

# PORT AND HARBOR ADVISORY COMMISSION

## Regular Meeting



Wednesday,  
April 25, 2012  
5:00 P.M.

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. March 28, 2012 Regular Meeting Minutes **Page 1**
- 6. VISITORS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
  - A. Port and Harbor Director's Report for April 2011 **Page 9**
- 8. PUBLIC HEARING**
  - A. Amendments to the Port and Harbor Terminal Tariff No. 600 for the purpose of Repaying a Revenue Bond in the Amount of \$6 Million **Page 11**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
  - A. Memo to Port and Harbor Commission from Bryan Hawkins, Port Director/Harbormaster Re: Harbor Improvement Committee Report of April 19, 2012 Meeting dated April 20, 2012
    - a. Memo to Harbor Improvement Committee from Bryan Hawkins, Port Director/Harbormaster Re: Grant Money & Matching Funds dated April 13, 2012
    - b. Revised Grants & Matching Funds Needed Spreadsheet as of April 19, 2012 **Page 19**
- B. INFORMATIONAL ITEMS**
  - A. Monthly Statistical & Performance Report March 2012 **Page 23**
  - B. Weekly Crane and Ice Report **Page 25**
  - C. Deep Water Dock Report **Page 27**
  - D. Pioneer Dock Report & Ferry Landings Report **Page 31**
  - E. Letter from Homer Chamber of Commerce Re: Winter King Salmon Derby Results dated March 30, 2012 **Page 35**
  - F. Memorandum 12-055 Appointment of Michael Stockburger to the Port and Harbor Advisory Commission **Page 37**
  - G. Resolutions 12-023 & 12-024 re: Long Term Parking Fees **Page 43**
  - H. Commissioner Attendance Schedule for City Council Meetings 2012 **Page 47**
- C. COMMENTS OF THE AUDIENCE**
- D. COMMENTS OF THE CITY STAFF**
- E. COMMENTS OF THE COUNCILMEMBER (If one is assigned)**
- F. COMMENTS OF THE CHAIR**
- G. COMMENTS OF THE COMMISSION**
- H. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, May 23, 2012 at 6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**



Session 12-04 a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on March 28, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS CARROLL, HARTLEY, HOTTMAN, HOWARD, ULMER, WEDIN  
(telephonic), ZIMMERMAN

STAFF: PORT AND HARBOR DIRECTOR HAWKINS  
DEPUTY CITY CLERK JACOBSEN

#### **AGENDA APPROVAL**

The agenda was approved by consensus of the Commission.

#### **PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**

Barbara Howard commented regarding the port tariff information.

#### **RECONSIDERATION**

There was no reconsideration scheduled.

#### **APPROVAL OF MINUTES**

A. February 22, 2012 Regular Meeting Minutes

The minutes were approved as presented by consensus of the Commission.

#### **VISITORS**

No visitors scheduled

#### **STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS**

A. Port and Harbor Director's Report for March 2012

Harbormaster Hawkins reviewed his staff report.

B. Lease Committee

#### **PUBLIC HEARING**

A. Application for a Conditional Use Permit at 4744 Homer Spit Road

City Planner Abboud reviewed the staff report.

Commissioner Carroll stated he has a conflict of interest.

HOWARD/HARTLEY MOVED THAT COMMISSIONER CARROLL HAS A CONFLICT OF INTEREST.

Commissioner Carroll confirmed that his financial conflict falls within the parameters outlined in Homer City code.

VOTE: YES: HARTLEY, HOWARD, HOTTMAN, ULMER, WEDIN, ZIMMERMAN

Motion carried.

Commissioner Carroll left the table.

Brad Faulkner, applicant, briefly commented with an overview of what has brought him to this point, how it relates to the spit comprehensive plan, and said he was available for questions.

Question was raised regarding how it pertains to the spit comprehensive plan and the neighboring leases are considered commercial rather than industrial. City Planner Abboud responded the map provided is a future land use concept map and consideration will be given by the Planning Commission and City Council to decide when the time is right to change. The other leases on the block would have to go through the same permitting process with their renewals.

Chair Ulmer opened the public hearing. There were no public comments and the public hearing was closed.

In response to questions Mr. Faulkner explained that although his proposal states one building per year for five years, it would be to his advantage to speed up the process. He hopes to break ground and start the buildings in the fall and finish the inside through the winter. He said he is not currently processing fish, but this proposal does not preclude it in the future.

ZIMMERMAN/HARTLEY MOVED THAT THE PORT AND HARBOR ADVISORY COMMISSION SUPPORTS THE RECOMMENDATION FOR A CONDITIONAL USE PERMIT AT 4744 HOMER SPIT ROAD WITH STAFF RECOMMENDATIONS AND FINDINGS.

There was no discussion.

VOTE: YES: HOWARD, HOTTMAN, ULMER, WEDIN, HARTLEY, ZIMMERMAN

Motion carried.

#### **PENDING BUSINESS**

#### **NEW BUSINESS**

- A. Memo to Port and Harbor Commission from Community and Economic Development Coordinator Re: Harbor Improvement Projects: Need for the Projects & Consequences of Not Going Through with Proposed Projects dated March 16, 2012

Community and Economic Development Coordinator Koester reviewed her staff report and spent time discussing with the Commission what information she needs from them for the Municipal Harbor Grant Program.

HOWARD/HARLEY MOVED THAT THE STATE GRANT REQUIREMENTS FOR THE FOUR PROJECTS BE PLACED ON THE NEXT AGENDA TO SET THE RECORD ON THE FINDINGS THAT THIS COMMISSION WOULD MAKE RELEVANT TO WHETHER OR NOT THEY ARE FEASIBLE PROJECTS OR TO BE DONE, OR SCRAPPED.

There were Commission comments that more time would be fine and staff questioned what additional information they would like to see. Other Commissioners expressed that they have talked about these and the information could be found by researching past minutes. Staff suggested going through each project and making brief comments as it would satisfy Mrs. Koester's needs for the granting agency.

VOTE: NO: HOTTMAN, ULMER, WEDIN, CARROLL, HARTLEY, ZIMMERMAN, HOWARD

Motion failed

The following comments were made regarding the load and launch ramp:

- If you have no other experience with ramps you would think its okay but it doesn't work well. There is skidding happening when going down the ramp and spinning out when going up because it is not a good surface. A no build option isn't feasible; the project is a good solid need.
- \$3 million is too much money to spend on the ramp. Asphalt will resolve the issue for a much lower cost.
- It could be feasible to rebuild the ramp to the extent that some of it is deteriorating quite rapidly, and the professionals would need to make the determination as to what that extent would be.
- The angle at the top of the ramp is a safety issue in that it that has caused accidents with trailers unhitching from vehicles.
- Loss of revenue could be a result of not repairing the ramp. There may be a large trailer coming to town that could use the ramp and bring a lot more revenue.

Harbormaster Hawkins noted that the City will have control on this project. The first phase the funds from Fish and Game is to hire the engineers but the City will have oversight on what happens. Mrs. Koester added that there is an \$800,000 balance on the project after Fish and Game completes their work, and that's why this information is relevant to the grant program.

HARTLEY/HOWARD MOVED THAT WE NEED TO PROGRESS WITH THIS PROJECT BECAUSE OF SAFETY CONCERNS. IF WE DON'T THERE WILL BE A BAD ACCIDENT OR THE RAMP WILL DETERIORATE.

There was discussion whether motions are necessary and it was suggested by staff that a motion could be appropriate in this case to show the Commission's intent.

VOTE: YES: ULMER, WEDIN, HARTLEY, ZIMMERMAN, HOWARD  
NO: CARROLL, HOTTMAN

Motion carried.

Regarding Ramp 3 the consensus of the Commission was that it is the worst safety issue in the harbor and it needs to be replaced before someone is hurt. It is showing its age and needs to be replaced. Not doing so will cause the City to lose revenue and because it is so dangerous an accident on the ramp could cost the City more money than the cost of replacement. Removing the ramp is not an option as it is necessary to access the floats.

The Commission agreed that System 5 is a necessary project. If system 5 is not upgraded the result could be losing power on the float. If that were to happen in the winter it could result in large vessels freezing and even sinking. It is not a dependable system and revenue is being lost. Commissioners have heard testimony of boats having to go to Seward because Homer doesn't have an adequate or dependable system. It was noted that it would be beneficial to include winter water to the system 5 upgrade as the winter charter fleet needs a safe place to rinse down.

There was also Commission consensus regarding the Harbor Float replacement. It is evident that the existing system is getting old and failing, ignoring the problem is not an option. They don't believe there is any way to fix the floats other than replacing them in full, particularly with the piling failings. The system is a liability and if ignored, things will happen that will cause expense the City won't want to incur. If they aren't replaced they will be sinks instead of floats; they are becoming water logged and broken down.

Mrs. Koester thanked the Commission for their discussion tonight.

#### B. Harbor Improvement Committee's Tariff Rate Increase Recommendations

Chair Ulmer invited Councilmember Howard, Chair of the Port and Harbor Improvement Committee, to the table to take part in the discussion.

Harbormaster Hawkins reviewed his staff report and the information from the Port and Harbor Improvement Committee and Tariff Sub-Committee. He also referenced the lay down item regarding the head tax imposed by the City of Seward. He explained the Committee's goal was to implement increases throughout the tariff to as many harbor users as possible and not single out specific users.

Discussion ensued regarding the head tax. Commissioner Wedin asked whether the Committee took into consideration that fishing charters pay sales tax at a hundred percent of their money collected, and if fishing charters could be exempt. It was explained the Committee did not consider exempting the fishing charters from the head tax. The money collected through sales tax goes to the City and not the Port and Harbor enterprise fund, so the fishing charter sales tax monies can't be used for this purpose of repaying the revenue bonds.

Harbormaster Hawkins reviewed the information regarding the recommendation to amend dockage to Anchorage graduated rate schedule. He explained that currently Homer has the rate of \$2.27 per linear foot that is applied equally whether it's a small boat or a large vessel. In his research he found Northern Economics who has done studies on this and learned that larger vessels have a bigger impact on the facilities and facilities should be built to the highest potential. That's why the port of Anchorage has the graduated schedule beginning at 0-100 feet is \$338, 100-200 feet is \$506, and graduates up based on length. He added that there are other ways do apply the rates like charging by net ton. His opinion is that we aren't staying current on rates and leaving some money on the table in comparison to other ports. Another thinking error that several Alaskan ports have versus the lower 48 is that the smaller

ports should pay less per gallon, ton, or foot than large ports. In the lower 48 larger ports charge less because they do millions of tons of wharfage, and they charge a few cents, versus the smaller ports who facilitate the same action and get by with less tons, their rates are the same or more than larger ports.

Commissioner Carroll commented that this is a lot to take in over one year and when the public sees it they will freak out. With the exception of halibut last year was a really good year and to look at of the increases as necessary. We need to look at other options and see if there are places we could tighten the belt rather than increases. We have to be able to compete with the other ports. Commissioner Hartley raise the point that if we want to bond for improvements to the harbor, we have to be able to pay for it. If we don't do this we can't repair the harbor.

Mrs. Howard encouraged that if the Commissioners have questions about the budget to ask Council to explain the budget. They would be happy to help them understand.

Commissioner Howard reminded the group that this is the Committee's first run of the rates. They are open to discussion and even amendment, but they need to get through the rates so the Commission can hold a public hearing.

Commissioner Zimmerman suggested maybe we can't afford this. We need to figure out what we need to do and what we want to do, the do what we can afford out of that. He's sorry he voted for the \$6 million because he doesn't think it's the right way to go.

Harbormaster Hawkins addressed fuel wharfage, noting the rate hasn't been touched for about 20 years. They compared the rates and considered information from Northern Enterprises and recommended raising the per gallon wharfage to two cents. He said the recommendation for the ice rate was 10% over two years.

There was brief discussion regarding the head tax and the estimated revenue from enforcing it. It was restated that the charter boats pay 100% of the sales tax and it should be considered not to have to participate in the head tax. It brings in the lowest amount of the scenarios suggested, it is an administrative hassle, and may be seen as the least desirable. Point was raised that the head tax is in the approved tariff and is something that simply hasn't been enforced.

HOWARD/HARTLEY MOVED THAT THE PROPOSED TARIFF RATE INCREASE BE ON THE AGENDA AS A PUBLIC HEARING FOR THE APRIL 25 COMMISSION MEETING FOR THE PURPOSE OF ADOPTING A TARIFF RESOLUTION OF THE PORT AND HARBOR COMMISSION THAT CAN BE FORWARDED TO THE CITY COUNCIL.

Comment was that this is to continue to move forward in a timely fashion, be prepared to meet the necessary requirements to be ready to apply for the bonding, and be in line for grant funding as well. It is also appropriate to hold a public hearing to have a transparent process as we go through this.

VOTE: YES: CARROLL, HARTLEY, ZIMMERMANN, HOTTMAN, HOWARD, ULMER

Commissioner Wedin was no longer on the telephone line.

Motion carried.

## INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report
- B. Weekly Crane and Ice Report
- C. Pioneer Dock Report & Ferry Landings Report
- D. Commissioner Attendance Schedule for City Council Meetings 2012

## COMMENTS OF THE AUDIENCE

Bill Choate, frequent harbor user, commented regarding parking at the east end of the harbor. A few years ago they leased Bill Tener's lot and lost three rows of parking. This year the Salty Dawg rightfully claimed their lease and took another row. It's March and the east end of the harbor is jammed. He talked to the Harbormaster and feels like he wasn't taken seriously. There are cars plowed into the one hour parking, and all the people across the bay are parking at that end. The long term parking is empty and it's just laziness, he always parks in long term when he leaves town. He would like to see the rules about parking enforced. It is scary right now as there are three rows of parking on the east side of Hillstrand's which is very little for everyone. He would like to see it addressed. He also commented that he goes to harbors all over the state and Homer kind of has a bad reputation. People feel like they have been ripped off and he thinks some of it has to do with attitude. He commented at other harbors he gets greetings and personalized help that make him feel good. In this harbor office, especially since staffing has changed, it's deadpan in there. It is a business that serves the public and should be run as such. Mr. Choate's time expired and he was encouraged to submit his remaining comments to the Commission in writing or comment at a future meeting.

Ron Hurley echoed Commissioner Wedin's sentiments about having winter water in the harbor. Access to water at anytime is a great thing. He wished the Commission had let the audience member comment during their discussion of the load and launch ramp, he is probably one of the most knowledgeable about it. He thanked Mr. Zimmerman for his comment on the sinks not floats, and the rest of the Commission for their time. He said he attended tonight for harbor water, he thinks it would be great to have it throughout the winter. He appreciates the fish cleaning station and restrooms near ramp 4, it's a great facility. The only issue there is the seagull problem, a lot of his customers will not even go near the restroom because of the seagulls, and it becomes so obnoxious to go there that he doesn't even like to walk by to put his boat trash in the receptacle. He doesn't know the answer but hopes it can be resolved.

Mike Stockburger, owner of the Homer Boatyard, said he was dismayed to hear comments that the launch ramp didn't look too bad. He encouraged everyone to walk down the ramp at low tide and look at the eroding cement that is almost smooth and back to gravel and see where the rebar is exposed. He explained that a 25 foot boat normally is about the same weight as a pickup so backing down a ramp that doesn't have good grip, when you hit the breaks, the weight of the boat will pull the vehicle down. He and his employees use the ramp 500 plus times a year and appreciate the need for a nice surface. He was glad to hear them talk about the walk way and has concerns about people falling on that, but at the launch ramp if something goes awry it is more than a butt or a leg or an arm, it could be a group of people involved with a boat and vehicle sliding sideways down the ramp. He hopes it gets taken care of. He appreciates the Harbormaster and his staff for keeping the ramp useable throughout the year as he does hauling year round. Regarding the asphalt suggestion, on a ramp like that it would be the same as putting a sheet of vinyl down the walk ramp. It wouldn't be a problem until it rained or snowed on it.

Regarding the top of the ramp he has witnessed inexperienced people backing trailers, going over the break, and losing site of the trailer and seen boats pop off because of the severe angle. He hopes the design can include a rounded contour. His trailers are designed so that he can't lose them, but still runs into problems. He thanked the Commission for their time and the Harbormaster for all his work.

Brad Faulkner thanked the Commission for the support of his project and for the good work they continue to do. Having been at the harbor for a long time he thinks it's on the right track. He touched on some numbers. 52,000 user days is correct and 250 per user day is correct for the fishing fleet. Including full days and half days it is generating \$585,000 for the City's share of taxes. If 13 million gallons of fuel is correct and is sold at an average of \$4 per gallon, the City share of taxes is \$2.5 million. The harbor is generating a lot of money. He supports all of the projects being considered. He doesn't support \$3 million on the load and launch ramp and agrees that just putting down asphalt will make it slick. However if you use the same machine that puts the rumble strips down the side of the highway, you could improve the ramp portion for significantly less and use the money to do the floats. It's a truism that all costs come out of the harbor users. He agrees we need the projects, and briefly discussed the funding plans with the Commission. He recommended prioritizing and not doing them all at once.

#### **COMMENTS OF CITY STAFF**

There were no staff comments.

#### **COMMENTS OF THE COUNCILMEMBER**

There were no Councilmember comments.

#### **COMMENTS OF THE CHAIR**

Chair Ulmer said she appreciates everyone's hard work.

#### **COMMENTS OF THE COMMISSION**

Commissioner Carroll commented that there is a lot to think about, people are reeling from additional costs, fuel costs, and water and sewer costs. To throw this out, they will just stagger.

Commissioner Hottman commented that it might be worth heeding the Councilmember's suggestion regarding the indirects. He agrees with Commissioner Zimmerman's comments from the last meeting about finding alternate financing for the harbor office. Lastly since he will be gone from April to November, he tendered his resignation from the Commission.

There were no other Commissioner comments.

#### **ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 7:25 p.m. The next regular meeting is scheduled for Wednesday, April 25, 2012 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_

PORT AND HARBOR ADVISORY COMMISSION  
REGULAR MEETING  
MARCH 28, 2012



# City of Homer

## Port / Harbor

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Homer, Alaska 99603-8005

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### PORT & HARBOR STAFF REPORT

By Bryan Hawkins, Port Director/Harbormaster

April 19, 2012

Prepared for the April 25, 2012 Port & Harbor Commission Meeting

#### **1. Administration**

• Staff met with:

Julie Anderson, Army Corps of Engineers – Long Term Sediment Management & East Harbor Expansion  
Wrap-up

Port Improvement Committee Meetings

Staff Meeting

Lease Committee Special Meeting – Sullivan Lease

Dave Brann, Parks & Recreation Commission – Water Trails

City Manager Walt Wrede, Harvey Smith & Ruth Carter, ADOT Coastal Engineers – Teleconference Regarding  
East Harbor Expansion Wrap-up

Mike McCune, Fish Factory – Finalization & Signing of Fish Grinder 2012 Memorandum of Agreement

Adam Cook, Birch, Horton, Bittner & Cherot – Albert Case

City Council Meeting – Harbor Improvement Committee Bonding Presentation

Economic Development Commission Meeting – Harbor Improvement Committee Bonding Presentation

Homer Marine Trades Meeting

Randy Rosencrans, HPD & Jack Spencer – Parking Enforcement Aide Hire

City Manager Walt Wrede & Public Works Super. Jan Jonker – Faulkner Lease & Removal of Old Piping

Public Works Director Carey Meyer & Kinney Engineering, LLC – Spit Trails

- A statewide Emergency Operation Plan Exercise was held March 28, 2012.
- Seasonal reserved stall offers for the 18 foot stalls have been assigned and sent out. The five month season begins May 1<sup>st</sup> and runs until September 30<sup>th</sup>.

#### **2. Operations**

The Small Boat Harbor's occupancy rate has increased in the month of April with the help of a series of high tides that allowed several commercial fishing vessels to leave uplands storage and return to the harbor. Active commercial fisheries include ground fish long lining, herring seine, and p-cod jigging. Warmer temperatures, sunshine, and calm weather have enticed numerous recreational vessels back to Kachemak Bay.

Alyeska SERVS and CISPRI conducted oil spill response drills from April 9<sup>th</sup> through April 14<sup>th</sup>. The Port and Harbor dedicated 300 feet of transient moorage and 5,000 sq. ft. of uplands parking space to facilitate training exercises. The M/V Endurance utilized the Deep Water Dock for 10 days providing logistical support. There were 60 commercial fishing vessels participating in the exercise.

- SAE Corporation has begun its seismic survey contract in Cook Inlet for Apache Oil. The contract employs six vessels in the harbor. Dockage, moorage, wharfage, crane, uplands storage, and barge ramp access are all services benefiting this endeavor.
- The Helenka B began a series of 40 load-outs at the Barge Ramp involving a contract to haul materials to Kodiak to rebuild its airport's landing strip. Services provided are barge ramp, wharfage, and uplands storage.

- Harbor Officer II Chris Dabney worked with the Homer Chamber of Commerce and represented the Port and Harbor at the Great Alaska Sportsman's Show in Anchorage from March 29<sup>th</sup> through April 1<sup>st</sup>.
- Load and Launch Ramp fee collections began April 1<sup>st</sup>.
- Harbor Officers responded to and assisted in cleaning a 5-gallon hydraulic oil spill that occurred at the Fish Dock on April 6<sup>th</sup>.
- On April 8<sup>th</sup>, a Harbor Officer responded to an audible heat-detector/fire alarm aboard a 50 foot commercial fishing vessel. Upon entering the cabin, the officer found a red-hot, unattended oil stove. He was able to locate its fuel shut-off valve and extinguish the fire. The vessel owner was advised of the circumstances.
- Seldovia Village Tribe's Kachemak Voyager returned to the Small Boat Harbor on April 10<sup>th</sup>. The Harbormaster's Office has not yet been advised of its ferry schedule.
- Harbor Assistants Gary Noel and Rheanna Tussey were re-hired and began work on April 11<sup>th</sup>.
- On April 14<sup>th</sup>, a Harbor Officer prevented a 20 foot pleasure craft from sinking by installing emergency dewatering pumps.

### **3. Ice Plant**

- The Ice Men said their farewells to David Craig, whose last day was March 29<sup>th</sup>. Summer Fish Dock Assistant Peter Alfiche returned, beginning work March 30<sup>th</sup>.
- Staff has been working steady with color-coding piping and maintenance, selling ice, and keeping the peace on the Fish Dock as the season continues picking up speed.

### **4. Port Maintenance**

- None

**CITY OF HOMER  
PUBLIC HEARING NOTICE  
PORT AND HARBOR ADVISORY COMMISSION MEETING**

A public hearing is scheduled for Wednesday, April 25, 2012 during a Regular Port and Harbor Advisory Commission Meeting. The meeting begins at 5:00 p.m. in the Homer City Hall Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

**Amendments to the Port and Harbor Terminal Tariff No. 600  
For the Purpose of Repaying a Revenue Bond in the amount of \$6 Million**

(The purpose of the Revenue Bond is for Improvements to the Port and Harbor Facility that Include Upgrade to System 5-Vessel Shore Power and Water, Harbor Float Replacement, Ramp 3 Gangway and Approach, Port & Harbor Building, Harbor Entrance Erosion Control, and the Load and Launch Ramp)

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All interested persons are welcomed to attend and give testimony. Written testimony received by the Clerk's Office prior to the meeting will be provided to the Commission.

\*\* Copies of proposed tariff changes are available for review at Homer City Clerk's Office. Copies of the proposed tariff amendments are available for review at City Hall, the Homer Public Library, the City of Homer Kiosks at City Clerk's Office, Captain's Coffee, Harbormaster's Office, Redden Marine and the City's homepage- <http://clerk.ci.homer.ak.us>. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us) or fax 235-3143.

Melissa Jacobsen, CMC, Deputy City Clerk

Publish: Homer News, April 19, 2012



Rules or Category	2010	2001		2012	2013
	RATES	& CURRENT RATES		PROPOSED	PROPOSED
34.13 Wait List Fee	\$ 30.00	\$ 30.00		\$30.00	\$30.00
34.15 Waste Oil over 5 gallon per gallon	\$ 3.25	\$ 3.25		\$3.25	\$3.25
34.18b Annual Moorage Fee	\$ 34.19	\$ 35.22	15% over 2yrs	\$37.86	\$40.50
Administrative Charge	\$ 50.00	\$ 50.00		\$50.00	\$50.00
<b>34.19</b>					
Dockage	\$ 2.20	\$ 2.27	to Anchorage current rates over 2 yrs	using mid- range of LOA	
			0' to 100'	\$254.13	\$338.00
			101' to 200'	\$423.25	\$506.00
			201' to 300'	\$677.75	\$788.00
			301' to 350'	\$871.38	\$1,005.00
			351' to 375'	\$961.01	\$1,098.00
			376' to 400'	\$1,043.38	\$1,206.00
			401' to 425'	\$1,137.26	\$1,337.00
			426' to 450'	\$1,243.13	\$1,490.00
			451' to 475'	\$1,327.51	\$1,604.00
			476' to 500'	\$1,434.88	\$1,762.00
			501' to 525'	\$1,580.26	\$1,996.00
			526' to 550'	\$1,687.63	\$2,154.00
			551' to 575'	\$1,806.01	\$2,334.00
			576' to 600'	\$1,958.38	\$2,582.00
			601' to 625'	\$2,174.26	\$2,957.00
			626' to 650'	\$2,445.63	\$3,443.00
			651' to 675'	\$2,711.10	\$3,917.00
			676' to 700'	\$2,990.88	\$4,420.00
			701' to 725'	\$3,368.76	\$5,119.00
			726' to 750'	\$3,766.63	\$5,858.00
			751' to 775'	\$4,188.01	\$6,644.00
			776' to 800'	\$4,668.88	\$7,459.00
Cruise Ship Dockage	\$ 2.20	\$ 2.27		remove	remove
Cruise Ship Service Charge	\$ 467.50	\$ 481.53		\$481.53	\$481.53
Dockage Service Charge	\$ 50.00	\$ 52.00		\$52.00	\$52.00
<b>34.2</b>					
Freight N.O.S.	\$ 7.96	\$ 7.96		\$7.96	\$7.96
Freight at Barge Ramp	\$ 5.14	\$ 5.14		\$5.14	\$5.14
Poles, Logs, cants or cut	\$ 3.95	\$ 3.95		\$3.95	\$3.95
<b>Petroleum Products</b>					
Barrel	\$ 0.37	\$ 0.39	42gal= 1 barrel	\$0.6363	\$0.84

Gallon	\$ 0.01	\$ 0.0103	to \$.02 over 2yrs	\$0.01515	\$0.02
Seafood/Fish Products	\$ 4.62	\$ 4.76		\$4.76	\$4.76
Livestock	\$ 10.12	\$ 10.12		\$10.12	\$10.12
Fowl	\$ 10.12	\$ 10.12		\$10.12	\$10.12
Boats					
Up to 20 ft. Each	\$ 15.66	\$ 15.66		\$15.66	\$15.66
Over 20 ft. per lineal ft.	\$ 1.60	\$ 1.60		\$1.60	\$1.60
<b>34.21</b>					
Demurrage per sq. ft.	\$ 0.08	\$ 0.09		\$0.09	\$0.09
<b>34.22 Uplands Storage</b>					
Open area fishing gear	\$ 0.12	\$ 0.12		\$0.12	\$0.12
Open area non-fishing gear	\$ 0.17	\$ 0.17		\$0.17	\$0.17
Fenced storage yard	\$ 0.24	\$ 0.24		\$0.24	\$0.24
Shelter Deck Storage/per month	\$ 35.00	\$ 35.00		\$35.00	\$35.00
<b>34.23 Tidal Grids</b>					
0 - 59'	\$ 1.02	\$ 1.05		\$1.05	\$1.05
60 - 80'	\$ 2.48	\$ 2.55		\$2.55	\$2.55
81 - 100'	\$ 3.16	\$ 3.25		\$3.25	\$3.25
101 - 120'	\$ 3.70	\$ 3.82		\$3.82	\$3.82
121 - 140'	\$ 4.11	\$ 4.24		\$4.24	\$4.24
<b>34.25</b>					
DWD Potable Water					
Per Thousand Gallon	\$ 37.68	\$ 38.81		\$38.81	\$38.81
Connect/Disconnect Scheduled	\$ 99.00	\$ 102.00		\$102.00	\$102.00
Connect/Disconnect Not Scheduled	\$ 135.26	\$ 139.32		\$139.32	\$139.32
Electricity					
Reserved Stall					
Meter Availability Fee	\$ 23.25	\$ 23.95		\$23.95	\$23.95
Connect/Disconnect Fee	\$ 27.96	\$ 28.80		\$28.80	\$28.80
Transient Vessel					
Meter Availability Fee	\$ 27.96	\$ 28.80		\$28.80	\$28.80
Connect/Disconnect Fee	\$ 27.96	\$ 28.80		\$28.80	\$28.80
Non-Metered Power					
Daily					
110 volt	\$ 9.90	\$ 10.20		\$10.20	\$10.20
220 volt	\$ 19.53	\$ 20.12		\$20.12	\$20.12
208 volt three phase	\$ 43.88	\$ 45.20		\$45.20	\$45.20
Monthly					
110 volt	\$ 148.22	\$ 152.67		\$152.67	\$152.67

220 volt	\$ 331.74	\$ 341.70		\$341.70	\$341.70
Towing inside Harbor					
1/2 hour	\$ 66.00	\$ 68.00		\$68.00	\$68.00
1 hour	\$ 99.00	\$ 102.00		\$102.00	\$102.00
Pumping Vessel					
Elect Pump per day	\$ 39.60	\$ 40.79		\$40.79	\$40.79
Gas Pump per hour (includes attendant)	\$ 67.93	\$ 69.97		\$69.97	\$69.97
City Personnel Labor					
per hour	\$ 99.00	\$ 102.00		\$102.00	\$102.00
per 1/2 hour	\$ 49.50	\$ 51.00		\$51.00	\$51.00
Waste oil over 5 gal - per gal	\$ 3.25	\$ 3.35		\$3.35	\$3.35
Regulated Garbage Handling	\$ 800.00	\$ 800.00		\$800.00	\$800.00
Regulated Garbage per 100 lbs.	\$ 90.00	\$ 90.00		\$90.00	\$90.00
<b>34.26</b>					
Passenger Fees			to \$2 over 2 yrs.	\$1.00	\$2.00
all passenger carrying vessels for hire					
<b>34.27</b> Search & Rescue per hour	\$ 99.00	\$ 102.00		\$102.00	\$102.00
<b>34.28</b>					
Boat Launch Ramp					
Per day	\$ 12.00	\$ 13.00		\$13.00	\$13.00
Season Pass	\$ 125.00	\$ 130.00		\$130.00	\$130.00
<b>34.29</b>					
Beaches/Barge Ramp					
Vessels up to 50 ft. per foot	\$ 1.45	\$ 1.50		\$1.50	\$1.50
Vessels over 50 ft. per foot	\$ 1.45	\$ 1.50		\$1.50	\$1.50
<b>34.3</b>					
Fish Dock					
Vessels blocking cranes per hr	\$ 150.00	\$ 150.00		\$150.00	\$150.00
Unattended vessels	\$ 150.00	\$ 150.00		\$150.00	\$150.00
Annual access	\$ 50.00	\$ 52.00		\$52.00	\$52.00
Card Replacement Fee	\$ 15.00	\$ 15.00		\$15.00	\$15.00
Cold Storage Fee per month	\$ 325.00	\$ 334.75		\$334.75	\$334.75
Two consecutive months	\$ 300.00	\$ 309.00		\$309.00	\$309.00
Three consecutive months	\$ 275.00	\$ 283.25		\$283.25	\$283.25
Nine month season	\$ 250.00	\$ 257.50		\$257.50	\$257.50
Bait Storage Fee (4x4x4)					
Per day	\$ 5.00	\$ 5.15		\$5.15	\$5.15
Per week	\$ 25.00	\$ 25.75		\$25.75	\$25.75

Per month	\$ 75.00	\$ 77.25		\$77.25	\$77.25
Crane usage per hour	\$ 88.00	\$ 90.64		\$90.64	\$90.64
Ice per ton	\$ 115.50	\$ 119.00	10% over 2 yrs	\$124.95	\$130.90
Seafood wharfage	\$ 4.62	\$ 4.76		\$4.76	\$4.76
Freight non seafood per ton	\$ 14.00	\$ 14.50		\$14.50	\$14.50
Parking per calendar day	\$ 5.00	\$ 5.00		\$5.00	\$5.00
Labor Day - Memorial Day					
Fish Grinder					
Tub	\$ 4.00	\$ 5.00		\$5.00	\$5.00
Tote	\$ 20.00	\$ 30.00		\$30.00	\$30.00
Swap Request	\$ 25.00	\$ 25.00		\$25.00	\$25.00



## 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 overslope 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 Ramp**—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.

**PLANS & PROGRESS:** 80% of design and engineering funds have been procured through a Denali Commission Waterfront Development 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)

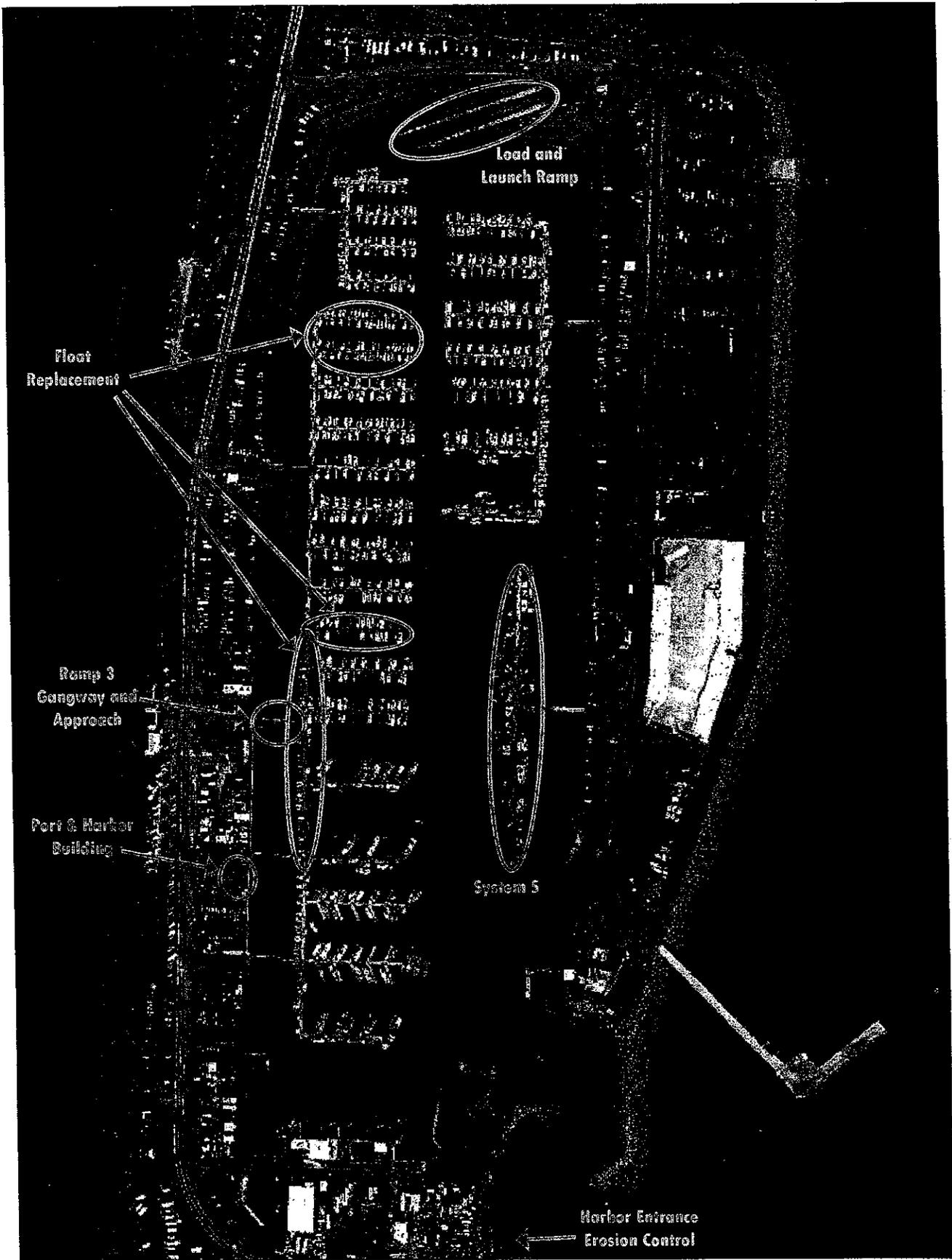
\$3,377,500 (Municipal Harbor Facility grant – to be requested after revenue bond sale is approved)

\$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



Alaska Coastal Marine  
P.O. Box 3143  
Soldotna, Alaska 99669  
907-262-4359

April 20, 2012

PORT & HARBOR IMPROVEMENT COMMITTEE  
491 E. PIONEER AVE.  
HOMER, ALASKA 99603

Dear Port and Harbor Improvement Chair and Committee Members,

My name is Timothy Cashman, Jr. and I am the co-owner of a small family business in Homer, Alaska. We have been operating in the Homer Harbor since 1988 and employ 23+ people from the community. Our small business provides essential transportation services for the residents of Kachemak Bay and recreational opportunities for all Alaskans. For the past 25 years we have paid slip fees, property taxes, and a tremendous amount of sales tax. We have been a great contributor to the community and other area businesses rely on us for their existence.

I have recently (4/19/12) become aware of the proposed enforcement of Rule 34.26 requiring passengers on vessels of a capacity of greater than eight to pay an additional tax or fee for doing business in the Homer Small Boat Harbor.

Rule 34.26 is a narrow, targeted, unfair, and discriminatory tax that will have extremely detrimental effects on our business and the few others like it. This rule does little to address the needs of the Harbor and seems quite punitive in nature. The risk of implementation far outweighs the rewards that can be gained by this misguided taxing policy.

I can tell you without question that our entire operation will be put at severe risk due to this added expense. In the past few years we have been plagued by sky-rocketing fuel costs, a recreational sales tax change (that killed business), increased maintenance costs, a federally funded tour boat/ferry, reduced tourism, and the general tightening of the travelling public's purse strings. Regardless of what it appears from the outside most small businesses work on extremely small profit margins and take years of investments just to maintain. This is not a 9-5 job with guaranteed benefits or a retirement plan. We risk it all every day and have now reached the absolute limit of what our business can withstand.

Here are just a few of the many problems with Rule 34.26:

- The City of Homer is deliberately creating economic barriers for one class of business while leaving another class entirely alone.
- The burden for the operation of the harbor is being placed disproportionately on a very small group rather than spreading it equally among all of the users.
- The cost of collection and record keeping is not addressed in any way. A one or two dollar charge will cost another two dollars just to administer by the effected small businesses. This raises the cost of a trip by four or more dollars. I can assure you this amount of money effects what people do in this difficult market and this will drive business away. It will also shift business to those not faced with the additional tax.
- There is almost no way to keep track of this tax and passenger numbers associated with it.
- Lost ticket revenue results in lost sales tax revenue.
- A lost business results in lost jobs and opportunity.

As long time Harbor users we are very aware of the deferred maintenance issues as well as the desired capital improvement projects. These repair and improvement project affect ALL users EQUALLY. The cost for this must also be shared EQUALLY between ALL users. We are fully willing to pay our portion of increased slip fees to cover maintenance needs as well as the improvement projects that are deemed most necessary.

Very Respectfully,

Timothy J. Cashman Jr.



# 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](mailto:port@ci.homer.ak.us)  
Web Site <http://port.ci.homer.ak.us>

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### MEMORANDUM

TO: PORT & HARBOR ADVISORY COMMISSION  
CC: CITY MANAGER WALT WREDE  
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER *BH*  
DATE: APRIL 20, 2012  
SUBJECT: HARBOR IMPROVEMENT COMMITTEE REPORT OF APRIL 19, 2012 MEETING

During the Harbor Improvement Committee's April 19, 2012 meeting and public hearing, eight individuals gave testimony, primarily regarding the proposed head tax for passengers in the harbor. All eight individuals spoke against implementing the tariff's head tax rate of \$2.00.

The committee discussed the memorandum from the Port Director dated April 13, 2012 (attached) correcting the errors in the proposed funding chart; and informing that the Harbor Entrance Erosion Control project is not eligible for funding through the State Municipal Grant program. The committee discussed the option of lowering the amount in the bond for this project from the full \$2,288,000 to a portion of it, possibly \$500,000, and Staff could work to find the rest of the funding from other sources.

Further discussion on the subject gave direction to Staff to seek funding for this project through the FEMA Mitigation program; also to incorporate it as part of the Spit trails extension for access through the busy Fish Dock Road area to the Coal Point Park. This could make the hardfacing project at the entrance eligible for funding through trails money. After the discussion a motion was made and passed to keep the Harbor Entrance Erosion Control project on the list, fully include it in the bonding, and keep searching for other funds but be prepared to pay for it in full if we need to.

#### Recommendations

Informational Only

Attached: Memo to Harbor Improvement Committee from Bryan Hawkins, Port Director/Harbormaster Re: Grant Money & Matching Funds dated April 13, 2012  
Grants & Matching Funds Needed Worksheet as of April 19, 2012





# 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](mailto:port@ci.homer.ak.us)  
Web Site <http://port.ci.homer.ak.us>

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### MEMORANDUM

TO: HARBOR IMPROVEMENTS COMMITTEE  
CC: WALT WREDE, CITY MANAGER  
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER   
DATE: APRIL 13, 2012  
SUBJECT: GRANT MONEY & MATCHING FUNDS

On review of the harbor improvement project funding requirements, I spoke with Mr. Michael Lukshin, P.E. State of Alaska Ports and Harbors Engineer, who is in charge of the Municipal Harbors Grants program. I described our project list to him over the phone and learned that the harbor entrance erosion control project would not be eligible for funding in the state program. For the sake of clarity, we changed the monies worksheet to show the erosion project under the local funds column and changed the totals to reflect the new amount needed for bonding.

I apologize for not catching this sooner but Mr. Lukshin assured me that it is still early in the game and that he would be more than willing to review our proposal and give feed back any time to help keep us on course.

Also found during review and adjusted was the Denali Commission Grant monies to reflect our 25% matching requirement.

#### Recommendation

Discuss the funding requirements for the revised project list and make recommendations as to whether the erosion project should be kept on the list and funded locally, or if it would be better to keep looking for other funding opportunities for this project. Other options could include substituting the entrance erosion project for an alternative harbor project that would qualify in the states municipal grant program or dropping it from the list and only apply for funding for the remaining three projects.

Attached: Grants & Matching Funds Needed Worksheet

<b>Project Description</b>	<b>Grant Funding</b>	<b>Local Funding</b>
Port and Harbor Building*		\$1,631,000
Harbor Entrance Erosion Control*		\$2,288,000
Ramp 3 Gangway & Approach	\$795,000	
Harbor Float Replacement	\$6,783,000	
Upgrade System 5 – Vessel Shore Power	\$971,000	
	\$8,549,000	
Denali Grant Monies (25% matching required)	-\$330,000	\$110,000
	\$8,219,000	
50/50 Match (half of total)		\$4,109,500
<b>Total amount needed</b>		<b>\$8,138,500</b>
<b>Annual Bond Payment (\$70,361 per million)</b>		<b>\$572,633</b>

\*not eligible for grant program

## Grants & Matching Funds Needed

The math behind the numbers & how much should we bond for





**WEEKLY CRANE TIME / TONS OF ICE**  
**City of Homer - Fish Dock 2012**

Date From	Date To	Crane Hours (Weekly)	YTD Crane	Tons of Ice (Weekly)	YTD Ice
1/2/2012	1/8/2012	18.2	18.2	shut down for maintenance	
1/9/2012	1/15/2012	20.9	39.1	shut down for maintenance	
1/16/2012	1/22/2012	16.2	55.3	shut down for maintenance	
1/23/2012	1/29/2012	11.5	66.8	shut down for maintenance	
1/30/2011	2/5/2012	-	-	shut down for maintenance	
2/6/2012	2/12/2012	54.3	121.1	shut down for maintenance	
2/13/2012	2/19/2012	35.5	156.6	shut down for maintenance	
2/20/2012	2/26/2012	21.5	178.1	shut down for maintenance	
2/27/2012	3/4/2012	36.5	214.6	shut down for maintenance	
3/5/2012	3/11/2012	43.4	258	shut down for maintenance	
3/12/2012	3/18/2012	44.1	302.1	32	32
3/19/2012	3/25/2012	57.3	359.4	58	90
3/26/2012	4/1/2012	65.1	424.5	41	131
4/2/2012	4/8/2012	45.3	469.8	40	171
4/9/2012	4/15/2012	32.9	502.7	18	189
4/16/2012	4/22/2012				
4/23/2012	4/29/2012				
4/30/2012	5/6/2012				
5/7/2012	5/13/2012				
5/14/2012	5/20/2012				
5/21/2012	5/27/2012				
5/28/2012	6/3/2012				
6/4/2012	6/10/2012				
6/11/2012	6/17/2012				
6/18/2012	6/24/2012				
6/24/2012	7/1/2012				
7/2/2012	7/8/2012				
7/9/2012	7/15/2012				
7/16/2012	7/22/2012				
7/23/2012	7/29/2012				
7/30/2012	8/5/2012				
8/6/2012	8/12/2012				
8/13/2012	8/18/2012				
8/19/2012	8/26/2012				
8/27/2012	9/2/2012				
9/3/2012	9/9/2012				
9/10/2012	9/16/2012				
9/17/2012	9/23/2012				
9/24/2012	9/30/2012				
10/1/2012	10/7/2012				
10/8/2012	10/14/2012				
10/15/2012	10/21/2012				
10/22/2012	10/28/2012				
10/29/2012	11/4/2012				
11/5/2012	11/11/2012				
11/12/2012	11/18/2012				
11/19/2012	11/25/2012				
11/26/2012	12/2/2012				
12/3/2012	12/9/2012			shut down for maintenance	
12/10/2012	12/16/2012			shut down for maintenance	
12/17/2012	12/23/2012			shut down for maintenance	
12/24/2012	12/30/2012			shut down for maintenance	
12/31/2012				shut down for maintenance	





















*Mission: To promote cooperative economic development that preserves the essence of the community while enhancing the quality of life.*

March 30, 2011

Homer Harbor Masters Office  
4350 Homer Spit Road  
Homer AK 99603

RECEIVED

APR 02 2012

PORT & HARBOR

Homer Harbor Masters Office,

Thank you sincerely for your sponsorship of the 19<sup>th</sup> Annual Homer Chamber of Commerce & Visitor Center Winter King Salmon Tournament. Your contribution of complementary mooring and launching and providing harbor staff to assist at Tournament headquarters was greatly appreciated.

Even though the Tournament was delayed a day, it was a success, with 473 anglers and 132 boats, and it provided a tremendous economic boost to Homer. The Tournament could never take place without the cooperation and participation of the business community, and your generous support.

All prize sponsors were recognized on UHF radio during the Tournament and in newspaper ads after the Tournament.

Again, thank you for your sponsorship. We look forward to your continued support of the Winter King Salmon Tournament.

Sincerely,

Monte Davis  
Executive Director  
Homer Chamber of Commerce & Visitor Center  
(907) 235-7740 phone  
(907) 235-8766 fax

Enclosures





# Office of the Mayor

James C. Hornaday

Homer City Hall  
491 E. Pioneer Avenue  
Homer, Alaska 99603-7624

Phone 907-235-8121 x2229  
Fax 907-235-3143

April 11, 2012

Michael Stockburger  
2559 Kachemak Drive  
Homer, AK 99603

Dear Michael,

Congratulations! Council confirmed/approved your appointment to the Port and Harbor Advisory Commission during their Regular Meeting of April 9, 2012, via Memorandum 12-055.

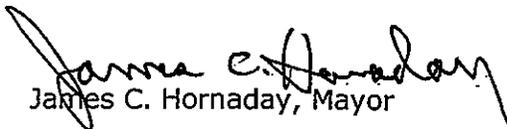
Included is the 2011 Public Official Conflict of Interest Disclosure Statement. Please complete this document and return to the Clerk's office. This form will be retained in the Clerk's office. It is a public document and may be requested by any member of the public. In the event the Public Official Conflict of Interest Disclosure Statement is requested by a member of the public, you will be notified of the requestor's name.

Also included is the Code of Ethics as outlined in Homer City Code 1.18. This provides important guidelines in your role as a commissioner as to conduct and conflicts of interest.

Thank you for your willingness to serve the City of Homer on the Port and Harbor Advisory Commission. There certainly are exciting times ahead.

Your term will expire February 1, 2014.

Cordially,

  
James C. Hornaday, Mayor

Enc: Memorandum 12-055  
Certificate of Appointment  
HCC 1.18 Conflicts of Interest, Partiality & Code of Ethics  
2010 Public Official Conflict of Interest Disclosure Statement

Cc: Port and Harbor Advisory Commission

# City of Homer

Homer, Alaska

## Mayor's Certificate of Appointment

Greetings

Be It Known That

*Michael Stockburger*

Has been appointed to

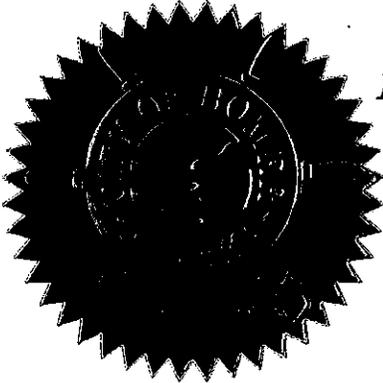
serve as

**“Commissioner”**

on the

**“Port and Harbor Advisory Commission”**

*This appointment is made because of your dedication to the cause of good government, your contributions to your community and your willingness to serve your fellow man.*



*In Witness whereof I hereunto set my hand  
this 11<sup>th</sup> day of April, 2012*

*James C. Hornaday*  
James C. Hornaday, Mayor

Attest:

*Jo Johnson*  
Jo Johnson, CMC, City Clerk



**CITY OF HOMER  
COMMISSION, COMMITTEE, BOARD & TASK FORCE  
APPLICATION FORM**

CITY CLERKS OFFICE  
CITY OF HOMER  
491 E. PIONEER AVENUE  
HOMER, ALASKA 99603  
PHONE 907-235-3130  
FAX 907-235-3143

RECEIVED BY CLERK'S OFFICE

The information below provides some basic background for the Mayor and Council.  
This information is public and will be included in the Council Information packet.

Name  Date

Physical Address  City

Mailing Address  Zip Code

Phone  Work #  Cell #

Email Address

**NOTE: The above information will be published in the City Directory and within the City web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council.**

Please indicate the commission(s), committee(s), board or task force you are interested in:

Select	COMMISSION/COMMITTEE/BOARD/TASK FORCE	REGULAR MEETING SCHEDULE
<input type="checkbox"/>	ADVISORY PLANNING COMMISSION	1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 P.M. WORKSESSIONS AT 5:30 P.M.
<input type="checkbox"/>	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2ND TUESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	LIBRARY ADVISORY BOARD	1ST TUESDAY OF THE MONTH AT 5:00 P.M.
<input type="checkbox"/>	PARKS & RECREATION ADVISORY COMMISSION	3RD THURSDAY OF THE MONTH AT 5:30 P.M.
<input checked="" type="checkbox"/>	PORT & HARBOR ADVISORY COMMISSION	4TH WEDNESDAY - JANUARY TO APRIL & SEPTEMBER TO DECEMBER AT 5:00 P.M. 4TH WEDNESDAY - MAY - AUGUST AT 6:00 P.M.
<input type="checkbox"/>	PUBLIC ARTS COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 5:00 P.M.
<input type="checkbox"/>	TRANSPORTATION ADVISORY COMMITTEE	3RD TUESDAY OF THE MONTH AT 5:30 P.M.
<input type="checkbox"/>	PERMANENT FUND COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 5:15 P.M.
<input type="checkbox"/>	LEASE COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 3:00 P.M.
<input type="checkbox"/>	OTHER - PLEASE ENTER THE COMMITTEE/TASK FORCE	

I have been a resident of the City for   mos.  yrs I have been a resident of the area for   mos.  yrs.

I am presently employed as:

List any special training, education or background you have which is related to your choice of commission, committee, board or task force:

Owner/operator of Homer Boat Yard for 11 years  
In contact with Homer harbor and/or Harbormaster office on a daily basis  
Follow issues involving Homer Harbor closely through my business and my clients:  
- Commercial Fisherman  
- Charter Operators  
- Private boat owners

Have you ever served on a similar commission, committee, board or task force?

If so when and where?

Homer Chamber of Commerce Board of Directors - 3 years 2003-5  
Homer Marine Trades Committee - 2002 - 2010  
Homer Marine Trades organization 2011 to present (Treasurer)

When are you available for meetings?  Weekly  Monthly  Bi-Monthly

I am interested in serving on the above because:

As owner of a business that utilizes the Homer Harbor on a regular basis, I feel I can contribute significantly to this commission as they deal with the unique issues that arise at this busy port. I am in direct contact with 500+ other users of the harbor and would try to be a representative of their needs and concerns also. The Homer Harbormaster and his staff do an excellent job running the facility! I feel my presence on this commission, with the daily hands-on experience I have, would help make Homer Harbor even better.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

Yes  No If yes, please list organizations:

Questions regarding the Homer Advisory Planning Commission:

Have you ever developed real property, other than your personal residence?

If yes, briefly describe the development:

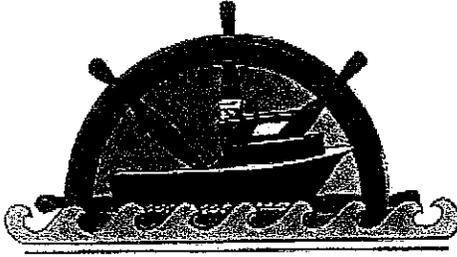
Questions regarding the Port & Harbor Advisory Commission:

Do you use the Homer Port and/ or Harbor on a regular basis?

If yes, is you use primarily:  Commercial  Recreational  Both

Please include any additional information that may assist the Mayor in his decision:

When you have completed the form please review all the information and then click on the print button.



## HOMER BOAT YARD, LLC

2559 Kachemak Drive  
Homer, Alaska 99603  
(907) 235-7158  
Fax: 235-8026 Cell: 299-1020

City of Homer  
491 E. Pioneer Avenue  
Homer, Alaska 99603

March 30, 2012

Dear Mayor Hornaday,

I am writing this letter to request consideration for appointment to the Port and Harbor Commission. I have owned and operated Homer Boat Yard for the past 11 years and in this capacity have been an almost daily user of the facility. We launch or haul out approximately 500 boats per year using the public load/launch ramp. We also store boats and trailers for users that launch their own boats. My customers run the gamut from commercial fisherman to Halibut/Salmon charter operators as well as private boat owners. I also have my own boat moored in the harbor. I feel this contact with the harbor, and some of it's users, qualifies me to help make decisions that affect this facility. In my opinion, it is currently a very well run operation, but, as with all entities of this size, needs some guidance. I would like to volunteer to help in this capacity.

I have served on the Homer Chamber of Commerce Board of Directors and assisted on several of it's committees. I am currently the Treasurer for Homer Marine Trades Association, a newly formed organization, that is promoting those businesses that work on, or provide services to, boats and boat owners in Homer. I have been a commercial salmon fisherman in Bristol Bay and on the Yukon River. I am also a retired teacher, having taught at Homer High, Voznesenka and several villages along the Lower Yukon River. As a teacher, I served on a number of committees, including finance/operations and Fisheries/Vocational Ed. curriculum development committees.

I would like to be considered for this opening. Because of my experience with the harbor and the Harbormasters office, I feel I would bring a unique perspective to this commission. I appreciate what a fine facility we all have in Homer Harbor and would like to have the opportunity to help continue the tradition and maybe even help make it better!

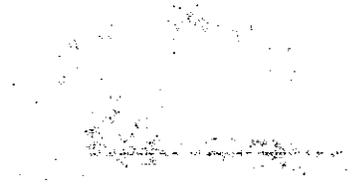
Thank You,

A handwritten signature in black ink that reads "Michael Stockburger". The signature is fluid and cursive.

Michael Stockburger, Owner  
Homer Boat Yard, LLC

# THE HISTORY OF THE UNITED STATES

OF THE  
NORTH AMERICAN CONTINENT  
FROM THE DISCOVERY OF THE  
COUNTRY TO THE PRESENT TIME



The history of the United States is a complex and multifaceted subject, encompassing the discovery of the continent, the struggle for independence, the formation of the federal government, and the ongoing process of nation-building. This work aims to provide a comprehensive and accessible account of these events, from the early colonial period to the present day. The text is organized into several major sections, each focusing on a different aspect of the nation's development. The first section covers the early years of exploration and settlement, while the second section details the revolutionary war and the birth of the United States. The third section explores the challenges of the early republic, including the struggle for federalism and the expansion of territory. The fourth section discusses the mid-19th century, a period of rapid growth and the emergence of sectional tensions. The fifth section addresses the Civil War and Reconstruction, and the final section looks at the modern era, including the rise of the Progressive movement and the challenges of the 20th century. Throughout the text, the author provides a balanced and objective analysis of the events and figures that shaped the United States, drawing on a wealth of historical sources and scholarship. The book is intended for a general audience and is written in a clear and engaging style that makes it an excellent resource for students, teachers, and anyone interested in the history of the United States.

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**CITY OF HOMER  
HOMER, ALASKA**

City Clerk/  
Port and Harbor Advisory Commission

**RESOLUTION 12-023**

A RESOLUTION OF THE CITY COUNCIL OF HOMER,  
ALASKA, AMENDING THE FEE SCHEDULE FOR PORT  
AND HARBOR LONG TERM PARKING FEES.

WHEREAS, The Port and Harbor Advisory Commission reviewed the 2011 parking season that included the new parking requirements; and

WHEREAS, To accommodate the customers who need to park their vehicle for more than seven days and likely less than ninety days in a calendar year, the commission recommended a monthly parking fee option for long-term parking; and

WHEREAS, The option of a month-to-month long-term parking fee will decrease the amount of office transactions and reduce enforcement efforts to encourage compliance.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the City of Homer Fee Schedule as follows:

**PARKING FEES**

Parking fees to be collected at Ramp 1, Ramp 2, Ramp 3 and Ramp 4 seasonally (Memorial Day through Labor Day). Parking fee is \$5 per calendar day. Posted parking time limits will be established and enforced as per Homer city code 10.04.100.

Seasonal permits for day use parking (Ramps 1-4): \$250.00.

Long Term parking permits required for Vehicles 20' or less parked in excess of seven (7) consecutive 24-hour days.

Long Term Parking annual permit (January 1<sup>st</sup> through December 31<sup>st</sup>): fee \$200.00.

Long Term Parking annual permit fee for vessel owners paying annual moorage in the Homer Harbor: fee \$100.00.

Vehicles over 20' and trailers are not eligible for long term parking permits.

Monthly parking permit for vehicles less than 20': fee \$70.00 for 30 consecutive days.

Monthly parking permit for vehicles over 20': fee \$85.00 for 30 consecutive days in a portion of Lot 9 only.

Long term parking will be enforced year around.

Parking lot restrictions for long term parking, May 1 through October 1, as depicted on attached map (Attachment A).

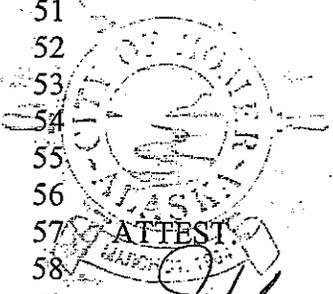
Existing code definitions for restricted parking, vehicles, junk vehicles, and fines for violations apply.

Fines, \$25.00 per calendar day, limited to \$250.00 fine per calendar year, with \$200.00 of the fine credited towards the long term parking annual permit.

47 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 9<sup>th</sup> day of April,  
48 2012.

CITY OF HOMER

  
JAMES C. HORNADAY, MAYOR



57 ATTEST  
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61 JO JOHNSON, CMC, CITY CLERK

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63 Fiscal Note: Revenue amounts not defined in CY2012 budget.

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**CITY OF HOMER  
HOMER, ALASKA**

City Clerk/  
Port and Harbor Advisory Commission

**RESOLUTION 12-024**

A RESOLUTION OF THE CITY COUNCIL OF HOMER,  
ALASKA, AMENDING THE PORT OF HOMER TERMINAL  
TARIFF NO. 600 TO PROVIDE FOR LONG TERM PARKING  
FEES.

WHEREAS, A Long Term Parking Plan was adopted via Resolution 11-034(S), with parking fees included in the Port of Homer Terminal Tariff No. 600 via Resolution 11-040(A); and

WHEREAS, To accommodate the customers who need to park their vehicle for more than seven days and likely less than ninety days in a calendar year, the commission recommended a monthly parking fee option for long-term parking; and

WHEREAS, The option of a month-to-month long-term parking fee will decrease the amount of office transactions and reduce enforcement efforts to encourage compliance.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the Port of Homer Terminal Tariff No. 600 as follows:

**RULE: 34.31 – PARKING FEES**

Parking fees to be collected at Ramp 1, Ramp 2, Ramp 3 and Ramp 4 seasonally (Memorial Day through Labor Day). Parking fee is \$5 per calendar day. Posted parking time limits will be established and enforced as per Homer City Code 10.04.100.

**(a) LONG TERM PARKING PERMITS**

Vehicles over 20' and trailers are not eligible for long term parking permits.

(1) Seasonal permits for day use parking (Ramps 1-4): \$250.00.

(2) Long Term parking permits required for vehicles 20' or less parked in excess of seven (7) consecutive 24-hour days.

(3) Long Term Parking annual permit fee for vessel owners paying annual moorage in the Homer Harbor: fee \$100.00.

(4) Long Term parking annual permit (January 1st through December 31st): fee \$200.00.

(5) Monthly parking permit for vehicles less than 20': fee \$70.00 for 30 consecutive days.

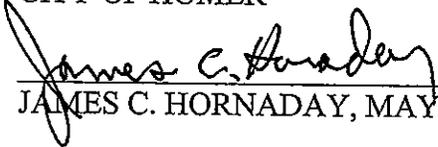
(6) Monthly parking permit for vehicles over 20': fee \$85.00 for 30 consecutive days in a portion of Lot 9 only.

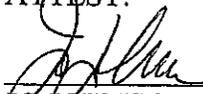
(7) Long term parking will be enforced year around.

(8) Parking lot restrictions for long term parking, May 1 through October 1, as depicted on harbor map (Resolution 11-036(A)).

49 (9) Existing code definitions for restricted parking, vehicles, junk vehicles, and fines for  
50 violations apply. Fines, \$25.00 per calendar day, provided that the fine for overtime parking in  
51 long term parking area will be limited to \$250.00 fine per calendar year, with \$200.00 of the fine  
52 credited towards the long term parking annual permit.  
53

54 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 9<sup>th</sup> day of April,  
55 2012.

CITY OF HOMER  
  
\_\_\_\_\_  
JAMES C. HORNADAY, MAYOR

60 ATTEST:  
61   
62 \_\_\_\_\_  
63 JO JOHNSON, CMC, CITY CLERK

64 Fiscal Note: Revenue amounts not defined in CY2012 budget.



2012 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 9, 23	<u>ZIMMERMAN</u>
February 13, 27	<u>CARROLL</u>
March 12, 27(Tuesday)	<u>WEDIN</u>
April 9, 23	<u>HARTLEY</u>
May 14, 29(Tuesday)	<u>ULMER</u>
June 11, 25	<u>HOWARD</u>
July 23	<u>ZIMMERMAN</u>
August 13, 27	<u>ULMER</u>
September 10, 24	<u>SEPTEMBER</u>
October 8, 22	<u>WEDIN</u>
November 26	<u>STOCKBURGER</u>
December 10	<u>STOCKBURGER</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.

