ 52.00
03/23/11	Pacific Wolf & DBL54	395	0430/1900	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/28/11	Pacific Wolf & DBL54	395	1100/1600	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/29/11	Pacific Wolf & DBL54	395	2000/	K-Sea Transp	1	\$ 896.65	\$ 52.00
03/30/11	Pacific Wolf & DBL54	395	all day	K-Sea Transp	1	\$ 896.65	\$ 52.00
04/06/11	Pacific Wolf & DBL54	395	1345/1930	K-Sea Transp	1	\$ 896.65	\$ 52.00
04/08/11	John Brix & DBL 79	345	0630/1410	K-Sea Transp	1	\$ 783.15	\$ 52.00
04/15/11	Sinuk	82	0645/	Crowley	1	\$ 186.14	\$ 52.00
04/22/11	Pacific Wolf & DBL54	395	0415/1900	K-Sea Transp	1	\$ 896.65	\$ 52.00
04/28/11	Pacific Wolf & DBL54	395	1215/1840	K-Sea Transp	1	\$ 896.65	\$ 52.00
05/03/11	Pacific Wolf & DBL54	395	1230/	K-Sea Transp	1	\$ 896.65	\$ 52.00
05/09/11	Pacific Wolf & DBL54	395	0820/2000	K-Sea Transp	1	\$ 896.65	\$ 52.00
05/11/11	Pacific Wolf & DBL54	395	0815/1315	K-Sea Transp	1	\$ 896.65	\$ 52.00
05/18/11	Pacific Wolf & DBL54	395	0900/1800	K-Sea Transp	1	\$ 896.65	\$ 52.00
05/31/11	Pacific Wolf & DBL54	395	0900/1300	K-Sea Transp	1	\$ 896.65	\$ 52.00
06/02/11	Pacific Wolf & DBL54	395	1330/1730	K-Sea Transp	1	\$ 896.65	\$ 52.00
06/05/11	Pacific Wolf & DBL54	395	2310 /	K-Sea Transp	1	\$ 896.65	\$ 52.00
06/06/11	Pacific Wolf & DBL54	395	/0500	K-Sea Transp	1	\$ 896.65	\$ 52.00
06/15/11	Pacific Wolf & DBL54	395	2230/	K-Sea Transp	1	\$ 896.65	\$ 52.00
06/16/11	Pacific Wolf & DBL54	395	/0530	K-Sea Transp	1	\$ 896.65	\$ 52.00
06/25/11	Helenka B	177	1300/2025	Bruce Flanigan	1	\$ 401.79	\$ 52.00
06/27/11	Pacific Wolf & DBL54	395	/1815	K-Sea Transp	1	\$ 896.65	\$ 52.00
07/07/11	IT Intrepid	345	1400/	AK Maritime	1	\$ 783.15	\$ 52.00
07/08/11	Pacific Wolf & DBL54	395	1415/1900	K-Sea Transp	1	\$ 896.65	\$ 52.00
07/11/11	Pacific Wolf & DBL54	395	0730/1845	K-Sea Transp	1	\$ 896.65	\$ 52.00
07/20/11	Pacific Wolf & DBL54	395	0700/1900	K-Sea Transp	1	\$ 896.65	\$ 52.00

Pioneer Dock 2011

DATE	VESSEL	LOA	TIMES	BILLED	#Dock	\$Dockings	Serv Chg
7/21-22/11	Eastern Hunter	100	2115/0700	Eastern Hunter	1	\$ 227.00	\$ 52.00
07/24/11	Pacific Wolf & DBL54	395	1330/1730	K-Sea Transp	1	\$ 896.65	\$ 52.00
07/29/11	Cape Greig	182	0900/1830	Cape Greig LLC	1	\$ 413.14	\$ 52.00
07/30/11	Perseverance	189		Cispri	1	\$ 429.03	\$ 52.00
08/08/11	Pacific Wolf & DBL54	395	1230/1500	K-Sea Transp	1	\$ 896.65	\$ 52.00
08/10/11	Sea Hawk	111	1000/1415	K-Sea Transp	1	\$ 251.97	\$ 52.00
8/10-11/11	Pacific Wolf & DBL54	395	2200/0600	K-Sea Transp	1	\$ 896.65	\$ 52.00
08/12/11	Pacific Explorer	105	0600/	Foss Maritime	1	\$ 238.35	\$ 52.00
08/12/11	Jeffrey Foss	118	0600/	Foss Maritime	1	\$ 267.86	\$ 52.00
08/17/11	Muzon	89	1245/	Amak Towing	1	\$ 202.03	\$ 52.00
08/18/11	Pacific Wolf & DBL54	395	0830/1400	K-Sea Transp	1	\$ 896.65	\$ 52.00
08/21/11	Pacific Wolf & DBL54	395	1140/1900	K-Sea Transp	1	\$ 896.65	\$ 52.00
08/27/11	Pacific Wolf & DBL54	395	1100/1930	K-Sea Transp	1	\$ 896.65	\$ 52.00
09/01/11	Scandies Rose	130	1400/1900	Scandies LTD	1	\$ 2,951.00	\$ 52.00
09/15/11	Vigilant	100	/1545	Crowley	1	\$ 227.00	\$ 52.00
09/15/11	Pacific Wolf & DBL54	395	1600/2245	K-Sea Transp	1	\$ 896.65	\$ 52.00
09/24/11	Pacific Wolf & DBL54	395	1100/1850	K-Sea Transp	1	\$ 896.65	\$ 52.00
			Year to Date Totals:		57	\$ 44,110.64	\$ 2,652.00
10/20/11							
Ferry Landings Pioneer Dock 2011: DWD 2011:							
January	27						
February	19						
March	27						
April	22						
May	31						
June	22						
July	24						
August	25						
September	24						
October							
November							
December							

Date From	Date To	Crane Hours (Weekly)	Crane YTD	Tons of Ice (Weekly)	YTD Ice
1/3/2011	1/9/2011	6.7	6.7	0 shut down for maintenance	
1/10/2011	1/16/2011	23.5	30.2	0 shut down for maintenance	
1/17/2011	1/23/2011	18.3	48.5	0 shut down for maintenance	
1/24/2011	1/30/2011	18	66.5	0 shut down for maintenance	
1/31/2011	2/6/2011	10.7	77.2	0 shut down for maintenance	
2/7/2011	2/13/2011	19.1	96.3	0 shut down for maintenance	
2/14/2011	2/20/2011	26.8	123.1	0 shut down for maintenance	
2/21/2011	2/27/2011	30.1	153.2	0 shut down for maintenance	
2/28/2011	3/6/2011	58.3	211.5	0 shut down for maintenance	
3/7/2011	3/13/2011	76.3	287.8	57	57
3/14/2011	3/20/2011	79.1	366.9	46	103
3/21/2011	3/27/2011	38	404.9	44	147
3/28/2011	4/3/2011	39.2	444.1	31	178
4/4/2011	4/10/2011	27.1	471.2	21	199
4/11/2011	4/17/2011	56.1	527.3	83	282
4/18/2011	4/24/2011	43.1	570.4	33	315
4/25/2011	5/1/2011	79.7	650.1	81	396
5/2/2011	5/8/2011	62.6	712.7	96	492
5/9/2011	5/15/2011	60.6	773.3	79	571
5/16/2011	5/22/2011	49.7	823	70	641
5/23/2011	5/29/2011	51.9	874.9	97	738
5/30/2011	6/5/2011	73.7	948.6	82	820
6/6/2011	6/12/2011	83	1031.6	77	897
6/13/2011	6/19/2011	91	1122.6	82	979
6/20/2011	6/26/2011	78.1	1200.7	101	1080
6/27/2011	7/3/2011	92.1	1292.8	119	1199
7/4/2011	7/10/2011	75.3	1368.1	133	1332
7/11/2011	7/17/2011	148.5	1516.6	240	1572
7/18/2011	7/24/2011	68	1584.6	462	2034
7/25/2011	7/31/2011	65.3	1649.9	135	2169
8/1/2011	8/7/2011	82.9	1732.8	105	2274
8/8/2011	8/14/2011	88.1	1820.9	137	2411
8/15/2011	8/21/2011	33.7	1854.6	95	2506
8/22/2011	8/28/2011	88.2	1942.8	128	2634
8/29/2011	9/4/2011	50.6	1993.4	68	2702
9/5/2011	9/11/2011	45.8	2039.2	114	2816
9/12/2011	9/18/2011	41.9	2081.1	89	2905
9/19/2011	9/25/2011	36	2117.1	78	2983
9/26/2011	10/2/2011	36.4	2153.5	57	3040
10/3/2011	10/9/2011	43.3	2196.8	74	3114
10/10/2011	10/16/2011	17.6	2214.4	27	3141
10/17/2011	10/23/2011				
10/24/2011	10/30/2011				
10/31/2011	11/6/2011				
11/7/2011	11/13/2011				
11/14/2011	11/20/2011				
11/21/2011	11/27/2011				
11/28/2011	12/4/2011				
12/5/2011	12/11/2011			shut down for maintenance	
12/12/2011	12/18/2011			shut down for maintenance	
12/19/2011	12/25/2011			shut down for maintenance	
12/26/2011	1/1/2012			shut down for maintenance	

Water Usage 2011

Gal.	\$102.00 CONX Charged	194.05 minimum charge	Conx Fee
13720	\$ 532.47	\$ 102.00	
3000	\$ 194.05	\$ 102.00	
2950	\$ 194.05	\$ 102.00	
2000	\$ 194.05	\$ 102.00	
1370	\$ 194.05	\$ 102.00	
6000	\$ 232.86	\$ 102.00	
3900	\$ 194.05	\$ 102.00	
2270	\$ 194.05	\$ 102.00	
3000	\$ 194.05	\$ 102.00	
2000	\$ 194.05	\$ 102.00	
5000	\$ 194.05	\$ 102.00	
41540	\$ 1,612.17	\$ 102.00	
3000	nc		
11000	\$ 426.91	\$ 102.00	
2000	NC		
4000	NC		
58300	\$ 2,262.62	\$ 102.00	
44000	\$ 1,707.64	\$ 102.00	
3000	nc		
3000	nc		
300	nc		
64600	2507.13	102	
3000	NC		
68180	2646.07	102	
3000	nc		
5000	194.05	102	
-819000	nc		
53820	2089.92	\$ 102.00	
34520	1339.72	\$ 102.00	
630	nc		
51240	\$ 1,988.62	\$ 102.00	
13760	\$ 534.03	\$ 102.00	
41820	\$ 1,623.04	\$ 102.00	
3000 est	\$ 194.05	\$ 102.00	
38,180	\$ 1,481.77	\$ 102.00	
2,000	NC		



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

Telephone (907) 235-3160
Fax (907) 235-3152
E-mail port@ci.homer.ak.us
Web Site <http://port.ci.homer.ak.us>

MEMORANDUM

TO: PORT & HARBOR ADVISORY COMMISSION; PORT STAFF
CC: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
FROM: RACHEL TUSSEY, ADMINISTRATIVE SECRETARY
DATE: OCTOBER 19, 2011
SUBJECT: AAHPA 2011 CONFERENCE RESULTS

Background

The Alaska Association of Harbormasters and Port Administrators 32nd Annual conference was an amazing success! The AAHPA conference is a great opportunity for ports and harbors, in Alaska and other coastal communities, and industry-related businesses/service organizations to exchange information on all aspects of port/harbor and vessel operations; develop policies and plans that help establish uniformity in the operation and management of harbor and port facilities; and promote and encourage development of harbors and ports in a sound, economic and environmental manner.

This year brought over 90 attendees, the largest turnout in the association's recent history. Participants varied from 27 Alaskan and Seattle port/harbors, 12 Alaskan agencies (NOAA, USCG, ADF&G, etc.), and over 20 industry-related businesses from all over Alaska and the Pacific coast. We had a wonderful group of twenty individuals volunteer to give presentations for the many topics we had that varied from scientific topics such as isostatic and geostatic rebound, to ongoing issues like derelict vessels. Thanks to local businesses that donated over \$3,000 worth of prize items for the conference raffle, and sustaining members of the association that sponsored meals and breaks, there was a strong amount of support not only for the Port of Homer but for the association. Overall, the Port of Homer was able to fundraise over \$13,000 of proceeds for AAHPA through the participation of members, sponsors, and all who attended the conference.

Attached are the results of the conference feedback surveys.

Note: results are based on the 28 surveys that were returned to the Homer Harbormaster's Office. Scores are rated 1 through 5. Scores are averaged on the number of responses and do not include blank or n/a responses. Additional comments made on surveys are specified with an asterisk.

Recommendation

For Informational Use

Attached: 2011 AAHPA Conference Feedback Survey Results

Alaska Association of Harbormasters & Port Administrators

2011 Conference Feedback

How well did this year's conference meet your needs?

- 4.9** Ability to network with other Ports & Harbors, marine businesses, trades, & industries
- 4.0** Learn about new developments & technologies
- 3.8** Improved your leadership, better customer service, & management skills
- 3.9** Increased ability to develop, improve, & promote your harbor
- 4.9** Develop camaraderie with other Ports & Harbors

How valuable and informational did you find the following presentations and events?

Tuesday, October 11

- 4.6** Opening: Homer Welcome and Admin. Announcements
- 4.1** Roll-Call of the Sponsors
- 4.7** Roll-Call of the Ports
 - * Really like this years. Organized A-Z process w/ a couple of slides of each facility
- 2.7** Topic: Marina Management Software with Rick McCorkle
 - * Technical
- 3.1** Topic: Facility Dock Lift Crane Federal OSHA Requirements & Safety with Eric Paivio
 - * Poor speaker
- 4.0** Topic: Financing Harbor Expansion & Maintenance - A Legislative Road Map with Linda Anderson, Yuri Morgan, & Louie Flora
- 3.9** Exhibitor Open House
 - * Need more vendors & larger space for vendors

Wednesday, October 12

- 4.4** Topic: Tariffs: What They Are, What They Aren't, & How to Maintain Them with Mike Fisher
- 4.2** Topic: Public Speaking with Beth Graber
- 4.3** Topic: Alaska Clean Harbors with Rachel Lord
- 4.8** Port of Homer & Facilities Tour
- 4.2** Islands & Oceans Visitor Center Tour
 - * Very nice place. Wish we had something like that
- 3.7** Topic: Isostatic and Geostatic Rebound with Jeff Freymueller
 - * Technical

Thursday, October 13

- 5.0** Topic: Derelict Vessels Worksession with Bryan Hawkins, Matt Clarke & Holly Wells
 - * Would like Homer's Presentation
 - * Good info nonetheless!
- 3.8** Topic: Invasive Species with Angie Doroff
- 5.3** Harbor Jeopardy with Matt Clarke
 - * Great idea, lots of fun
 - * A RIOT
 - * Fun – Awesome
 - * Loved it!

Thursday, October 13 (cont.)

4.4 Roundtable Discussions Session I & II

4.3 Topic #1: DEC Harbor MSGP Req. & Compliance with Shane Serrano, DEC Environmental Program Specialist

4.5 Topic #2: Harbor Grants with Michael Lukshin, ADOT State Port & Harbors Engineer

4.5 Topic #3: Tsunami Awareness & Preparedness with NOAA Navigation & Tsunami Personnel

4.0 Topic #4: Wildlife Hazard Management with Marc Pratt, Assistant District Supervisor of Alaska, USDA

3.0 Topic #5: Cargo Handling in Small Ports

5.0 Additional Topic: Derelict Vessels

4.3 Topic: Homer Harbor Expansion – Partnering with the Corps with Harvey Smith & Ruth Carter

- * Got a lot out of this!
- * Too much jargon for the audience

4.3 Topic: U.S. Army Corps of Engineers 2011 Activities & Future Funding with David Martinson

- * Got a lot out of this!
- * Too much jargon for the audience

What do you think about other aspects of the conference?

4.7 Breaks & Lunches throughout the conference

- * Just right
- * Off-Site lunch
- * Food was very good, and always available
- * As usual we were fed often
- * would have been good to have some fruit alternative to sweet bread
- * Timely - Plenty - Staff very courteous
- * Good break up
- * very nice
- * Great
- * Food was good. Nice accommodations
- * Good Food - Thank you to the Sponsors
- * I overate, but I think that's the point. Well done!
- * Thank you
- * Networking was amazing
- * Ok
- * Outstanding

4.8 The final banquet including meal, entertainment, prizes, etc.

- * Great
- * Banquet was fun and trying for prizes was fun. I look forward to next year. Beer selection was weak. 3 kinds of beer
- * Thank you to PND Great time
- * Meal excellent
- * Fun - Good meal variety - live music was nice
- * Great!
- * Wonderful - Fun Time
- * It was great! Food was good and the band was great. Nice prizes too.

- * Great time - Good food, Great Entertainment
- * The best I've ever attended
- * Well managed dinner by resort staff. Lots of fun. Music was great, but a bit loud for the room size.
- * Very nice
- * Need more prizes due to large audience. Not everyone got something
- * Ok
- * Well Done
- * Very well done - thanks!

4.5 Discounts available to conference attendees for travel & accommodations

- * Community knew we were here
- * Call/contact smaller harbors and offer AAHPA grants to attend (Thorne Bay, Tanakee, Old Harbor, False Pass, etc.)
- * Secretary took care of it

4.5 Layout of conference schedule: too short/too long breaks; presentation length; etc.

- * important issues need more time
- * breaks too short and few. No time to mingle with people
- * More opportunities to walk through marina vs. "drive by" snap shot, maybe in small groups
- * Bryan Hawkins & his crew did an outstanding job
- * A great mix of topics
- * Topics went over or under scheduled times - break length was nice for checking in the office
- * Were kept busy!
- * Schedule was good
- * Just Fine
- * Short Breaks
- * Just right. Liked 9am start time.

5.2 Overall hospitality of conference host Port of Homer

- * Great Job
- * very good
- * very nice friendly people. All over made our visit even better.
- * Ditto to the Above Comment x5 Thank you Homer
- * Excellent!
- * Harbor staff & hotel staff was very nice
- * Excellent! Tho, no time to get out & spend \$ in local shops/restaurants
- * Did a great job!
- * Great Staff - Friendly & Helpful
- * Fantastic!! Homer crew great as usual! Hotel staff was friendly.
- * Great Job - Well Done Homer Crew!
- * Tremendous!
- * My first time to Homer. Great job & kudos to the Land's End Resort.
- * Very nice.
- * Bryan and Matt did an amazing job.
- * Fantastic. Good job, Bryan & staff!
- * Homer raised the bar

Other conference comments:

Which topics were covered too lightly that you felt should have had more time?

- * Derelict Vessels
- * Derelict vessels too short
- * an entire day could be devoted to derelict vessels, in future set aside more time for this topic
- * I felt all of the topics were given ample time to have discussions & Q&A time
- * Communication workshop: needed more time for all harbors to get engaged with their elevator speeches.
- * Derelict vessels too short - could have used twice the time
- * Coverage was good
- * Thought the Marine Mgmt Software presentation was awful. Long on techie info and too short on demos. Took the speaker almost an hour to get to the WIIFM point!
- * Derelict Vessels, needed more time
- * Abandoned & Derelict Vessels

Which speakers and/or topics do you think should be included in future conferences?

- * Salvage Experts to discuss derelict boats
- * 1)Coast Guard/Homeland Security Update, 2) AK Maritime Update
- * USCG, Oil Spill prevention & Early Detection, Admiralty Rules, Law re: Safe Harbor Access
- * grant writing class (examples/handouts), Tariffs and code (examples/handouts), Standard Operating Procedures (SOPs)
- * Although I have not & probably wouldn't have much of a problem with derelict vessels it seems to be a huge problem; more tariff info is always good. Harbor Jeopardy should be a yearly addiction
- * Where available/appropriate, talks from scientific and research folks (like the isostatic and geostatic rebound talk)
- * Oil spill response, DEC: Available funds & grants
- * Homeland Security, updates on Clean Harbors
- * Cruise ship management & security related issues.
- * AK Clean Harbors - Rachel Lord
- * Holly the attorney about derelict vessels.

What are the best times for you to attend the annual fall conference?

- * Sept-Oct
- * Oct-Nov
- * You plot the time, I will be there
- * Mid Oct-Mid Nov
- * Later in the Fall
- * Same time next year :)
- * Early Oct is good for me
- * Mid-October to mid-November
- * Same
- * Early October
- * Oct is good
- * End of Oct.
- * This was a good week
- * 3rd week of October or July when I need to get a from the mayhem :)

- * Late September to Mid-October is just fine.
- * Anytime in October
- * October/November
- * October

Other comments you like to share?

- * Thanks for the Hospitality. Homer Was Awesome!
- * the stationary crane speaker was totally inaudible
- * Harbor Jeopardy was a great addition. Well done Matt.
- * More handouts. Although we all live these topics it is sometimes difficult to absorb it all. More handouts
- * The public speaking talk was different... it was an excellent presentation and addition to the conference. I really enjoyed the isostatic and geostatic rebound talk as well. Good topics for roundtable.
- * Wonderful - Set up, time to network, etc.
- * Great Job!
- * Thanks to Bryan & his staff - Great Job!
- * Great Job Bryan & Crew! Had A Great Time-
- * The cinnamon roll break (which is very good by the way) is too close to lunch. Better if brought out closer to 10am than 11am.
- * It has been fun, and I learned a lot

RECEIVED

OCT 17 2011

PORT & HARBOR

To: Homer Port Commission
From: Peter Zimmerman & Bill Lovett

10/11/20011

Dear Commissioners,

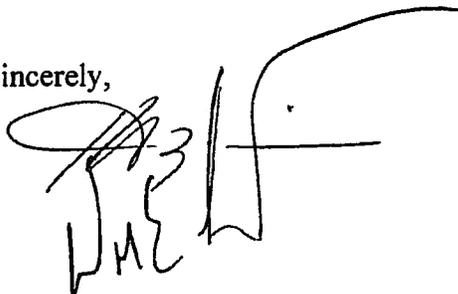
Our boats are moored in the harbor at the base of ramp 5, slip AA12. We have paid slip rental fees for nearly 10 years. During that time rental fees have increased annually, however the services remain inadequate. Unlike the other slips in the harbor, we have no power or water. The rest room at the top of the ramp is merely a hole in the ground surrounded by plywood. Why is it that slips T,U,V,W and AA do not have the same services as the rest of the harbor? We pay the same rates.

When we asked the Harbor Master about water availability his answer was, wash your boat and obtain water on the opposite side of the harbor at slip EE. This is not only inconvenient but nearly impossible. Commercial vessels were rafted alongside that slip nearly the entire season. When there was an opening we had to wait in line, often behind transient vessels which were cleaning up prior to hauling out.

All of us at the bottom of ramp 5 would appreciate some assistance. At the moment water is the biggest priority. Washing our boats is important but vessel safety is a priority. If a vessel were to catch fire the only means of extinguishing a blaze would be buckets of saltwater.

The 2012 season is around the corner, how about some improvements?

Sincerely,



Peter Zimmerman
P.O. Box 3411
Homer, AK.

Port and Harbor Advisory Commission Strategic Plan - 2011

Mission statement:

Act in an advisory capacity to the City Manager and the City Council on the problems and development of the City Port and Harbor facilities. Consideration may include the physical facilities, possible future development and recommendations on land use within the Port and Harbor areas.

Overall Goals:

1. Conduct faster, more productive meetings
2. Become a more effective Commission - provide timely, relevant comment to the City Council on Port and Harbor issues
3. Have a better understanding of the budget process
4. Establish committees when needed to work on specific tasks

Short Term Goals - less than 6 months or by the end of 2011 (not prioritized)

1. Conduct more efficient meetings
2. Improve Harbor Recycling Efforts
3. Parking- Encourage administration/Council to gain greater control
4. Gain a better understanding of the budget process, and provide comments to the Administration (Harbormaster, City Manager) in a timely manner for possible inclusion in the 2012 budget.
5. Develop a strategy to work with the City Council
6. Improvements to Barge Ramp - facilities need to be repaired and replaced due to increased usage.

Midterm Goals 1-3 years (2012-2014)

1. Continue to refine City Leasing Policies
2. Continue to understand the budget, include setting fees, and dedication of sales tax
3. Lobby for restroom access on Fish Dock Road
4. Lobby Council for funds to create a port marketing plan
5. Improvements to Barge Terminal Facility
6. Container Freight System - Support Staff in research and market analysis regarding interest, cost effectiveness and benefits to the Kenai Peninsula

Long Term 5 or more years (2016-??)

1. Build a new harbormaster office
2. Encourage the City to lobby ACOE and the state to address erosion control on the Spit, both on the west side and the harbor side
3. Long range harbor planning, east harbor expansion

Action Plan - Who does what, and when?

Staff

- Provide yearly information about the budget
- Inform the Commission of City Council actions and discussion of Harbor issues

Commission

- Attend City Council meetings as assigned
- Attend work sessions and training opportunities
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information
- Request a City Council member attend Port and Harbor meetings
- Ask questions about the budget process. Request information from the Harbormaster.

Clerks

- Help the Commission learn to be more efficient and effective
- Help the Commission learn to better communicate with the City Council (Memorandums vs Resolutions and Ordinances)

Homer Spit Lease Expiration Calendar

updated 1/6/11 rev. 2/17/11

Lease Expires	Leaseholder	Details	Action
7/31/2010	Fish Factory	6 mos. Lease Expires	Paying month-to-month til completion of construction brings Lot 12A up to code for lease amendment to include 12B strip
8/14/2010	Alaska Custom Seafoods	lease expires; no options remain	Lease negotiations currently in progress with Alaska Custom Seafoods
9/23/2010	Peninsula Scrap	9 mo. lease expires	scrap meter stored on chip pad
9/30/2010	Snug Harbor	lease expires	Lease negotiations currently in progress with Snug Harbor Seafoods
5/18/2011	Bruin Bay, LLC	lease expires	
9/10/2011	Homer Spit Campground	Approved by Council for New Lease 2/15/11	New Lease 10 yr w/2 five yr options
12/9/2011	Pier One	lease expires	term-5 years; \$1/yr
4/15/2012	Dockside Two	lease expires; no options remain	
3/31/2013	Sportsman Supply	lease expires; one 5 yr option	
3/31/2013	AK High Hopes-Bob's Trophy Charters	lease expires; one 5 yr option	
11/1/2013	Southcentral Radar	lease expires; two 5 yr options	
11/30/2013	Harbor Ent. Coal Pt.	lease expires; one 5 yr option	
3/3/2014	ACS MACtel cellular	lease expires; no options remain	\$12/yr
7/31/2014	Kachemak Port Services	lease expires; two 1 yr options	
12/31/2014	Happy Face Restaurant	lease expires; no options remain	
11/30/2015	Mike Yourkowski	lease expires; one 10 yr option	
2/1/2016	El Pescador	lease expires; no options remain	
9/30/2016	USCG-Pioneer Dock	lease expires; no options remain	
9/30/2016	USCG-Roanoke Is.	lease expires? Not in file	
12/1/2018	Harbor Ent. 30 acres	lease expires; no options remain	
3/31/2020	Fish Factory	lease expires; two 10 yr options	
9/30/2023	USCG-Lot #20 by PD	lease expires; no options remain	
1/31/2026	Salty Dawg	lease expires; no options remain	
3/31/2028	Harbor Leasing LLC	lease expires; two 5 yr options	
1/13/2029	AK Marine Highway	Land Use Permit-NO LONGER IN AFFECT	Superseded by 2010 Lease Agreement
9/14/2029	Icicle Seafoods	lease expires; no options remain	
11/1/2029	Homer Ent. Sport Shed	lease expires; two 5 year options remain	
5/31/2030	Seldovia Village Tribe	Lease Expires, two 5 year options	
4/30/2060	AK Marine Highway	lease expires	

2011 Homer City Council Meetings
Port & Harbor Advisory Commission Attendance

It is a goal of the Commission to have a member speak regularly to the City Council at council meetings. There is a special place on the council's agenda specifically for this. After the Council approves the consent agenda, there is a spot for visitors, and then agenda item number seven, announcements, reports from Commissions, the Borough, etc. That is when you would jump up and speak. If the mayor moves on to public hearings, you have waited too long! Typically if there is no visitor or special presentation, you would be talking within the first half hour (or less) of the Council meeting. The Regular meeting start time is 6:00 p.m.

Each commissioner is assigned a month and is responsible for attending one of the two council meetings, ***OR finding another commissioner to do it in their place*** if they will not be attending the meeting.

<u>Meeting Date</u>	<u>Commissioner</u>
January 10, 24	<u>ZIMMERMAN</u>
February 15, 28	<u>CARROLL</u>
March 14, 29(Tuesday)	<u>WEDIN</u>
April 11, 25	<u>HARTLEY</u>
May 9, 23	<u>ULMER</u>
June 13, 27	<u>HOWARD</u>
July 25	<u>ZIMMERMAN</u>
August 8, 22	<u>ULMER</u>
September 12, 26	<u>SEPTEMBER</u>
October 10, 24	<u>WEDIN</u>
November 28	<u>HOTTMANN</u>
December 12	<u>HOTTMANN</u>

Budget is given to department heads in July, August to return to city manager for first presentation to council on September.

Budget related council meetings, check schedule at that time: October, November, December

The regular December meeting is when the Budget is finally approved by City Council.

Any Special Meetings are usually schedule the first Monday of the month.

