

PORT AND HARBOR ADVISORY COMMISSION Regular Meeting



Homer Harbor-1988

Wednesday,
October 24, 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. September 26, 2012 Regular Meeting Minutes Page 1
- 6. VISITORS**
 - A. Regina Mauras, Finance Director – 2013 Budget Page 5
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
 - A. Port and Harbor Director’s Report for October 2012 Page 33
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
 - A. Memo from Deputy City Clerk Re: November Meeting Date Page 35
- 11. INFORMATIONAL ITEMS**
 - A. Monthly Statistical & Performance Report September 2012 Page 37
 - B. Weekly Crane and Ice Report Page 39
 - C. Deep Water Dock Report Page 41
 - D. Pioneer Dock Report & Ferry Landings Report Page 45
 - E. Water Usage Report Page 47
 - F. Memo to Port and Harbor Advisory Commission from Port and Harbor Director dated October 17, 2012 Re: Harbor Project Updates Page 49
 - G. Lease Expirations Page 51
 - H. Council Meeting Attendance Page 53
- 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 28, 2012 at 5:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**

Session 12-09 a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on September 26, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, HARTLEY, STOCKBURGER, ULMER

ABSENT: HOWARD, WEDIN, 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

None

RECONSIDERATION

There was no reconsideration scheduled.

APPROVAL OF MINUTES

A. August 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 September 2012

Harbormaster Hawkins reviewed his staff report. There was brief discussion about Fish Expo, the lawsuit between Auction Block and the City, and the dredging status.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Memo to City Commissions from City Planner Abboud Re: Pier One/Campground Site dated September 14, 2012

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
SEPTEMBER 26, 2012

City Planner Abboud reviewed the staff report with the aerial photo referencing the camping, suggested area for the barge haul out, Pier One Theater, the water trail kayak launch, and the Wooden Boat Society.

The group discussed the concepts presented by City Planner Abboud and expressed their concerns about the idea of non profits getting the \$1 per year lease rates on the property on the spit. Non profits benefit our community but it is foolish to be giving the land away. They don't think there should be a permanent structure for the kayak launch because it would be better for them to have the ability to relocate the launch when needed. They supported keeping the campground in place until another viable use comes up. City Planner Abboud noted the Port and Harbor Commission comments are in line with the Planning Commission's ideas for the site.

They talked about other concerns including the spit trail, load launch ramp, dredging, and parking.

B. Memo to Port and Harbor Commission from Planning Department Re: Marine Commercial Zoning District dated September 20,2012

City Planner Abboud reviewed the work Planning Commission has been doing on the marine commercial zoning district and their recommendations regarding lodging on the spit. Currently there isn't a definition for lodging in the district other than for a hotel. They are working on options to make the lodging on the spit legal and address fire safety by obtaining Fire Marshall approval for the site. The Planning Commission has discussed that lodging be limited to 50% of the structure.

Some Commissioners expressed that lodging shouldn't be allowed at all, and others agreed with the 50% rule. They all understood and agreed with the concern of safety for people staying at lodging units on the spit. City Planner Abboud expressed that staff is concerned about establishing a level playing field for the businesses on the spit that offer lodging, and ensuring it is safe for guests.

Harbormaster Hawkins expressed that restrooms need to be addressed as some accommodations don't have them and use the city restrooms. If lodging is going to be allowed, they need to have their own restrooms.

Point was raised that a city business license is an option in that a licensing system would require a person to state what their business is. People are doing what they want because there aren't any controls in place.

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report August 2012
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. Jack Up Rig Endeavor Info Sheet
- G. Semi -Submersible Heavy Lift Vessel Info Sheet
- H. 2012 Ramp 1-4 Parking Revenue Comparison
- I. Lease Expirations updated
- J. Commissioner Attendance Schedule for City Council Meetings 2012

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
SEPTEMBER 26, 2012

There was brief discussion about the lease expirations, noting that there are several that have expired. There are hold over clauses in a lot of the leases and some of the businesses are actively trying to sell.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Deputy City Clerk Jacobsen reminded the Commission about the volunteer appreciation party on October 5th at Lands End.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Ulmer said everyone is doing a great job and commended the Harbor staff for their work. Things are looking better out there.

COMMENTS OF THE COMMISSION

Commissioner Carroll noted that he agreed with Chair Ulmer tonight.

Commissioner Hartley complemented the oil company for contributing to the Harbor fund.

Commissioner Stockburger commented that looking at how much is happening on the spit. It is such a defined piece of property and it is amazing how many different facets of business happen there and go pretty smoothly.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at p.m. The next regular meeting is scheduled for Wednesday, October 24, 2012 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: _____

ENTERPRISE FUNDS

Enterprise Funds are established to account for the financing of self-supporting activities of governmental units, which render services to the general government itself or the general public on a user charge basis. Enterprise Funds are maintained on the accrual basis of accounting. Expenses are controlled through budgetary accounting procedures similar to the governmental fund.

Port & Harbor Fund

The following Funds are a component of the Port & Harbor Fund:



PORT & HARBOR: This fund accounts for operations of the port and harbor. User charges are designed to recover cost of operation and maintenance of the system.



PORT & HARBOR DEPRECIATION RESERVES This Fund is used to put resources aside for the replacement and repair of fixed assets. Transfers are made annually through the budget process.



PORT & HARBOR PROJECTS: This Fund is used as a pass-through fund. All projects that are Port & Harbor related and have any kind of funding, are required to be maintained separately for accounting purposes. This account allows for segregation of projects for reporting purposes. Additionally, if a major project is being completed, it will be completed through this fund in order to segregate related costs.



PORT & HARBOR CRUISE SHIP TAX For each passenger on a cruise ship that lands in the Homer Spit, a tax is collected through the Kenai Peninsula Borough. The Borough just recently decided to share this with the City of Homer, with the stipulation that these funds are to be used only for directly related expenses related to the cruise ships. A reserve account was set up to maintain segregation of these funds.

City of Homer
2013 Operating Budget

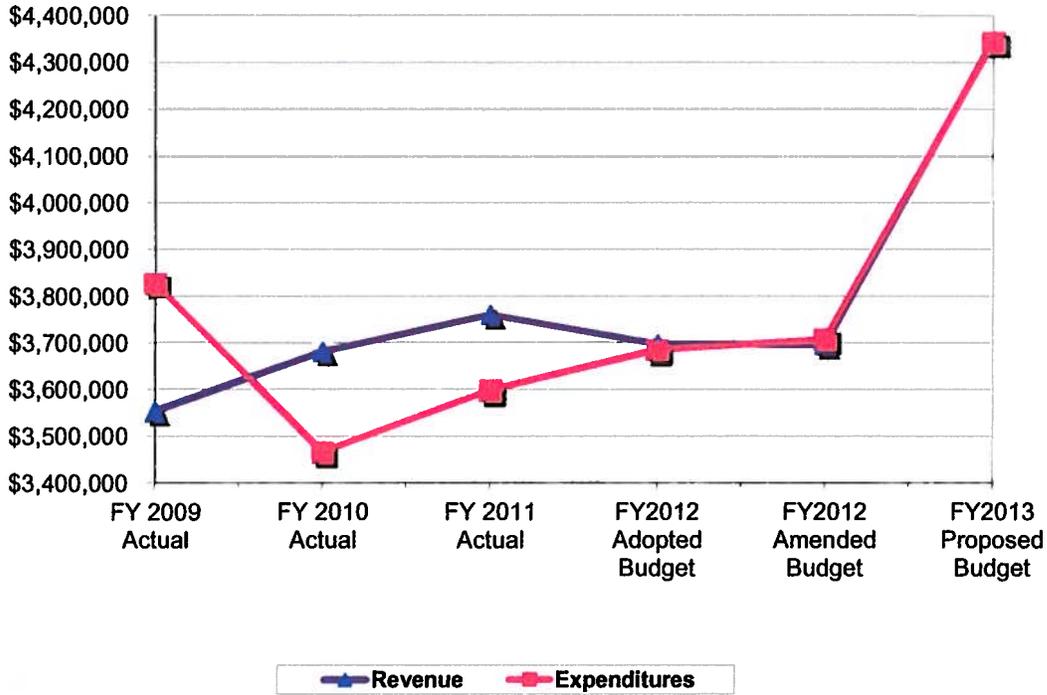
COMBINED REVENUES AND EXPENSES						
PORT & HARBOR						
Adopted Budget						
	Fund 400	Fund 456	Fund 456	Fund 460-374	Fund 415	
	Port & Harbor Enterprise Fund	Port & Harbor Depreciation Reserve	Port & Harbor Bond Reserve	Port & Harbor Fleet Depreciation	Port & Harbor Projects	Total Port & Harbor Fund
Revenue						
Total Operating Revenue	\$ 3,889,259					\$ 3,889,259
Operating Expenses before Depreciation:						
Personnel	1,759,448					1,759,448
Operations & Maintenance	1,167,106					1,167,106
Debt Service	-					-
Other Charges	511,859	106,000	-	40,000		657,859
Total Operating Expenses	3,438,412	106,000	-	40,000	-	\$ 3,584,412
Operating Income before Depreciation	450,847	(106,000)		(40,000)	-	304,847
Depreciation Expense	1,493,879	-		-	-	1,493,879
Earnings from Operations	(1,043,032)	(106,000)	-	(40,000)	-	(1,189,032)
Total Non - Operating Revenue	456,721	501,249	327,672	30,000		858,921
Earnings before transfers	\$ (586,311)	\$ 395,249	\$ 327,672	\$ (10,000)	\$ -	\$ (330,111)
Reserves	844,669					844,669
Repayment of Energy Funds	17,544					
Leave Cash Out Bank	42,163					42,163
Change in Net Assets	(1,490,687)	395,249	327,672	(10,000)	-	(777,766)
Beginning Net Assets	\$ 37,204,438	\$ 877,179	\$ 500,000	\$ 86,633	-	\$ 38,668,250
Ending Net Assets	\$ 35,713,751	\$ 1,272,429	\$ 827,672	\$ 76,633	\$ -	\$ 37,890,484

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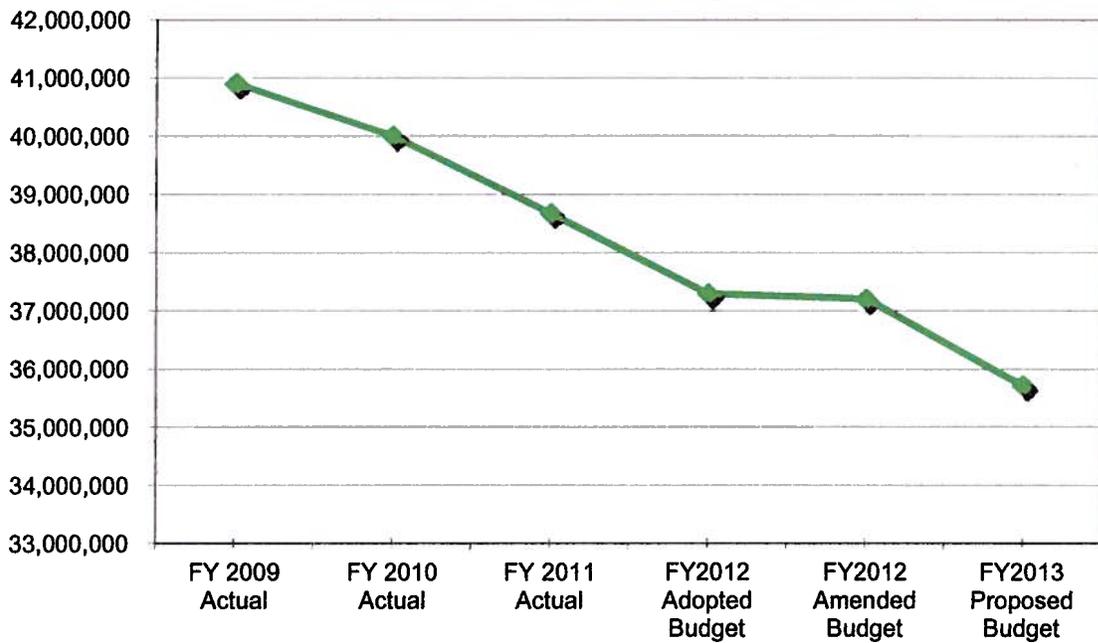
A) This data is provided for information only, details can be found in the "Projects" tab of the budget, as well as the last couple of pages of this section.

City of Homer
2013 Operating Budget

**Port & Harbor Fund
Revenues and Expense**



**Port & Harbor Fund
Retained Earnings**



City of Homer
2013 Operating Budget

FUND: 400 PORT AND HARBOR FUND								
FUND BUDGET:								
	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY2012 Adopted Budget	FY2012 Amended Budget	FY2013 Proposed Budget	FY2014 Projection	FY2015 Projection
Port & Harbor Revenue								
Total Operating Revenue	\$ 3,236,597	\$ 3,419,579	\$ 3,398,229	\$ 3,431,242	\$ 3,431,242	\$ 3,889,259	\$ 3,967,044	\$ 4,046,385
Operating Expenses before Depreciation:								
Personnel	1,794,059	1,714,663	1,681,756	1,645,918	1,645,918	1,759,448	1,794,636	1,830,529
Operations & Maintenance	1,030,724	999,731	1,010,736	1,139,340	1,144,340	1,167,106	1,190,448	1,214,257
Debt Service	6,112	-	-	-	-	-	-	-
Other Charges (Administrative Fees)	406,541	356,894	369,068	393,483	393,483	511,859	522,096	532,538
Total Operating Expenses	\$ 3,237,436	\$ 3,071,288	\$ 3,061,558	\$ 3,178,742	\$ 3,183,742	\$ 3,438,412	\$ 3,507,180	\$ 3,577,324
Operating Income before Depreciation:								
	(839)	348,290	336,671	252,500	247,500	450,847	459,864	469,061
Depreciation Expense	1,462,396	1,446,555	1,488,909	1,464,587	1,464,587	1,493,879	1,523,757	1,554,232
Earnings from Operations:	\$(1,463,235)	\$(1,098,264)	\$(1,152,238)	\$(1,212,087)	\$(1,217,087)	\$(1,043,032)	\$(1,063,893)	\$(1,085,171)
Total Non-Operating Revenue	316,577	261,542	361,952	361,952	265,840	456,721	465,855	475,172
Earnings (Losses) before contributions & transfer	(1,146,658)	(836,722)	(790,286)	(850,134)	(951,247)	(586,311)	(598,038)	(609,999)
Transfers to...								
Depreciation Reserves	354,530	354,530	500,000	500,000	470,000	516,997	516,997	516,997
Repayment of Energy Funds	-	-	-	-	17,544	17,544	17,544	17,544
Bond Reserves	-	-	-	-	-	327,672	327,672	327,672
Leave Cash Out Bank	49,339	39,549	35,830	35,855	35,855	42,163	43,006	43,866
Change In Net Assets	(1,550,527)	(1,230,801)	(1,326,117)	(1,385,989)	(1,474,645)	(1,490,687)	(1,503,257)	(1,516,078)
Beginning Net Assets	42,385,188	40,911,962	40,005,200	38,679,083	38,679,083	37,204,438	35,713,751	34,210,494
** Fixed asset adj for contributed Assets	77,302	324,039	-	-	-	-	-	-
Ending Net Assets	40,911,962	40,005,200	38,679,083	37,293,094	37,204,438	35,713,751	34,210,494	32,694,416

**City of Homer
2013 Operating Budget**

	SALARIES AND BENEFITS			MAINTENANCE AND OPERATIONS			CAPITAL OUTLAYS, TRANSFERS & RESERVES		
	FY2012 Budget	FY 2013 Proposed Budget	Increase (Decrease)	FY2012 Budget	FY 2013 Proposed Budget	Increase (Decrease)	FY2012 Budget	FY 2013 Proposed Budget	Increase (Decrease)
Port & Harbor Fund									
600 Administration	\$ 388,321	\$ 456,438	\$ 68,117	\$ 237,190	\$ 249,306	\$ 12,116	\$ 93,171	\$ 431,126	\$ 337,956
601 Harbor	539,657	558,452	18,795	473,500	446,500	(27,000)	91,341	100,475	9,134
602 Main Dock	32,587	33,556	969	9,500	13,500	4,000	66,285	72,913	6,628
603 Fish Dock	358,393	364,535	6,142	271,000	272,000	1,000	198,916	218,807	19,891
604 Deep Water Dock	35,570	36,877	1,306	7,600	12,000	4,400	64,406	70,846	6,440
605 Outfall Line	-	-	-	2,500	6,000	3,500	2,652	2,917	265
606 Fish Grinder	-	-	-	22,000	22,000	-	6,629	7,291	662
610 Admin. Maintenance	-	-	-	-	-	-	-	-	-
611 Harbor Maintenance	240,050	254,497	14,446	105,300	129,800	24,500	-	-	-
612 Pioneer Dock Maintenance	25,400	27,275	1,875	8,000	8,000	-	-	-	-
614 DWD Maintenance	25,939	27,818	1,879	7,750	8,000	250	-	-	-
Total Port & Harbor Fund	\$1,645,917	\$1,759,447	\$ 113,529	\$1,144,340	\$1,167,106	\$ 22,766	\$ 523,399	\$904,375	\$ 380,976

**City of Homer
2013 Operating Budget**

DEBT SERVICE			G/F ADMINISTRATIVE FEES			BUDGET			
FY2012 Budget	FY 2013 Proposed Budget	Increase (Decrease)	FY2012 Budget	FY 2013 Proposed Budget	Increase (Decrease)	FY2012 Budget	FY 2013 Proposed Budget	Increase (Decrease)	
\$ -	\$ -	\$ -	\$393,483	\$511,859	118,376	\$1,112,165	\$1,648,729	536,564	Port & Harbor Fund
-	-	-	-	-	-	1,104,497	1,105,427	930	600 Administration
-	-	-	-	-	-	108,372	119,969	11,597	601 Harbor
-	-	-	-	-	-	828,309	855,342	27,032	602 Main Dock
-	-	-	-	-	-	107,576	119,723	12,146	603 Fish Dock
-	-	-	-	-	-	5,152	8,917	3,765	604 Deep Water Dock
-	-	-	-	-	-	28,629	29,291	662	605 Outfall Line
-	-	-	-	-	-	-	-	-	606 Fish Grinder
-	-	-	-	-	-	345,350	384,297	38,946	610 Admin. Maintenance
-	-	-	-	-	-	33,400	35,275	1,875	611 Harbor Maintenance
-	-	-	-	-	-	33,689	35,818	2,129	612 Pioneer Dock Mainten:
-	-	-	-	-	-	-	-	-	614 DWD Maintenance
\$ -	\$ -	\$ -	\$393,483	\$511,859	118,376	\$3,707,140	\$4,342,787	\$ 635,647	Total Port & Harbor Fund

City of Homer
2013 Operating Budget

FUND 400

EXPENDITURE SUMMARY BY LINE ITEM

	FY 2009	FY 2010	FY 2011	FY2012	FY2012	FY2013	Difference Between	
	Actual	Actual	Actual	Adopted	Amended	Proposed	2012 Amended & 2013	Proposed Budget
				Budget	Budget	Budget		
Salaries and Benefits								
5101 Regular Employees	\$ 914,557	\$ 864,715	\$ 830,083	\$ 856,495	\$ 856,495	\$ 877,042	\$ 20,548	2.34%
5102 Fringe Benefits	708,077	672,229	659,653	630,553	630,553	721,528	90,976	12.61%
5103 Part Time Employees	100,985	112,183	131,216	110,942	110,942	110,153	(789)	-0.72%
5104 P/T Fringe Benefits	25,170	33,126	23,614	16,030	16,030	16,324	295	1.80%
5105 Overtime	41,534	28,585	33,410	28,899	28,899	28,899	-	0.00%
5107 Part Time Overtime	3,737	3,825	3,778	3,000	3,000	5,500	2,500	45.45%
Total Salaries and Benefits	1,794,059	1,714,663	1,681,756	1,645,918	1,645,918	1,759,448	\$ 113,529	6.45%
Maintenance and Operations								
5201 Office Supplies	3,605	3,443	3,748	5,000	5,000	5,000	\$ -	0.00%
5202 Operating Supplies	19,335	17,047	15,972	28,100	28,100	30,500	2,400	7.87%
5203 Fuel/Lube	25,193	32,806	39,381	30,800	30,800	40,300	9,500	23.57%
5204 Chemicals	6,712	6,411	5,015	7,200	7,200	7,200	-	0.00%
5207 Vehicle/Boat Maintenance	6,509	2,447	4,006	13,000	13,000	14,000	1,000	7.14%
5208 Equipment Maintenance	102,851	57,937	54,030	69,500	69,500	70,000	500	0.71%
5209 Building & Grounds Maintenance	34,610	32,153	30,587	52,500	52,500	58,000	5,500	9.48%
5210 Professional & Special Services	11,444	16,253	22,384	20,000	20,000	24,500	4,500	18.37%
5211 Accounting/Auditing	25,067	14,496	16,499	19,141	19,141	19,141	-	0.00%
5213 Surveyor/Appraisal	-	-	200	3,700	3,700	8,200	4,500	54.88%
5214 Rents & Leases	6,172	6,322	4,505	7,000	7,000	7,000	-	0.00%
5215 Communications	5,740	6,099	8,870	7,000	7,000	7,000	-	0.00%
5216 Postage/Freight	3,331	3,717	5,114	4,000	4,000	4,000	-	0.00%
5217 Electricity	430,109	352,701	418,901	443,000	443,000	433,000	(10,000)	-2.31%
5218 Water	37,695	78,605	74,931	76,700	76,700	78,700	2,000	2.54%
5219 Sewer	7,437	15,494	8,056	8,100	8,100	8,100	-	0.00%
5220 Refuse/Disposal	39,194	38,026	38,288	40,000	40,000	45,000	5,000	11.11%
5221 Property Insurance	8,282	6,510	4,482	4,134	4,134	32,766	28,632	87.38%
5222 Auto Insurance	6,511	7,206	12,522	8,383	8,383	11,428	3,045	26.65%
5223 Liability Insurance	104,039	68,731	58,248	63,833	63,833	58,771	(5,062)	-8.61%
5227 Advertising	2,388	2,534	4,112	8,000	8,000	8,000	-	0.00%
5231 Tools/Equipment	9,424	10,386	12,004	34,000	34,000	23,500	(10,500)	-44.68%
5235 Memberships/Dues	978	2,379	2,232	1,500	1,500	3,000	1,500	50.00%
5236 Transportation	3,729	7,813	3,164	8,000	8,000	10,000	2,000	20.00%
5237 Subsistence	2,413	2,495	2,378	5,500	5,500	6,500	1,000	15.38%
5238 Printing/Binding	2,002	5,752	2,190	5,500	5,500	5,500	-	0.00%
5248 Lobbying	-	-	20,000	22,000	22,000	22,000	-	0.00%
5249 Oil Spill Materials Recovery	1,639	1,224	569	2,000	2,000	2,000	-	0.00%
5252 Credit Card Expense	36,100	51,405	41,457	25,000	25,000	15,000	(10,000)	-66.67%
5256 Waste Oil Disposal	16,425	24,269	28,623	27,500	27,500	28,000	500	1.79%
5258 Float & Ramp Repairs	1,672	11,267	3,983	10,000	15,000	15,000	-	0.00%
5287 Electrical Supplies	574	3,898	1,972	3,000	3,000	3,000	-	0.00%
5601 Clothing/Uniforms	3,773	5,229	5,781	5,500	5,500	6,500	1,000	15.38%
5602 Safety Equipment	5,993	6,342	5,272	12,750	12,750	13,000	250	1.92%
5603 Employee Training	5,357	5,030	4,703	11,000	11,000	13,000	2,000	15.38%
5606 Bad Debt Expense	42,984	69,239	5,533	22,000	22,000	22,000	-	0.00%
5612 Deferred Loss Expense	6,107	-	-	-	-	-	-	0.00%
5613 Bond Issue Fees	5,331	-	-	-	-	-	-	0.00%
5627 Port Security	-	24,066	41,024	25,000	25,000	8,500	(16,500)	-194.12%
Total Operations & Maintenance	1,030,724	999,731	1,010,736	1,139,340	1,144,340	1,167,106	\$ 22,766	1.95%
Capital Outlay, Transfers and Reserves								
5990 Transfer to Depreciation Reserves	354,530	354,530	500,000	470,000	470,000	516,997	46,997	9.09%
5990 Transfer to Bond Reserves	-	-	-	-	-	327,672	327,672	100.00%
5990 Transfer to Energy Fund - Repayment	-	-	-	-	3,291	3,291	-	0.00%
5990 Transfer to Reserves - Repayment	-	-	-	-	14,252	14,252	-	0.00%
5106 Transfer to Leave Cash Out	49,339	39,549	35,830	35,855	35,855	42,163	6,307	14.96%
Total Capital Outlay	403,869	394,079	535,830	505,855	523,399	904,375	\$ 380,976	42.13%
Debt Payment								
2305 Debt Payment	185,000	-	-	-	-	-	-	0.00%
5608 Debt Payment Interest	6,112	-	-	-	-	-	-	0.00%
Total Debt Service	191,112	-	-	-	-	-	\$ -	0.00%
Other Charges								
5241 G/F Admin Services	406,541	356,894	369,068	393,483	393,483	511,859	118,376	23.13%
Total Other Charges	406,541	356,894	369,068	393,483	393,483	511,859	\$ 118,376	23.13%
Totals	\$ 3,826,306	\$ 3,465,367	\$ 3,597,389	\$ 3,684,597	\$ 3,707,141	\$ 4,342,788	635,647	14.64%

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“WHERE THE LAND ENDS AND THE SEA BEGINS”

**City of Homer
2013 Operating Budget**

Fund 400 600 - Port & Harbor Fund Revenues								
	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY2012 Adopted Budget	FY2012 Amended Budget	FY2013 Proposed Budget	Difference Between 2012 Amended & 2013 Proposed Budget	
Administration 600								
4515 Ferry Lease	\$ 18,000	18,000	18,000	18,000	18,000	18,000	\$ -	0.00%
4650 Rents & Leases	260,417	294,351	251,261	329,618	329,618	330,000	382	0.12%
Sub-Total Operating Revenue	\$ 278,417	\$ 312,351	\$ 269,261	\$ 347,618	\$ 347,618	\$ 348,000	\$ 382	0.11%
4527 PERS Revenue	89,029	48,469	103,169	50,000	50,000	185,481	135,481	73.04%
4634 Port Storage Fees	16,116	20,758	47,490	18,000	18,000	45,000	27,000	60.00%
4635 Port Impound Fee	-	-	-	1,000	1,000	1,000	-	0.00%
4705 Business License	250	35	20	40	40	40	-	0.00%
4801 Interest on Investments	-	574	5,613	6,800	6,800	6,800	-	0.00%
4901 Surplus Property Sale	44,598	49,853	15,207	45,000	45,000	55,000	10,000	18.18%
4902 Other Revenue	-	1,094	6,192	5,000	5,000	400	(4,600)	-1150.00%
Total Non-Operating Revenue	149,994	120,783	177,691	125,840	125,840	293,721	167,881	57.16%
Harbor 601								
4245 Waste Oil Disposal Recovery	1,540	7,119	4,256	8,000	8,000	5,000	(3,000)	-60.00%
4249 Oil Spill Materials Recovery	-	1,317	19	1,000	1,000	1,000	-	0.00%
4318 Parking Revenue	13,588	15,752	27,510	16,000	16,000	23,000	7,000	30.43%
4319 Sale of Electrical Supplies	838	2,343	2,146	2,500	2,500	2,500	-	0.00%
4624 Berth Rent Transient Monthly	385,821	371,878	389,944	397,580	397,580	448,435	50,855	11.34%
4625 Berth Rent-Reserved	821,015	871,887	880,218	849,750	849,750	1,012,250	162,500	16.05%
4626 Berth Rent Transient Annual	102,866	129,350	124,919	113,300	113,300	143,656	30,356	21.13%
4627 Berth Rent Transient Semi-Annual	66,376	70,809	66,317	84,460	84,460	76,264	(8,196)	-10.75%
4628 Berth Rent Transient Daily	76,545	80,768	86,890	72,100	72,100	99,923	27,823	27.84%
4629 Metered Energy	87,213	51,912	78,671	118,000	118,000	118,000	-	0.00%
4644 Pumping	119	238	444	1,000	1,000	1,000	-	0.00%
4645 Wooden Grid Use	7,526	6,034	7,242	7,000	7,000	7,000	-	0.00%
4646 Commercial Ramp/Beach Landing	3,587	6,979	32,254	30,000	30,000	40,000	10,000	25.00%
4647 Berth Waiting List	7,273	7,013	7,200	8,000	8,000	7,500	(500)	-6.67%
4648 Steel Grid Use	15,254	15,929	10,940	15,000	15,000	13,000	(2,000)	-15.38%
4653 L and L Ramp	97,267	84,607	99,282	90,000	90,000	100,000	10,000	10.00%
4663 Transient Energy 110 Volts	29,388	31,503	31,704	33,000	33,000	33,000	-	0.00%
4664 Transient Energy 220 Volts	12,288	19,025	20,133	15,000	15,000	20,000	5,000	25.00%
4665 Transient Energy 208 Volts	85,153	69,572	83,684	76,000	76,000	82,000	6,000	7.32%
4666 Commercial Ramp/Beach Wharfage	262	935	43,478	25,000	25,000	50,000	25,000	50.00%
4672 Port Security	-	21,870	38,273	24,000	24,000	8,000	(16,000)	-200.00%
Sub-Total Operating Revenue	1,813,917	1,866,840	2,035,524	1,986,690	1,986,690	2,291,528	320,838	14.00%
4802 Penalties & Interest	9,827	17,489	12,592	10,000	10,000	13,000	3,000	23.08%
4902 Other	59,331	49,766	49,158	50,000	50,000	50,000	-	0.00%
Sub-Total Non-Operating Revenue	69,158	67,255	61,750	60,000	60,000	63,000	3,000	4.76%
Total Harbor Revenues	\$ 1,883,075	\$ 1,934,095	\$ 2,097,274	\$ 2,046,690	\$ 2,046,690	\$ 2,354,528	307,838	13.07%

City of Homer
2013 Operating Budget

Fund 400 600 - Port & Harbor Fund Revenues Continued								
	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Amended Budget	FY 2012 Amended Budget	FY2013 Proposed Budget	Difference Between 2012 Amended & 2013 Proposed Budget	
Pioneer Dock 602								
4638 Pioneer Dock-Fuel WH	98,570	128,048	133,398	128,000	128,000	220,000	92,000	41.82%
4639 Pioneer Dock- Wharfage	-	-	-	-	-	1,000	1,000	100.00%
4641 Pioneer Dock-Water Sales	12,265	7,433	14,533	10,000	10,000	12,000	2,000	16.67%
4642 Pioneer Dock-Docking	46,165	37,632	58,239	40,000	40,000	55,000	15,000	27.27%
4631 USCG Leases	23,985	24,287	24,461	24,010	24,010	24,010	-	0.00%
Sub-Total Operating Revenue	180,985	197,400	230,631	202,010	202,010	312,010	110,000	35.26%
Total Pioneer Dock Revenues	\$ 180,985	\$ 197,400	\$ 230,631	\$ 202,010	\$ 202,010	\$ 312,010	\$ 110,000	35.26%
Fish Dock 603								
4620 Ice Sales	538,517	542,136	372,722	416,000	416,000	392,000	(24,000)	-6.12%
4621 Cold Storage	15,100	16,640	20,523	20,000	20,000	26,000	6,000	23.08%
4622 Crane Rental	272,608	250,917	228,734	230,000	230,000	230,000	-	0.00%
4623 Card Access Fee	8,600	8,648	9,752	8,240	8,240	8,240	-	0.00%
4637 Seafood Wharfage-Fish Dock	54,044	49,300	40,415	48,410	48,410	48,410	-	0.00%
4700 Other Wharfage-Fish Dock	-	749	1,179	1,236	1,236	1,236	-	0.00%
Sub-Total Operating Revenue	888,870	868,390	673,325	723,886	723,886	705,886	(18,000)	-2.55%
4206 Fish Tax	97,425	73,505	122,511	80,000	80,000	100,000	20,000	20.00%
Sub-Total Non-Operating Revenue	97,425	73,505	122,511	80,000	80,000	100,000	20,000	20.00%
Total Fish Dock Revenues	\$ 986,295	\$ 941,895	\$ 795,836	\$ 803,886	\$ 803,886	\$ 805,886	2,000	0.25%
Deep Water Dock 604								
4633 Stevedoring	3,426	8,866	16,162	8,866	8,866	13,000	4,134	31.80%
4637 Seafood Wharfage	-	-	5,124	-	-	5,000	5,000	100.00%
4640 DWD - Wharfage	408	76,675	2,659	76,675	76,675	76,675	-	0.00%
4643 DWD - Docking	40,023	63,099	105,272	63,099	63,099	95,000	31,901	33.58%
4668 DWD - Water	14,963	5,239	38,355	5,239	5,239	25,000	19,761	79.05%
Total Operating Revenue	\$ 58,820	\$ 153,878	\$ 167,572	\$ 153,878	\$ 153,878	\$ 214,675	\$ 60,797	28.32%
Outfall Line 605								
4704 Outfall Line	2,400	9,400	4,800	4,800	4,800	4,800	2,400	50.00%
Total Outfall Line Revenue	\$ 2,400	\$ 9,400	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	2,400	50.00%
Fish Grinder 606								
4706 Grinding Fees	13,188	11,319	17,118	12,360	12,360	12,360	-	0.00%
Total Fish Grinder Revenues	\$ 13,188	\$ 11,319	\$ 17,118	\$ 12,360	\$ 12,360	\$ 12,360	-	0.00%
Total Non-Operating Revenue	316,577	261,542	361,952	265,840	265,840	456,721	190,881	41.79%
Total Operating Revenue	3,236,597	3,419,579	3,398,229	3,431,242	3,431,242	3,889,259	458,017	11.78%
Total Port & Harbor Revenues	\$ 3,553,174	\$ 3,681,121	\$ 3,760,182	\$ 3,697,082	\$ 3,697,082	\$ 4,345,980	648,898	14.93%

**CITY OF HOMER
2013 OPERATING BUDGET**

NARRATIVE

PORT & HARBOR - ADMINISTRATION

Port and Harbor Department is an Enterprise Fund activity that manages, maintains and operates the Homer Small Boat Harbor, commercial Fish Dock, Ice Production Plant, Fish Grinding Facility, Pioneer (Ferry) Dock, Deep Water Dock, and Uplands areas for storage, parking, and land leases. The Small Boat Harbor consists of 920 reserved boat slips, 6,000+ linear feet of transient boat moorage, wood grid and steel grid for vessel repairs, barge ramp, and five lanes of load and launch ramps. The Fish Dock has 383 feet of vessel mooring face alongside, and 8 electric-hydraulic cranes. The Ice Plant is capable of making 4 tons of ice per hour, can store up to 180 tons, and delivers ice to vessels at Fish Dock by both augured and pneumatic means. The Pioneer (Ferry) Dock has preferential berthing for USCG Buoy Tender Hickory and State of Alaska Ferries. The Deep Water Dock berths floating processors and other medium size vessels on its inside berth and ships to 800' LOA, 65,000 displacement tons on its 345 foot face.

Mission Statement: The mission of the Port and Harbor Department is to provide safe port and harbor facilities for our commercial clients, recreational users, and the general public, to manage and maintain these facilities cost effectively and to administer our Tariff and procedures fairly and equitably for all users.

**CITY OF HOMER
2013 OPERATING BUDGET**

**FUND 400
600 - PORT & HARBOR - ADMINISTRATION**

		FY 2009	FY 2010	FY 2011	FY2012	FY2012	FY2013	Difference Between	
		Actual	Actual	Actual	Adopted	Amended	Proposed	2013 Amended & 2013 Proposed Budget	
Salaries and Benefits									
5101	Regular Employees	\$ 217,790	\$ 203,248	\$ 189,282	\$ 200,840	\$ 200,840	\$ 207,040	\$ 6,200	2.99%
5102	Fringe Benefits	226,930	191,906	227,969	135,481	135,481	146,626	11,145	7.60%
5102	PERS Revenue Offset	-	-	-	50,000	50,000	100,772	50,772	50.38%
5103	P/T Employees	-	-	4,637	-	-	-	-	0.00%
5104	Fringe Benefits P/T	-	-	624	-	-	-	-	0.00%
5105	Overtime	1,436	3,695	2,194	2,000	2,000	2,000	-	0.00%
Total Salaries and Benefits		446,156	398,849	424,707	388,321	388,321	456,438	68,117	14.92%
Maintenance and Operations									
5201	Office Supplies	1,516	1,693	2,343	2,500	2,500	2,500	-	0.00%
5202	Operating Supplies	324	2,045	2,041	2,500	2,500	2,500	-	0.00%
5207	Vehicle/Boat Maintenance	706	-	-	-	-	-	-	0.00%
5208	Equipment Maintenance	169	4,352	-	-	-	-	-	0.00%
5209	Building & Grounds Maintenance	3	56	8,342	4,000	4,000	5,000	1,000	20.00%
5210	Professional & Special Services	81	4,755	3,223	3,500	3,500	3,500	-	0.00%
5211	Accounting/Auditing	25,067	14,496	16,499	19,141	19,141	19,141	-	0.00%
5213	Survey/Appraisal	-	-	200	3,200	3,200	7,200	4,000	55.56%
5214	Rents & Leases Expense	6,172	6,322	4,505	7,000	7,000	7,000	-	0.00%
5215	Communications	2,847	5,980	5,914	7,000	7,000	7,000	-	0.00%
5216	Postage/Freight	3,331	3,717	5,114	4,000	4,000	4,000	-	0.00%
5221	Property Insurance	8,282	6,510	4,482	4,134	4,134	32,766	28,632	87.38%
5222	Auto Insurance	6,511	7,206	12,522	8,383	8,383	11,428	3,045	26.65%
5223	Liability Insurance	104,039	68,731	58,248	63,833	63,833	58,771	(5,062)	-8.61%
5227	Advertising	2,279	2,431	3,889	6,000	6,000	6,000	-	0.00%
5231	Tools/Equipment	567	463	504	17,500	17,500	6,000	(11,500)	-191.67%
5235	Memberships/Dues	978	2,379	2,232	1,500	1,500	2,500	1,000	40.00%
5236	Transportation	3,729	4,577	2,911	4,000	4,000	4,000	-	0.00%
5237	Subsistence	2,413	1,067	2,212	3,500	3,500	3,500	-	0.00%
5238	Printing/Binding	439	3,070	2,082	3,500	3,500	4,500	1,000	22.22%
5248	Lobbying	-	-	20,000	22,000	22,000	22,000	-	0.00%
5252	Credit Card Service Fees	36,100	51,405	41,457	25,000	25,000	15,000	(10,000)	-66.67%
5603	Employee Training	1,605	-	568	3,000	3,000	3,000	-	0.00%
5606	Bad Debt Expense	42,984	69,239	5,533	22,000	22,000	22,000	-	0.00%
Total Maintenance and Operations		250,143	260,494	204,823	237,190	237,190	249,306	12,116	4.86%
Capital Outlay, Transfers and Reserves									
59901	Transfer to Reserves	30,000	30,000	42,310	39,771	39,771	43,748	3,977	9.09%
59902	Transfer to Reserves for Energy Project Repay	-	-	-	-	14,252	14,252	-	0.00%
59903	Transfer to Revolving Energy Fund	-	-	-	-	3,291	3,291	-	0.00%
59904	Transfer to Bond Fund	-	-	-	-	-	327,672	327,672	100.00%
5106	Leave Cash Out Bank	49,339	39,549	35,830	35,855	35,855	42,163	6,307	14.96%
Total Capital Outlay, Transfers & Reserves		79,339	69,549	78,140	75,627	93,171	431,126	337,956	78.39%
Debt Payment									
2305	Debt Payment (Acct 400-000-2305)	185,000	-	-	-	-	-	-	0.00%
5608	Debt Payment Interest	6,112	-	-	-	-	-	-	0.00%
Total Debt Payment		191,112	-	-	-	-	-	-	0.00%
5241	G/F Administrative Services	406,541	\$356,894	\$369,068	\$393,483	\$393,483	\$511,859	\$118,376	23.13%
Total		\$ 1,373,292	\$ 1,085,785	\$ 1,076,738	\$ 1,094,621	\$ 1,112,165	\$ 1,648,729	536,564	32.54%
Staffing History		4.40	4.00	4.00	4.25	4.25	4.25		

LINE - ITEM EXPLANATIONS:

5101 - 5106 - 25% of Administrative Assistant charged to account from City Managers office for lease maintaince.
 5102 - Fringe Benefits PERS
 5231 - Marina Billing Program Upgrade.
 5990 - Increase in Reserves across the board of 10%.

*Account Number Explanations: See "Appendix" Tab
 Capital Outlay: See "Projects" Tab*

Dept	Reserve	2013 Beg Balance	Transfer In	Budgeted Other Inc	Budgeted Expense	2013 Ending Balance
456-380	Depreciation Reserve	877,180	486,997	14,252	106,000	1,272,429
456-382	Bond Reserves	500,000	327,672	327,672		500,000
452-374	Fleet Reserve	86,633	30,000	40,000		76,633
	Energy Project Repayment Fund 456-380	112,593	14,252			98,341
	Energy Project Repayment Fund 620	26,003	3,291			22,711

**CITY OF HOMER
2013 OPERATING BUDGET**

NARRATIVE

PORT & HARBOR - HARBOR

The Harbor 601 is the “operations division” of Port and Harbor Department, actively managing and operating our Port and Harbor Facilities. Harbor Officers provide 24-hours, 365 days security and patrolling of Port and Harbor facilities and are first responders in case of fire, medical or other emergency situations such as vessels taking on water. Harbor Officers report new vessel arrivals for moorage billings; inspect facilities for safety and service problems; and initiate work requests for needed repairs. Harbor Officers monitor transient moorage, reserved slip moorage, Fish Dock, wood and steel grid schedules, Pioneer Dock and Deep Water Dock on a regular basis. All high displacement vessel arrivals and departures are observed and any associated damage to our facilities is reported. Frequent towage services for vessels that lost power or to shift vessels from mooring space to other moorings are performed by Harbor Officers using skiffs or the harbor tug. Vessel inventory is performed nightly of all vessels in the Small Boat Harbor and on our docks and repair grids to enable moorage charges and service charges to be billed out by Administrative staff.

Harbor Officers receive training in CPR, First Aid, Automatic External Defibrillator use, Emergency Trauma Training (ETT), hazardous materials handling, marine fire fighting, port security and USCG licensing.

**CITY OF HOMER
2013 OPERATING BUDGET**

**FUND 400
601 - PORT & HARBOR - HARBOR**

		FY 2009	FY 2010	FY 2011	FY2012	FY2012	FY2013	Difference Between	
		Actual	Actual	Actual	Adopted	Amended	Proposed	2012 Amended &	2013 Proposed
					Budget	Budget	Budget	Budget	Budget
<u>Salaries and Benefits</u>									
5101	Regular Employees	\$ 283,488	\$ 280,618	\$ 275,522	\$ 275,167	\$ 275,167	\$ 276,359	1,192	0.43%
5102	Fringe Benefits	194,759	199,316	180,383	181,752	181,752	195,545	13,793	7.05%
5103	P/T Employees	56,490	67,378	60,241	57,630	57,630	57,325	(305)	-0.53%
5104	Fringe Benefits P/T	12,729	13,778	8,975	8,948	8,948	9,379	431	4.59%
5105	Overtime	20,517	14,499	16,366	16,159	16,159	16,159	-	0.00%
5107	P/T Overtime	993	1,363	1,642	-	-	3,685	3,685	100.00%
<u>Total Salaries and Benefits</u>		568,975	576,951	543,129	539,657	539,657	558,452	18,795	3.37%
<u>Maintenance and Operations</u>									
5201	Office Supplies	1,435	1,490	1,136	1,500	1,500	1,500	-	0.00%
5202	Operating Supplies	10,151	11,060	10,617	14,000	14,000	12,000	(2,000)	-16.67%
5203	Fuel/Lube	10,958	10,742	14,562	14,000	14,000	14,500	500	3.45%
5204	Chemicals	2,692	3,335	2,516	3,000	3,000	3,000	-	0.00%
5206	Food/Staples	-	-	-	-	-	-	-	0.00%
5207	Vehicle/Boat Maintenance	2,568	1,614	2,614	3,000	3,000	4,000	1,000	25.00%
5208	Equipment Maintenance	779	1,303	757	2,000	2,000	2,000	-	0.00%
5209	Buildings & Grounds Maintenance	4,419	2,316	6,270	6,000	6,000	6,500	500	7.69%
5210	Professional & Special Services	3,401	2,515	5,192	5,000	5,000	5,000	-	0.00%
5213	Surveyor/Appraisal	-	-	-	500	500	1,000	500	50.00%
5217	Electricity	252,011	208,512	255,759	280,000	280,000	265,000	(15,000)	-5.66%
5218	Water	34,202	47,011	41,298	40,000	40,000	40,000	-	0.00%
5219	Sewer	6,138	6,343	6,174	5,000	5,000	5,000	-	0.00%
5220	Refuse/Disposal	39,194	38,026	38,288	40,000	40,000	45,000	5,000	11.11%
5227	Advertising	108	104	223	2,000	2,000	2,000	-	0.00%
5231	Tools/Equipment	3,641	4,357	2,113	5,000	5,000	6,000	1,000	16.67%
5236	Transportation	-	3,236	253	4,000	4,000	4,000	-	0.00%
5237	Subsistence	-	1,428	166	2,000	2,000	2,000	-	0.00%
5238	Printing/Binding	1,563	2,682	108	2,000	2,000	1,000	(1,000)	-100.00%
5249	Oil Spill Response Supplies	1,639	1,224	569	2,000	2,000	2,000	-	0.00%
5287	Electrical Supplies	574	3,898	1,972	3,000	3,000	3,000	-	0.00%
5601	Uniform/Clothing Allowance	1,750	3,134	3,213	3,000	3,000	3,500	500	14.29%
5602	Safety Equipment	2,486	2,197	3,876	7,500	7,500	6,000	(1,500)	-25.00%
5603	Employee Training	3,752	2,373	2,563	4,000	4,000	4,000	-	0.00%
5627	Port Security	-	24,066	41,024	25,000	25,000	8,500	(16,500)	-194.12%
<u>Total Maintenance and Operation</u>		383,462	382,965	441,260	473,500	473,500	446,500	(27,000)	-6.05%
<u>Capital Outlay, Transfers and Reserves</u>									
59901	Transfer to Reserves	68,901	68,901	97,171	91,341	91,341	100,475	9,134	9.09%
<u>Total Capital Outlay, Transfers & Reser</u>		68,901	68,901	97,171	91,341	91,341	100,475	9,134	9.09%
Total		\$ 1,021,338	\$ 1,028,817	\$ 1,081,560	\$ 1,104,497	\$ 1,104,497	\$ 1,105,427	930	0.08%
Staffing History		6.55	7.29	7.29	6.89	6.89	6.89		

LINE - ITEM EXPLANATIONS:

5101 - 5105 In 2010, Port & Harbor funded (2) Enforcement Aides, In 2011 Budget one of the positions was removed.
 5236 - 5237 Was using Admin Budget, moved in correct department.
 5208 - Moved to 400-611.

*Account Number Explanations: See "Appendix" Tab
 Capital Outlay: See "Projects" Tab*

**CITY OF HOMER
2013 OPERATING BUDGET**

NARRATIVE

PORT & HARBOR - PIONEER DOCK

The Pioneer Dock berths the Coast Guard Buoy Tender Hickory, the Alaska Marine Highway System Ferries, and occasional tugs and barges. Fuel barges land here to pump petroleum products through pipelines to Petro Marine Services shore tanks.

Objectives include marketing the Pioneer Dock to medium size cruise ships enabling passengers to access locally provided tours and sales goods. Numerous USCG mandated security improvements, training, exercises and drills have been conducted at the Pioneer Dock. Demolition of the old Main Dock has been identified as a future capital project.

FUND 400

602 - PORT & HARBOR - PIONEER DOCK

	FY 2009	FY 2010	FY 2011	FY2012	FY2012	FY2013	Difference	
	Actual	Actual	Actual	Adopted	Amended	Proposed	Between 2012	
				Budget	Budget	Budget	Amended & 2013	
<u>Salaries and Benefits</u>								
5101	Regular Employees	\$ 16,302	\$ 17,075	\$ 16,646	\$ 16,109	\$ 16,109	\$ 16,182	\$ 73 0.45%
5102	Fringe Benefits	11,998	11,843	10,772	12,824	12,824	13,693	869 6.35%
5103	P/T Employees	2,524	2,830	1,879	2,625	2,625	2,638	13 0.50%
5104	Fringe Benefits P/T	308	340	332	234	234	248	13 5.40%
5105	Overtime	1,211	857	976	795	795	795	- 0.00%
5107	P/T Overtime	37	3	70	-	-	-	- 0.00%
	Total Salaries and Benefits	32,380	32,949	30,675	32,587	32,587	33,556	969 2.89%
<u>Maintenance and Operations</u>								
5201	Office Supplies	100	56	-	-	-	-	- 0.00%
5202	Operating Supplies	500	87	583	500	500	1,000	500 50.00%
5208	Equipment Maintenance	-	-	-	-	-	1,000	1,000 100.00%
5209	Building & Ground Maintenance	-	-	-	-	-	1,000	1,000 100.00%
5210	Professional & Special Services	464	64	2,000	2,000	2,000	2,000	- 0.00%
5217	Electricity	1,506	1,563	3,708	2,500	2,500	4,000	1,500 37.50%
5218	Water	-	-	-	3,000	3,000	3,000	- 0.00%
5231	Tools/Equipment	300	-	100	1,000	1,000	1,000	- 0.00%
5602	Safety Equipment	500	215	59	500	500	500	- 0.00%
	Total Maintenance and Operations	3,370	1,984	6,451	9,500	9,500	13,500	4,000 29.63%
<u>Capital Outlay, Transfers and Reserves</u>								
59901	Transfer to Reserves	50,000	50,000	70,516	66,285	66,285	72,913	6,628 9.09%
	Total Capital Outlay, Transfers & Reserves	50,000	50,000	70,516	66,285	66,285	72,913	6,628 9.09%
	Total	\$ 85,750	\$ 84,933	\$ 107,642	\$ 108,372	\$ 108,372	\$ 119,969	11,597 9.67%
	Staffing History	0.50	0.48	0.48	0.48	0.48	0.48	

LINE - ITEM EXPLANATIONS:

5210 Professional & Specialty Services reflect historical expenditures.

*Account Number Explanations: See "Appendix" Tab
Capital Outlay: See "Projects" Tab*

**CITY OF HOMER
2013 OPERATING BUDGET**

**NARRATIVE
PORT & HARBOR - FISH DOCK**

The Fish Dock cost center includes the dock, the cranes, the Ice Plant, and cold storage facility. The Fish Dock has 383 feet of dock face for mooring fishing vessels, 8 electric-hydraulic cranes for unloading, cold storage cubicles for rent in the Ice Plant. The Ice Plant makes 4 tons of ice per hour, stores up to 180 tons, and can deliver flake ice to fishing vessels at Fish Dock via augured and pneumatic delivery systems. The revenues on the Fish Dock derive from wharfage charges, crane rental, ice sales, cold storage rental, etc.

**FUND 400
603 - PORT & HARBOR - FISH DOCK**

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY2012 Adopted Budget	FY2012 Amended Budget	FY2013 Proposed Budget	Difference Between 2012 Amended & 2013	
<u>Salaries and Benefits</u>								
5101 Regular Employees	\$ 217,921	\$ 177,179	\$ 181,650	\$ 185,831	\$ 185,831	\$ 190,488	\$ 4,657	2.44%
5102 Fringe Benefits	144,770	136,414	125,868	131,622	131,622	134,016	2,394	1.79%
5103 P/T Employees	20,756	19,873	42,834	28,607	28,607	29,370	763	2.60%
5104 Fringe Benefits P/T	4,642	12,345	8,226	2,333	2,333	2,450	117	4.79%
5105 Overtime	15,363	6,967	9,796	7,000	7,000	7,000	-	0.00%
5107 Part Time Overtime	2,645	2,455	1,996	3,000	3,000	1,210	(1,790)	-147.93%
Total Salaries and Benefits	406,097	355,233	370,371	358,393	358,393	364,535	6,142	1.68%
<u>Maintenance and Operations</u>								
5201 Office Supplies	SS4	205	269	1,000	1,000	1,000	-	0.00%
5202 Operating Supplies	5,383	2,852	328	5,000	5,000	5,000	-	0.00%
5203 Fuel/Lube	3,965	4,259	3,306	3,800	3,800	3,800	-	0.00%
5204 Chemicals	4,020	3,076	2,499	4,200	4,200	4,200	-	0.00%
5207 Vehicle/Boat Maintenance	-	36	228	-	-	-	-	0.00%
5208 Equipment Maintenance	67,881	34,115	36,960	45,000	45,000	45,000	-	0.00%
5209 Building & Grounds Maintenance	12,687	9,440	7,252	19,000	19,000	19,000	-	0.00%
5210 Professional & Special Services	4,309	4,642	3,490	5,000	5,000	5,000	-	0.00%
5217 Electricity	162,121	132,013	144,771	147,000	147,000	147,000	-	0.00%
5218 Water	217	29,577	30,443	30,000	30,000	31,000	1,000	3.23%
5219 Sewer	111	8,054	913	2,000	2,000	2,000	-	0.00%
5231 Tools/Equipment	3,676	3,017	1,029	3,000	3,000	3,000	-	0.00%
5602 Safety Equipment	2,108	3,222	169	3,000	3,000	3,000	-	0.00%
5603 Employee Training	0	2,625	883	3,000	3,000	3,000	-	0.00%
Total Maintenance and Operations	267,028	237,132	232,540	271,000	271,000	272,000	1,000	0.37%
<u>Capital Outlay, Transfers and Reserves</u>								
59901 Transfer to Reserves	150,046	150,046	211,613	198,916	198,916	218,807	19,891	9.09%
Total Capital Outlay, Transfers & Reserves	150,046	150,046	211,613	198,916	198,916	218,807	19,891	9.09%
Total	\$ 823,171	\$ 742,411	\$ 814,524	\$ 828,309	\$ 828,309	\$ 855,342	27,032	3.16%
Staffing History	4.60	4.10	3.98	3.98	3.98	3.98		

LINE - ITEM EXPLANATIONS:

5209 - General Maintenance on Conduit Overhaul.

*Account Number Explanations: See "Appendix" Tab
Capital Outlay: See "Projects" Tab*

**CITY OF HOMER
2013 OPERATING BUDGET**

NARRATIVE

PORT & HARBOR - DEEP WATER DOCK

The Deep Water Dock provides 345 feet of dock face for berthing vessels plus 2 mooring dolphins and one mooring buoy off the south end, and one mooring dolphin and one mooring buoy off the north end of the dock. Larger vessels can berth at the DWD by securing mooring lines to the available mooring dolphins and buoys.

The “inside berth” of 210’ provides additional moorage space.

**CITY OF HOMER
2013 OPERATING BUDGET**

FUND 400

604 - PORT & HARBOR - DEEP WATER DOCK

		FY 2009	FY 2010	FY 2011	FY2012	FY2012	FY2013	Difference Between	
		Actual	Actual	Actual	Adopted	Amended	Proposed	2012 Amended &	2013 Proposed
					Budget	Budget	Budget	Budget	Budget
Salaries and Benefits									
5101	Regular Employees	\$ 17,905	\$ 20,125	\$ 19,817	\$ 19,289	\$ 19,289	\$ 19,550	\$ 261	1.33%
5102	Fringe Benefits	13,441	13,866	18,970	12,577	12,577	13,596	1,019	7.50%
5103	P/T Employees	2,524	2,829	1,879	2,625	2,625	2,638	13	0.50%
5104	Fringe Benefits P/T	308	340	358	234	234	248	13	5.40%
5105	Overtime	1,282	936	2,640	845	845	845	-	0.00%
5107	P/T Overtime	36	3	70	-	-	-	-	0.00%
Total Salaries and Benefits		35,496	38,100	43,734	35,570	35,570	36,877	1,306	3.54%
Maintenance and Operations									
5202	Operating Supplies	-	561	-	100	100	-	(100)	-100.00%
5210	Professional & Special Services	676	1,445	996	1,000	1,000	1,000	-	0.00%
5217	Electricity	3,554	2,335	7,561	4,500	4,500	8,000	3,500	43.75%
5218	Water	610	479	1,256	1,500	1,500	2,000	500	25.00%
5231	Tools/Equipment	500	14	492	500	500	1,000	500	50.00%
5601	Uniform/Clothing Allowance	179	-	-	-	-	-	-	0.00%
5602	Safety Equipment	300	-	-	-	-	-	-	0.00%
Total Maintenance and Operations		5,819	4,833	10,305	7,600	7,600	12,000	4,400	36.67%
Capital Outlay, Transfers and Reserves									
59901	Transfer to Reserves	48,583	48,583	68,517	64,406	64,406	70,846	6,440	9.09%
Total Capital Outlay, Transfers & Reserves		48,583	48,583	68,517	64,406	64,406	70,846	6,440	9.09%
Total		\$ 89,897	\$ 91,516	\$ 122,557	\$ 107,576	\$ 107,576	\$ 119,723	12,146	10.15%
Staffing History		0.50	0.50	0.50	0.51	0.51	0.51		

LINE - ITEM EXPLANATIONS:

5218 - Increase in Water Sales
5217 - Increase in Prices Reflected from 2011 budget, adjusted for inflation.

*Account Number Explanations: See "Appendix" Tab
Capital Outlay: See "Projects" Tab*

**CITY OF HOMER
2013 OPERATING BUDGET**

NARRATIVE

PORT & HARBOR - OUTFALL LINE

The outfall line was constructed in 1990 to meet Environmental Protection Agency (EPA) standards for fish waste discharge. Discharges are regulated under NPDES general permit AK-G52-000. This cost function was created to track expenses associated with the outfall line and associated lift/pump station. These costs include scheduled preventive maintenance, repairs, and maintaining a spare parts inventory. Associated utility costs are included in the Fish Dock expenses.

FUND 400

605 - PORT & HARBOR - OUTFALL LINE

		FY 2009	FY 2010	FY 2011	FY2012	FY2012	FY2013	Difference Between	
		Actual	Actual	Actual	Adopted	Amended	Proposed	2012 Amended &	2013 Proposed
					Budget	Budget	Budget	2013 Proposed	Budget
<u>Salaries and Benefits</u>									
5101	Regular Employees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
5102	Fringe Benefits	-	-	-	-	-	-	-	0.00%
Total Salaries and Benefits		-	-	-	-	-	-	-	0.00%
<u>Maintenance and Operations</u>									
5208	Equipment Maintenance	-	-	-	1,500	1,500	-	(1,500)	-100.00%
5209	Bldg/Grds Maint	-	59	-	-	-	3,000	3,000	100.00%
5210	Professional & Special Services	150	410	536	1,000	1,000	3,000	2,000	66.67%
Total Maintenance and Operation:		150	469	536	2,500	2,500	6,000	3,500	58.33%
<u>Capital Outlay, Transfers and Reserves</u>									
59901	Transfer to Reserves	2,000	2,000	2,821	2,652	2,652	2,917	265	9.09%
Total Capital Outlay, Transfers & Reserves		2,000	2,000	2,821	2,652	2,652	2,917	265	9.09%
Total		\$ 2,150	\$ 2,469	\$ 3,357	\$ 5,152	\$ 5,152	\$ 8,917	3,765	42.23%

LINE - ITEM EXPLANATIONS:

5209 - Need to extend outfall line 20 feet.
5210 - Annual Dive Survey.

*Account Number Explanations: See "Appendix" Tab
Capital Outlay: See "Projects" Tab*

**CITY OF HOMER
2013 OPERATING BUDGET**

**NARRATIVE
PORT & HARBOR - FISH GRINDER**

The Fish Grinder was constructed in 2000 using Alaska Department of Fish and Game grant funding. It is owned and operated by the City of Homer under ADF&G/City of Homer Cooperative Agreement #COOP-00-035. This cost function was created to track expenses associated with the fish grinder operation per ADFG grant requirements.

**FUND 400
606 - PORT & HARBOR - FISH GRINDER**

		FY 2009	FY 2010	FY 2011	FY2012	FY2012	FY2013	Difference Between	
		Actual	Actual	Actual	Adopted	Amended	Proposed	2012 Amended &	2013 Proposed
					Budget	Budget	Budget	Budget	Budget
<u>Salaries and Benefits</u>									
5102	Fringe Benefits	-	-	11	-	-	-	-	0.00%
5103	P/T Employees			32				-	0.00%
	<u>Total Salaries and Benefits</u>	-	-	43	-	-	-	-	0.00%
<u>Maintenance and Operations</u>									
5202	Operating Supplies	2,758	-	410	4,000	4,000	4,000	-	0.00%
5208	Equipment Maintenance	22,449	8,658	10,336	14,000	14,000	14,000	-	0.00%
5209	Building & Grounds Maintenance	2,358	-	-	2,500	2,500	2,500	-	0.00%
5218	Water	1,631	466	975	1,000	1,000	1,500	500	33.33%
5231	Tools/Equipment	-	-	-	500	500	-	(500)	-100.00%
	<u>Total Maintenance and Operations</u>	29,196	9,124	11,721	22,000	22,000	22,000	-	0.00%
<u>Capital Outlay, Transfers and Reserves</u>									
59901	Transfer to Reserves	5,000	5,000	7,052	6,629	6,629	7,291	662	9.08%
	<u>Total Capital Outlay, Transfers & Reserves</u>	5,000	5,000	7,052	6,629	6,629	7,291	662	9.08%
	Total	\$ 34,196	\$ 14,124	\$ 18,817	\$ 28,629	\$ 28,629	\$ 29,291	662	2.26%

LINE - ITEM EXPLANATIONS:

**Account Number Explanations: See "Appendix" Tab
Capital Outlay: See "Projects" Tab**

**CITY OF HOMER
2013 OPERATING BUDGET**

NARRATIVE

PORT & HARBOR - ADMINISTRATION MAINTENANCE

This represents expenses associated with the administration of the Public Works Maintenance of Port and Harbor facilities by the Public Works Director, Public Works Superintendent and the Port Maintenance Lead Technician.

**FUND 400
610 - PORT & HARBOR - ADMINISTRATION MAINTENANCE**

	FY 2009	FY 2010	FY 2011	FY2012	FY2012	FY2013	Difference
	Actual	Actual	Actual	Adopted	Amended	Proposed	Between 2012
				Budget	Budget	Budget	Amended & 2013
							Proposed Budget
<u>Salaries and Benefits</u>							
5101 Regular Employees	\$ 25,497	\$ 24,460	\$ 23,694	\$ -	\$ -	\$ -	\$ - 0.00%
5102 Fringe Benefits	15,575	14,635	10,020	-	-	-	- 0.00%
5103 P/T Employees	-	-	147	-	-	-	- 0.00%
5104 Fringe Benefits P/T	-	-	12	-	-	-	- 0.00%
5105 Overtime	326	23	23	-	-	-	- 0.00%
Total Salaries and Benefits	41,398	39,118	33,896	-	-	-	- 0.00%
<u>Maintenance and Operations</u>							
5202 Operating Supplies	-	46	350	-	-	-	- 0.00%
5208 Equipment Maintenance	8	-	-	-	-	-	- 0.00%
5209 Building & Grounds Maintenance	492	54	294	-	-	-	- 0.00%
5210 Professional & Special Services	531	46	675	-	-	-	- 0.00%
5215 Communications	2,893	119	2,955	-	-	-	- 0.00%
5231 Tools/Equipment	-	292	825	-	-	-	- 0.00%
5233 Computers and Related Items	-	-	-	-	-	-	- 0.00%
5603 Employee Training	-	-	-	-	-	-	- 0.00%
Total Maintenance and Operations	3,924	558	5,099	-	-	-	- 0.00%
Total	\$ 45,322	\$ 39,676	\$ 38,995	\$ -	\$ -	\$ -	- 0.00%
Staffing History	0.40	0.35	0.35	0.00	0.00	0.00	

LINE - ITEM EXPLANATIONS:

Account Number Explanations: See "Appendix" Tab

**CITY OF HOMER
2013 OPERATING BUDGET**

**NARRATIVE
PORT & HARBOR - HARBOR MAINTENANCE**

This Unit represents the labor and operation expenses associated with maintenance of the harbor facilities, including all floats systems, ramps and transient moorages, and wood & steel grids. This includes operating supplies, heating fuel, fuel for vehicles vehicle, boat and equipment maintenance, building and grounds maintenance, used oil collection /disposal, utilities and float/ramp repair.

FUND 400

611 - PORT & HARBOR - HARBOR MAINTENANCE

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY2012 Adopted Budget	FY2012 Amended Budget	FY2013 Proposed Budget	Difference Between 2012 Amended & 2013 Proposed Budget	
<u>Salaries and Benefits</u>								
5101 Regular Employees	\$ 107,302	\$ 112,676	\$ 98,319	\$ 128,853	\$ 128,853	\$ 135,401	\$ 6,548	4.84%
5102 Fringe Benefits	79,019	82,686	67,607	85,963	85,963	94,809	8,846	9.33%
5103 P/T Employees	18,690	19,274	19,565	19,454	19,454	18,181	(1,273)	-7.00%
5104 Fringe Benefits P/T	7,184	6,323	5,087	4,280	4,280	4,000	(280)	-7.00%
5105 Overtime	1,269	1,293	1,215	1,500	1,500	1,500	-	0.00%
5107 P/T Overtime	26	-	-	-	-	605	605	100.00%
Total Salaries and Benefits	213,491	222,252	191,793	240,050	240,050	254,497	14,446	5.68%
<u>Maintenance and Operations</u>								
5202 Operating Supplies	159	308	1,643	1,000	1,000	5,000	4,000	80.00%
5203 Fuel/Lube	10,270	17,805	21,513	13,000	13,000	22,000	9,000	40.91%
5207 Vehicle/Boat Maintenance	3,235	797	1,164	10,000	10,000	10,000	-	0.00%
5208 Equipment Maintenance	11,566	9,508	5,978	7,000	7,000	8,000	1,000	12.50%
5209 Building & Grounds Maintenance	10,464	12,552	6,495	10,500	10,500	10,500	-	0.00%
5210 Professional & Special Services	1,831	2,376	2,522	2,500	2,500	5,000	2,500	50.00%
5217 Electricity	10,917	8,279	7,102	9,000	9,000	9,000	-	0.00%
5218 Water	1,036	1,073	958	1,200	1,200	1,200	-	0.00%
5219 Sewer	1,188	1,097	969	1,100	1,100	1,100	-	0.00%
5231 Tools/Equipment	740	1,595	4,398	4,000	4,000	4,000	-	0.00%
5235 Memberships/Dues	-	-	-	-	-	500	500	100.00%
5236 Transportation	-	-	-	-	-	2,000	2,000	100.00%
5237 Subsistence	-	-	-	-	-	1,000	1,000	100.00%
5256 Used Oil Disposal	16,425	24,269	28,623	27,500	27,500	28,000	500	1.79%
5258 Float and Ramp Repair	1,672	11,267	3,983	10,000	15,000	15,000	-	0.00%
5601 Uniform/Clothing Allowance	1,844	2,095	2,567	2,500	2,500	3,000	500	16.67%
5602 Safety Equipment	-	-	33	-	-	1,500	1,500	100.00%
5603 Employee Training	-	32	690	1,000	1,000	3,000	2,000	66.67%
Total Maintenance and Operation	71,348	93,052	88,639	100,300	105,300	129,800	24,500	18.88%
Total	\$ 284,839	\$ 315,304	\$ 280,432	\$ 340,350	\$ 345,350	\$ 384,297	38,946	10.13%
Staffing History	2.15	2.80	2.80	3.05	3.05	3.05		

LINE - ITEM EXPLANATIONS:

5203 - Increased Fuel Costs
 5603,5236,3237 - Conference for P&H Engineering.
 5202 - Costs in this account have been budgeted historically low, other line items have been used to purchase operating supplies, this corrects that.

Account Number Explanations: See "Appendix" Tab

**CITY OF HOMER
2013 OPERATING BUDGET**

**NARRATIVE
PORT & HARBOR - PIONEER DOCK MAINTENANCE**

This account is used to track expenses associated with the maintenance of the Pioneer Dock separate from the Pioneer Dock operating costs.

FUND 400								Difference	
612 - PORT & HARBOR - PIONEER DOCK MAINTENANCE								Between 2012	
		FY 2009	FY 2010	FY 2011	FY2012	FY2012	FY2013	Amended & 2013	
		Actual	Actual	Actual	Adopted	Amended	Proposed	Proposed Budget	
					Budget	Budget	Budget		
<u>Salaries and Benefits</u>									
5101	Regular Employees	\$ 14,176	\$ 14,666	\$ 12,576	\$ 15,203	\$ 15,203	\$ 16,011	\$ 809	5.32%
5102	Fringe Benefits	10,793	10,734	9,017	10,097	10,097	11,164	1,067	10.56%
5105	Overtime	-	16	71	100	100	100	-	0.00%
<u>Total Salaries and Benefits</u>		24,969	25,416	21,664	25,400	25,400	27,275	1,875	6.88%
<u>Maintenance and Operations</u>									
5202	Operating Supplies	-	-	-	500	500	500	-	0.00%
5209	Building & Grounds Maintenance	938	1,845	1,240	5,000	5,000	5,000	-	0.00%
5231	Tools/Equipment	-	500	1,543	1,500	1,500	1,500	-	0.00%
5602	Safety Equipment	300	408	540	1,000	1,000	1,000	-	0.00%
<u>Total Maintenance and Operations</u>		1,238	2,753	3,323	8,000	8,000	8,000	-	0.00%
Total		\$ 26,206	\$ 28,168	\$ 24,987	\$ 33,400	\$ 33,400	\$ 35,275	1,875	5.32%
Staffing History		0.40	0.30	0.30	0.30	0.30	0.30		
LINE - ITEM EXPLANATIONS:									

Account Number Explanations: See "Appendix" Tab

**CITY OF HOMER
2013 OPERATING BUDGET**

**NARRATIVE
PORT & HARBOR - DEEP WATER DOCK MAINTENANCE**

The purpose of this account is to track the maintenance costs separate from operating costs. Electricity, water service, dock maintenance and repairs are reflected here for the Deep Water Dock.

**FUND 400
614 - PORT & HARBOR - DEEP WATER DOCK MAINTENANCE**

	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY2012 Adopted Budget	FY2012 Amended Budget	FY2013 Proposed Budget	Difference Between 2012 Amended & 2013 Proposed Budget	
<u>Salaries and Benefits</u>								
5101 Regular Employees	\$ 14,176	\$ 14,666	\$ 12,576	\$ 15,203	\$ 15,203	\$ 16,011	\$ 809	5.32%
5102 Fringe Benefits	10,793	10,830	9,036	10,237	10,237	11,307	1,070	10.45%
5105 Overtime	129	299	129	500	500	500	-	0.00%
5107 P/T Overtime								0.00%
Total Salaries and Benefits	25,098	25,795	21,741	25,939	25,939	27,818	1,879	7.24%
<u>Maintenance and Operations</u>								
5202 Operating Supplies	61	87	-	500	500	500	-	0.00%
5209 Building & Grounds Maintenance	3,248	5,832	694	5,500	5,500	5,500	-	0.00%
5210 Professional & Special Services	-	-	3,750	-	-	-	-	0.00%
5231 Tools/Equipment	-	149	1,000	1,000	1,000	1,000	-	0.00%
5602 Safety Equipment	300	300	595	750	750	1,000	250	33.33%
Total Maintenance and Operatio	3,609	6,368	6,039	7,750	7,750	8,000	250	3.23%
Total	\$ 28,706	\$ 32,163	\$ 27,780	\$ 33,689	\$ 33,689	\$ 35,818	2,129	6.32%
Staffing History	0.40	0.30	0.30	0.30	0.30	0.30		

LINE - ITEM EXPLANATIONS:

Account Number Explanations: See "Appendix" Tab

**CITY OF HOMER
2013 OPERATING BUDGET**

Port & Harbor Reserves

456 - 380

Expenses thru 6/30/12

Acct #		2009	2010	2011	2012	2013
		Actual	Actual	Actual	Budget	Budget
	Beginning Balance	1,219,265	1,383,836	1,652,816	1,792,059	877,179
4992	Annual Transfer	324,530	324,530	470,000	440,000	486,997
4801	Interest Income	11,050	35,752			
4610	Plans & Specs	320				
	Loan Repayment for Energy Projects 11-02(S)(A)				14,252	14,252
5990	Denali Grant				(110,000)	
5990	Trsf to 415-923 ord 12-04				(9,623)	
5990	Energy Fund Transfer (Fund 620)		(48,620)	(131,335)		
5990	Bond Reserve Fund (456-382)				(500,000)	
	Expenditures	(171,329)	(42,682)	(199,422)	(87,488)	
	Subtotal	1,383,836	1,652,816	1,792,059	1,539,200	1,378,429
	Encumbered				(662,021)	(106,000)
	Ending Balance	1,383,836	1,652,816	1,792,059	877,179	1,287,429

Expenditure Detail

	Ord #	2009	2010	2011	2012	2013
		Budget	Actual	Budget	Actual	Budget
Replace 1972 Loader (Lease)		37,887	19,440		9,720	
385 Parking Improvements			14,185			
East Boat Feasibility Study		107,500				
Dredge Spoil Loading & Trucking		10,000				
Harbor Tug Refit	Ord 09-	17,957	24,088			
Light Pole & Launch & Ramp		7,000				
Forks for Loader		5,950	6,200			
926 Ben Walters Dock Replacement	Ord 08-36(A)		2,262			
DWD Repairs	Ord 09-	116,075	91,549		9,078	19,385
Mooring Buoys	Ord 09-	10,000	13,608			
2010 Fish Dock Access Improvements				40,000		5,250
SeaCom Fish Dock Billing System				50,000		54,344
done Rake Drive/Ice Bin Door Rebuild			17,000	8,303		
Potable Water To Floats			40,000	15,581		
Ice Production Water Line Heat Exchanger			7,000			
2011 Harbor Tug Safety Equip Upgde					15,000	15,000
Fish Dk Crane Rebuild					50,000	
Fish Dk Electrical Conduit overhaul					10,000	5,842
Fish Dk Ice Deliv Syst Rebuild					20,000	
Replace Wiggins Forklift					85,000	85,288
Long Term Parking	Ord 11-13(A)				7,000	18,405
Parking Imp at Coast Guard	Ord 11-34				21,798	8,940
Detail Basin Survery	Ord 11-40				10,000	6,000
Deep Water Dock Fendering Repair PO 5864 (Emergency repair 11/11 signed by WW)					22,775	990
2012 Fish Dock Ice Shute	Budget					15,000
Fish Dock Corrosion Protection	Budget					30,000
Fish Dock Cranes	Budget					120,000
Harbor Tug Ballast	Budget					5,000
Ice Plant Cold Storage	Budget					15,000
Design, Repair and Replace DWD fen	Budget					125,000
Bond Project Estimates	Budget					20,000
Float/Ramp Repair (transfer to 400-(Ord 12-33(A)(S)						5,000
Design & Engineering for Harbor Imp	Ord 12-33(A)(S)					125,000
Eng. Eval for Harbor Office Bldg	Ord 12-37(S)					15,000
2013 Fish Dock Crane #4 Refurbish	Budget					60,000
Fire Cart Replacement	Budget					25,000
Maintenace Software	Budget					6,000
Drill Saltwater Well for Fish Grinder	Budget					15,000
		312,369	171,330	154,000	42,682	221,573
					199,422	475,000
						87,488
						106,000
						-

**CITY OF HOMER
2013 OPERATING BUDGET**

**Port & Harbor Fleet Reserves
452 - 374**

Expenses thru 6/30/12

Acct #	2009	2010	2011	2012	2013
	Actual	Actual	Budget	Budget	Budget
Beginning Balance	69,139	73,545	68,796	68,633	86,633
4992 Annual Transfer	30,000	30,000	30,000	30,000	30,000
5xxx Expenditures	(25,594)	(34,749)	(30,163)	(11,440)	
Subtotal	73,545	68,796	68,633	87,193	116,633
Encumbered				(560)	(40,000)
Ending Balance	73,545	68,796	68,633	86,633	76,633

Expenditure Detail	2009		2010		2011		2012		2013	
	Ord #	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Skiff Motor Replacement										
Snow Blade Attachment										
1 Ton 4X4 Truck & Plow										
Patrol Truck		25,000	25,594							
Plow & Maintenance Truck				35,000	27,474					
Redden Marine					7,275					
1/2 Ton Pickup Truck						30,000	30,163			
Used 3/4 Ton Truck							12,000	11,440		
2013 Budget										
Harbor Skiff Outboard Motor										10,000
Partrol Truck										30,000
		25,000	25,594	35,000	34,749	30,000	30,163	12,000	11,440	40,000
										-

**CITY OF HOMER
2013 OPERATING BUDGET**

**Port & Harbor Cruise Ship Tax Reserves
460-927**

Expenses thru 6/30/12

Acct #					
	2009 Actual	2010 Actual	2011 Budget	2012 Budget	2013 Budget
Beginning Balance		616	669	68,869	67,297
4992 Annual Transfer Transfer fr P&H Fleet (415-377)					
4207 Cruise Ship Tax	616	2,898	68,200		
4801 Interest Income					
5xxx Expenditures		(2,844)		(1,572)	
Subtotal	616	669	68,869	67,297	67,297
Encumbered					
Ending Balance	616	669	68,869	67,297	67,297

Expenditure Detail

Ord #	2009		2010		2011		2012		2013	
	Budget	Actual								
Port Security & enhancements for Cruise ship passengers				2,844				1,572		
	-	-	-	2,844	-	-	-	1,572	-	-



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>

PORT & HARBOR STAFF REPORT

By Bryan Hawkins, Port Director/Harbormaster
Prepared for the October 24, 2012 Port & Harbor Commission Meeting

October 17, 2012

1. Administration

• Staff met with:

- Ginny Litchfield, ADF&G – Kachemak Bay Critical Habitat Area
- Marine Trades Association – Seattle Fish Expo Planning Meeting
- City Employee Training – Violence in the Workplace
- Nelson Engineering – Harbormaster's Office
- Cook Inletkeeper Rachel Lord, Community and Economic Development Coordinator Katie Koester, & Deputy Harbormaster Matt Clarke – EVOS Grant Application Planning Meeting
- City Lobbyist Linda Anderson & Community and Economic Development Coordinator Katie Koester – Harbor Tour
- ADOT Coastal Engineers Ruth Carter and Harvey Smith – Entrance Erosion Control Project

- On October 2nd Harbor Staff participated in an Alaska Clean Harbor featured film interview done by KTUU Alaska Fox News. It is schedule to air October 24th.
- October 15th, Harbor Assistants Cole Jacobsen and Aria Paxton completed their temporary employment for the summer season.
- Staff has been engaged in stall renewals, swaps, and offers. Stall swap requests have been completed and new stall offer assignments have been mailed out. All offers are due by November 2nd.

2. Operations

As the temperatures drop and snow begins to fly, our Winter Meter Power Program has taken effect. Water on the float system was shut down, debris and items stored on floats were cleared in preparation for snow removal, and fish cleaning tables and carcass trailers were removed and winterized. Load and Launch Ramp collections ended October 15th. Other notable events include Operation Staff responding and assisting to an EMS call aboard the Rig Endeavor for a man suffering from heart conditions; and performing several tows in an effort to consolidate vessels.

3. Ice Plant

None

4. Port Maintenance

Port Maintenance has been focused on gathering items together for the City Surplus Auction Sale, which is out for RFP now and will be due October 25th, and have been working on winterizing the harbor and getting plow trucks and snow blowers in place. As preparation for the upcoming harbor improvement projects has begun, staff has been assisting PND Engineers and R&M Consultants in designing and data collection.

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130
(907) 235-8121
ext: 2224, 2226, or 2227
Fax: (907) 235-3143
Email: clerk@ci.homer.ak.us

MEMORANDUM

TO: Chair Ulmer and the Port and Harbor Advisory Commission

FROM: Melissa Jacobsen, CMC, Deputy City Clerk

DATE: October 27, 2012

SUBJECT: November Commission Meeting

Commissioner Zimmerman brought to my attention that the November 28th Commission meeting coincides with the Seattle's Pacific Marine Expo that runs from November 27th through 29th. Several Commissioners and the Port and Harbor Director will be attending the Expo, and question was raised if there will be a quorum for the November meeting.

If it is determined that there will not be a quorum for the November 28th meeting, the Commission has the option to either reschedule the meeting or cancel it. I spoke to Port and Harbor Director Hawkins who said that he has no pressing business for the November meeting and he will be out of the office after November 14th.

Port & Harbor

Monthly Statistical & Performance Report

For the Month of: **September 2012**

<u>Moorage Sales</u>	<u>2012</u>	<u>2011</u>	<u>Stall Wait List</u>	<u>2012</u>	<u>2011</u>
Daily Transient	196	222	No. on list at Month's End		
Monthly Transient	179	192	18' Stall	1	1
Semi-Annual Transient	4	5	20' Stall	3	4
Annual Transient	10	13	24' Stall	29	45
Annual Reserved	393	424	32' Stall	63	79
			40' Stall	35	29
			50' Stall	18	18
			75' Stall	6	5
<u>Grid Usage</u>			Total:	155	181
1 Unit = 1 Grid Tide Use	<u>2012</u>	<u>2011</u>			
Wood Grid	10	8			
Steel Grid	2	3			
			<u>Docking & Beach/Barge Use</u>		
			1 Unit = 1 or 1/2 Day Use	<u>2012</u>	<u>2011</u>
<u>Services & Incidents</u>	<u>2012</u>	<u>2011</u>	Deep Water Dock	108	22
Vessels Towed	0	1	Pioneer Dock	29	29
Vessels Moved	44	29	Beach Landings	4	5
Vessels Pumped	17	10	Barge Ramp	23	15
Vessels Sunk	1	0			
Vessel Accidents	2	0	<u>Wharfage (in short tons)</u>		
Vessel Impounds	1	0	In Tons, Converted from Lb./Gal.	<u>2012</u>	<u>2011</u>
Equipment Impounds	5	0	Seafood	112	333
Vehicle Impounds	0	0	Cargo/Other	3,479	2,507
Property Damage	3	1	Fuel	11,071	38,190
Pollution Incident	2	3			
Fires Reported/Assists	0	0	<u>Crane Hours</u>	<u>2012</u>	<u>2011</u>
EMT Assists	0	0		133.5	174.3
Police Assists	4	3			
Public Assists	23	24	<u>Ice Sales</u>	<u>2012</u>	<u>2011</u>
Thefts Reported	2	1	For the Month of September	134	349
			Year to Date Total	2,351	2,983
<u>Parking Passes</u>	<u>2012</u>	<u>2011</u>			
Long-term Pass	0	0	<u>Difference between</u>		
Monthly Long-term Pass	2	n/a	<u>2011 YTD and 2012 YTD:</u>	632 tons less	
Seasonal Pass	1	0			

**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	49.4	552.1	19	208
4/23/2012	4/29/2012	63.6	615.7	81	289
4/30/2012	5/6/2012	40.4	656.1	75	364
5/7/2012	5/13/2012	29.5	685.6	59	423
5/14/2012	5/20/2012	71	756.6	61	484
5/21/2012	5/27/2012	27.8	784.4	50	534
5/28/2012	6/3/2012	64.1	848.5	47	581
6/4/2012	6/10/2012	66.1	914.6	66	647
6/11/2012	6/17/2012	84.5	999.1	91	738
6/18/2012	6/24/2012	74.2	1073.3	113	851
6/24/2012	7/1/2012	81.4	1154.7	149	1000
7/2/2012	7/8/2012	71	1225.7	175	1175
7/9/2012	7/15/2012	80.6	1306.3	171	1346
7/16/2012	7/22/2012	92.8	1399.1	350	1696
7/23/2012	7/29/2012	100.3	1499.4	180	1876
7/30/2012	8/5/2012	77.6	1577	42	1918
8/6/2012	8/12/2012	105.3	1682.3	87	2005
8/13/2012	8/18/2012	46.7	1729	67	2072
8/19/2012	8/26/2012	76.6	1805.6	81	2153
8/27/2012	9/2/2012	41.3	1846.9	64	2217
9/3/2012	9/9/2012	36	1882.9	34	2251
9/10/2012	9/16/2012	45.8	1928.7	20	2271
9/17/2012	9/23/2012	31.4	1960.1	23	2294
9/24/2012	9/30/2012	20.3	1980.4	57	2351
10/1/2012	10/7/2012	75.9	2056.3	99	2450
10/8/2012	10/14/2012	55.5	2111.8	54	2504
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	

Deep Water Dock 2012

\$2.27

Date	Vessel	LOA	Times	Billed	#Dock	\$ Dock	Service Chg
1/6/12	Discovery	183	1015/	Ocean Marine Srv	1	\$ 415.41	\$ 52.00
1/7/12	Discovery	183	/0125	Ocean Marine Srv	1	\$ 415.41	
1/10/12	Bismark Sea & DBL 109	536	1520/	K-Sea Transportation	1	\$ 1,216.72	\$ 52.00
1/11/12	Bismark Sea & DBL 109	536	/1930	K-Sea Transportation	1	\$ 1,216.72	
1/13/12	Discovery	183	1000/1510	Ocean Marine Srv	2	\$ 207.71	na
1/20/12	Discovery (inside rate per MC)	183	1045/1430	Ocean Marine Srv	2	\$ 64.60	na
1/22/12	Discovery (inside rate per MC)	183	0845/0915	Ocean Marine Srv	2	\$ 64.60	na
1/27/12	Discovery	183	1000/1430	Ocean Marine Srv	2	\$ 207.71	na
2/3/12	Discovery	183	0800/	Ocean Marine Srv	2	\$ 415.41	na
2/4/12	Discovery	183	/0615	Ocean Marine Srv	2	\$ 207.71	na
2/6/12	Discovery	183	1000/1400	Ocean Marine Srv	2	\$ 64.60	na
2/10/12	Discovery	183	0700/1400	Ocean Marine Srv	2	\$ 207.71	na
2/17/12	Discovery	183	1000/1800	Ocean Marine Srv	2	\$ 207.71	na
2/24/12	Discovery	183	0900/1505	Ocean Marine Srv	2	\$ 207.71	na
3/2/12	Discovery	183	0900/1530	Ocean Marine Srv	2	\$ 207.71	na
3/9/12	Discovery	183	1000/1510	Ocean Marine Srv	2	\$ 207.71	na
3/13/12	Island Champion & Seatac 300	300	0900/	RSP / Pen. Scrap	1	\$ 681.00	\$ 52.00
3/14/12	Island Champion & Seatac 300	300		RSP / Pen. Scrap	1	\$ 681.00	
3/15/12	Island Champion & Seatac 300	300	/1130	RSP / Pen. Scrap	1	\$ 681.00	
3/16/12	Discovery	183	1000/1510	Ocean Marine Srv	2	\$ 207.71	na
3/23/12	Arctic Seal	130	1430/	Bering Marine Corp.	1	\$ 295.10	\$ 52.00
3/23/12	Discovery	183	0830/1900	Ocean Marine Srv	2	\$ 207.71	na
3/24/12	Arctic Seal	130	/2010	Bering Marine Corp.	1	\$ 295.10	
3/24/12	Perseverance	189	1500/	Cispri	1	\$ 429.03	\$ 52.00
3/25/12	Perseverance	189		Cispri	1	\$ 429.03	
3/26/12	Perseverance	189		Cispri	1	\$ 429.03	
3/27/12	Perseverance	189		Cispri	1	\$ 429.03	
3/28/12	Perseverance	189		Cispri	1	\$ 429.03	
3/29/12	Perseverance	189		Cispri	1	\$ 429.03	
3/30/12	Perseverance	189		Cispri	1	\$ 429.03	
3/31/12	Perseverance	189		Cispri	1	\$ 429.03	
4/1/12	Perseverance	189	/2000	Cispri	1	\$ 429.03	
4/4/12	Maxine M	103	1200/1330	Big Creek Fisheries	1	\$ 233.81	\$ 52.00
4/4/12	Discovery	183	0900/1700	Ocean Marine Srv	2	\$ 207.71	na
4/6/12	Discovery	183	0840/1200	Ocean Marine Srv	2	\$ 64.60	na
4/7/12	Endurance	215	0700/	Alyeska Pipe/Crowley	1	\$ 488.05	\$ 52.00
4/8/12	Endurance	215		Alyeska Pipe/Crowley	1	\$ 488.05	
4/9/12	Endurance	215		Alyeska Pipe/Crowley	1	\$ 488.05	
4/9/12	Discovery	183	1230/1315	Ocean Marine Srv	2	\$ 64.60	na
4/10/12	Endurance	215		Alyeska Pipe/Crowley	1	\$ 488.05	
4/10/12	Perseverance	189	0700/	Cispri	2	\$ 429.03	na
4/11/12	Endurance	215		Alyeska Pipe/Crowley	1	\$ 488.05	
4/11/12	Perseverance	189		Cispri	2	\$ 429.03	
4/12/12	Maxine M	75	1000/1500	Vogel, William	1	\$ 170.25	\$ 52.00
4/12/12	Endurance	215	/0705	Alyeska Pipe/Crowley	1	\$ 488.05	
4/12/12	Perseverance	189		Cispri	2	\$ 429.03	
4/13/12	Discovery	183	1000/1315	Ocean Marine Srv	2	\$ 64.60	na
4/13/12	Endurance	215	1720/2100	Alyeska Pipe/Crowley	1	\$ 488.05	\$ 52.00
4/13/12	Perseverance	189		Cispri	1	\$ 429.03	
4/14/12	Perseverance	189		Cispri	1	\$ 429.03	
4/15/12	Perseverance	189		Cispri	1	\$ 429.03	
4/16/12	Perseverance	189		Cispri	1	\$ 429.03	
4/17/12	Perseverance	189		Cispri	1	\$ 429.03	
4/17/12	Discovery	183	0800/1145	Ocean Marine Srv	2	\$ 64.60	na
4/18/12	Perseverance	189		Cispri	1	\$ 429.03	
4/19/12	Perseverance	189	/2200	Cispri	1	\$ 429.03	
4/20/12	Discovery	183	0900/1300	Ocean Marine Srv	2	\$ 64.60	na
4/21/12	Justine Foss	126	0830/	Foss Maritime	1	\$ 286.02	\$ 52.00
4/21/12	Pacific Explorer	105	0830/	Foss Maritime	1	\$ 238.35	
4/22/12	Justine Foss	126	/0545	Foss Maritime	1	\$ 286.02	
4/22/12	Pacific Explorer	105	/0545	Foss Maritime	1	\$ 238.35	
4/25/12	Justine Foss	126	2200/	Foss Maritime	1	\$ 286.02	
4/25/12	Pacific Explorer	105	2200/	Foss Maritime	1	\$ 238.35	
4/26/12	Justine Foss	126	/1000	Foss Maritime	1	\$ 286.02	
4/26/12	Pacific Explorer	105	/1000	Foss Maritime	1	\$ 238.35	
5/1/12	Millie Cruz	92	1600/ ?	Cruz Marine	1	\$ 208.84	\$ 52.00
5/10/12	Arctic Seal	130	1000/1230	Bering Marine Corp.	1	\$ 295.10	\$ 52.00
5/10/12	Nunaniq	155	0800/1100	Northland Holdings	2	\$ 54.72	na
5/16/12	Perseverance	189	1700/	Cispri	1	\$ 429.03	\$ 52.00
5/17/12	Perseverance	189		Cispri	1	\$ 429.03	
5/18/12	Perseverance	189	/1820	Cispri	1	\$ 429.03	
5/30/12	Silver Shadow	610	0800/1800	AK Maritime Cruise Line	1	\$ 1,384.70	\$ 481.53
6/9/12	Amsterdam	781	0930/1800	Holland America	1	\$ 1,772.87	\$ 481.53
6/10/12	Lazy Bay	104	1600/1900	Lazy Bay LLC	2	\$ 36.71	na
6/11/12	Perseverance	189	1700/	Cispri	1	\$ 429.03	\$ 52.00
6/12/12	Perseverance	189		Cispri	1	\$ 429.03	
6/13/12	Perseverance	189		Cispri	1	\$ 429.03	

Deep Water Dock 2012

Date	Vessel	LOA	Times	Billed	#Dock	\$ Dock	Service Chg
6/13/12	Lazy Bay	104	1230/2130	Lazy Bay LLC	2	\$ 118.04	na
6/14/12	Perseverance	104	/1800	Cispri	1	\$ 429.03	
6/17/12	Lazy Bay	104	1430/2000	Lazy Bay LLC	2	\$ 118.04	na
6/23/12	Amsterdam	781	0930/1800	Holland America	1	\$ 1,772.87	\$ 481.53
7/7/12	Amsterdam	781	0900/1800	Holland America	1	\$ 4,668.88	\$ 481.52
7/17/12	American Beauty	108	1000/	American Beauty LLC	2	\$ 423.25	na
7/18/12	American Beauty	108	/1400	American Beauty LLC	2	\$ 423.25	
7/19/12	RM Thorstenson	315	1000/	Icicle	1	\$ 871.38	\$ 52.00
7/20/12	RM Thorstenson	315		Icicle	1	\$ 871.38	
7/21/12	RM Thorstenson	315		Icicle	1	\$ 871.38	
7/22/12	RM Thorstenson	315		Icicle	1	\$ 871.38	
7/23/12	RM Thorstenson	315		Icicle	1	\$ 871.38	
7/24/12	RM Thorstenson	315		Icicle	1	\$ 871.38	
7/24/12	American Beauty	108	1800/	American Beauty LLC	2	\$ 211.63	na
7/25/12	RM Thorstenson	315		Icicle	1	\$ 871.38	
7/25/12	American Beauty	108	/0800	American Beauty LLC	2	\$ 211.63	
7/25/12	Akemi	95	1015/1500	Akemi Group LLC	2	\$ 127.07	na
7/26/12	RM Thorstenson	315		Icicle	1	\$ 871.38	
7/27/12	Endeavor	181	1530/	Cispri	2	\$ 423.25	na
7/27/12	RM Thorstenson	315		Icicle	1	\$ 871.38	
7/28/12	RM Thorstenson	315		Icicle	1	\$ 871.38	
7/28/12	Endeavor	181		Cispri	2	\$ 423.25	
7/29/12	RM Thorstenson	315		Icicle	1	\$ 871.38	
7/29/12	Endeavor	181		Cispri	2	\$ 423.25	
7/30/12	RM Thorstenson	315	/1230	Icicle	1	\$ 871.38	
7/30/12	Endeavor	181		Cispri	2	\$ 423.25	
7/31/12	Endeavor	181		Cispri	2	\$ 423.25	
8/1/12	Endeavor	181		Cispri	1	\$ 423.25	
8/2/12	Endeavor	181		Cispri	1	\$ 423.25	
8/3/12	Endeavor	181		Cispri	1	\$ 423.25	
8/4/12	Endeavor	181	/0545	Cispri	1	\$ 423.25	
8/4/12	Amsterdam	781	0900/1800	Holland America	1	\$ 4,668.88	\$ 481.52
8/5/12	Endeavor	181		Cispri	1	\$ 423.25	
8/6/12	Endeavor	181		Cispri	1	\$ 423.25	
8/7/12	Endeavor	181		Cispri	1	\$ 423.25	
8/7/12	Reflections / bill Crowley	24	0800/1900	Crowley	2	\$ 127.06	
8/16/12	Noaa Rainier	231	0930/	NOAA	2	\$ 677.75	
8/17/12	Noaa Rainier	231		NOAA	2	\$ 677.75	
8/18/12	Amsterdam	781	0830/1800	Holland America	1	\$ 4,668.88	\$ 481.52
8/18/12	Noaa Rainier	231		NOAA	2	\$ 677.75	
8/19/12	Noaa Rainier	231		NOAA	2	\$ 677.75	
8/20/12	Noaa Rainier	231	/1100	NOAA	2	\$ 338.87	
8/20/12	Sea Hawk & DBL 79	345	1600/	Kirby Offshore	1	\$ 871.38	\$ 52.00
8/21/12	Sea Hawk & DBL 79	345		Kirby Offshore	1	\$ 871.38	
8/22/12	Sea Hawk & DBL 79	345		Kirby Offshore	1	\$ 871.38	
8/23/12	Sea Hawk & DBL 79	345	/0815	Kirby Offshore	1	\$ 871.38	
8/24/12	Sea Hawk & DBL 79	345	? /1815	Kirby Offshore	1	\$ 871.38	\$ 52.00
8/25/12	Pacific Explorer	105	0805/1020	Buccaneer AK Oper	1	\$ 423.25	\$ 52.00
8/25/12	Pacific Explorer	105	1500/1530	Buccaneer AK Oper	2	\$ 65.82	
8/26/12	Southern Wind	144	1900/	Trident Seafoods	1	\$ 423.25	\$ 52.00
8/26/12	Endeavor	181	?	Cispri	1	\$ 423.25	\$ 52.00
8/27/12	Southern Wind	144		Trident Seafoods	1	\$ 423.25	
8/27/12	Endeavor	181		Cispri	2	\$ 423.25	
8/27/12	Pacific Explorer	105	1400/1430	Buccaneer AK Oper	2	\$ 65.82	
8/28/12	Endeavor	181		Cispri	2	\$ 423.25	
8/28/12	Pacific Explorer	105	1000/1030	Buccaneer AK Oper	2	\$ 65.82	
8/29/12	Pacific Explorer	105	?	Buccaneer AK Oper	1	\$ 423.25	\$ 52.00
8/29/12	Elsbeth III	90	0945/	Buccaneer AK Oper	1	\$ 254.13	\$ 52.00
8/29/12	Endeavor	181		Cispri	2	\$ 423.25	
8/29/12	Rig Endeavour	301	1630/	Buccaneer AK Oper	1	\$ 871.38	\$ 52.00
8/30/12	Pacific Explorer	105		Buccaneer AK Oper	1	\$ 423.25	
8/30/12	Elsbeth III	90		Buccaneer AK Oper	1	\$ 254.13	
8/30/12	Rig Endeavour	301		Buccaneer AK Oper	1	\$ 871.38	
8/30/12	Endeavor	181		Cispri	2	\$ 423.25	
8/31/12	Pacific Explorer	105	/1600	Buccaneer AK Oper	1	\$ 423.25	
8/31/12	Elsbeth III	90	/1600	Buccaneer AK Oper	1	\$ 254.13	
8/31/12	Rig Endeavour	301	/1600	Buccaneer AK Oper	1	\$ 871.38	
8/31/12	Endeavor	181		Cispri	2	\$ 423.25	
9/1/12	Amsterdam	781	0900/1800	Holland America	1	\$ 4,668.88	\$ 481.53
9/1/12	Rig Endeavour	301	1900/	Buccaneer AK Oper	1	\$ 871.38	\$ 52.00
9/1/12	Elsbeth III	90	1900/	Buccaneer AK Oper	1	\$ 254.13	\$ 52.00
9/1/12	Pacific Explorer	105	1900/	Buccaneer AK Oper	1	\$ 423.25	\$ 52.00
9/1/12	Endeavor	181		Cispri	2	\$ 423.25	
9/2/12	Rig Endeavour	301		Buccaneer AK Oper	1	\$ 871.38	
9/2/12	Elsbeth III	90		Buccaneer AK Oper	1	\$ 254.13	
9/2/12	Pacific Explorer	105		Buccaneer AK Oper	1	\$ 423.25	
9/2/12	Endeavor	181	/233C	Cispri	2	\$ 423.25	
9/3/12	Rig Endeavour	301		Buccaneer AK Oper	1	\$ 871.38	

Gal.	\$102.00 CONX Charged	194.05 minimum charge	Conx Fee
9000	\$ 349.29	\$ 102.00	\$ 102.00
34700	\$ 1,346.71	\$ 102.00	\$ 102.00
3300	\$ 194.05	\$ 102.00	\$ 102.00
2700	\$ 194.05	\$ 102.00	\$ 102.00
7000	\$ 271.67	\$ 102.00	\$ 102.00
17550	\$ 681.12	\$ 102.00	\$ 102.00
45440	\$ 1,763.53	\$ 102.00	\$ 102.00
3000	\$ 194.05	\$ 102.00	\$ 102.00
44000	\$ 1,707.64	\$ 102.00	\$ 102.00
4000	\$ 194.05	\$ 102.00	\$ 102.00
11940	\$ 463.39	\$ 102.00	\$ 102.00
29000	\$ 1,125.49	\$ 102.00	\$ 102.00
6000	\$ 232.86	\$ 102.00	\$ 102.00
82000	\$ 3,182.42	\$ 102.00	\$ 102.00
9000	\$ 349.29	\$ 102.00	\$ 102.00
1000	\$ 194.05	\$ 102.00	\$ 102.00
4000	\$ 194.05	\$ 102.00	\$ 102.00
4675	\$ 194.05	\$ 102.00	\$ 102.00
4000	\$ 194.05	\$ 102.00	\$ 102.00
4000	\$ 194.05	\$ 102.00	\$ 102.00
3000	\$ 194.05	\$ 102.00	\$ 102.00
4000	\$ 194.05	\$ 102.00	\$ 102.00
3000	\$ 194.05	\$ 102.00	\$ 102.00
11000	\$ 2,949.56	\$ 102.00	\$ 102.00
76000	\$ 2,949.56	\$ 102.00	\$ 102.00
5000	\$ 599.61	\$ 102.00	\$ 102.00
15,950	\$ 194.05	\$ 102.00	\$ 102.00
3,000	\$ 194.05	\$ 102.00	\$ 102.00
2,000	\$ 194.05	\$ 102.00	\$ 102.00
5000	\$ 194.05	\$ 102.00	\$ 102.00
3,000	\$ 194.05	\$ 102.00	\$ 102.00
11000	\$ 2,949.56	\$ 102.00	\$ 102.00
2000	\$ 194.05	\$ 102.00	\$ 102.00
17000	\$ 659.77	\$ 102.00	\$ 102.00
17000	\$ 659.77	\$ 102.00	\$ 102.00
1000	\$ 194.05	\$ 102.00	\$ 102.00
42,000	\$ 1,630.02	\$ 102.00	\$ 102.00
2000	\$ 194.05	\$ 102.00	\$ 102.00
40,000	\$ 1,552.40	\$ 102.00	\$ 102.00



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
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: OCTOBER 17, 2012
SUBJECT: PROJECT UPDATES

Just an FYI for the Commission, Aaron Glidden, our Port and Harbor Maintenance Supervisor, will be attending the meeting in my place. Matt Clarke and I will be in Sitka for the AAHPA Annual conference. It will be a busy week as this is the one place you can find regulators, legislators, vendors, and associates all in the same room. We will be taking full advantage of the contact opportunities and use the time to learn and fully participate in the 2012 conference.

For the purpose of this memo, I would like to give a brief progress report on the various projects around the harbor.

- **Head Tax Grant-Generated Projects:**

1. **Deep Water Dock Fender:** Materials are arriving for the fender replacements and are being staged on the 30 Acres. The contractor, Jay Brant Construction, will begin work on March 1, 2013. We expect the work to be completed by April 15, 2013.
2. **Harbor Trails:** The TORA (Transfer of Responsibilities Agreement) with ADOT is signed! The design contract for the Spit trail extension from the Fishing Lagoon to the End of the Road Park has been issued to Kenny Engineering. The ground survey is complete and Kenny is now working on the design for both the Spit trail expansion and also the Deep Water Dock to Homer Spit Road trail. It is also our goal to include a spur trail to Coal Point Park in this project. Details to fund this important aspect in the design are in the works.
3. **New Restrooms:** Currently in the design stage. There will be four restrooms funded with these monies. Locations will be at the Deep Water Dock, End of the Rod Park, WFKL Park on Pioneer Avenue, and near the intersection of Bartlett and Pioneer Avenue. Harbor Admin staff are participating in the public arts requirement portion of the design phase.

- **Dredging:** Per Homer City Code regarding dredged materials, it states:

19.12.050 Exceptions.

- a. No permit shall be required for excavation necessary for the installation of sewage lines, water lines, underground power lines, armor rock or piling, wells, oil and fuel tanks and related lines and aboveground power lines from any location other than a berm area, provided such excavated material is not removed from site of construction, nor shall a permit be required for clearing or maintaining any public road.
- b. This chapter shall not apply to the removal or excavation of gravel, gravel fill or other fill material from any beach or from any portion of the Homer Spit by the City of Homer.
- c. This chapter shall not apply to dredge material placed or stored on the Homer Spit by the City of Homer. The City may provide for the use and disposal of such dredge material in the

following order of priority, with all proceeds from sales of dredge material being deposited in the Port/Harbor Enterprise Fund:

1. Replacement of material removed from City beaches by storms or erosion.
2. Fill to improve City port and harbor facilities on the Homer Spit.
3. Sale for use as fill on privately owned or leased property on the Homer Spit.
4. Emergency repairs of erosion.
5. Sale for use as fill material at locations off the Homer Spit.

The Army Corps completed the annual fall dredging project for Homer mid-September, generating approximately 19,000 cubic yards of dredged material. We are under contract with the Corps and required to provide space for these materials, which can be difficult when use of the materials is restricted to only on-Spit projects that don't occur regularly. Since there are no City, lessee, or private company projects currently underway on the Spit that require dredged materials, and there's an adequate supply of materials on-hand to repair the Spit in the event of storm damage, the Port and Harbor has been selling the excess materials for use off the Spit.

- **Fishing Lagoon Dredging:** At the time of the writing of this memo, Alaska Marine Excavation, LLC are hard at work dredging Homer's fishing lagoon. We estimate that there will be between 20,000 and 25,000 cubic yards of materials generated from this important work. This material will also be offered for sale off the Spit and the proceeds will go to the general fund in order to help offset some of the costs involved with having this work done. No Harbor Enterprise funds were used in this effort.
- **Expo 2012:** Port and Harbor has been working with Homer's Marine Trades Association again to share a booth at the Marine Trades Expo in Seattle next month. This has proven to be a very effective method of advertizing our port and harbor to the commercial fleet. We aren't just showing Homer as an option for mooring and dockage but also highlighting the fact that Homer has the best marine trades industry support in the State. That's not a boast but a fact, and anyone can sell a fact!

Thank you for your service to the Port and Harbor Enterprise and I'll see you next month, maybe even at Expo!

Homer Spit Lease Expiration Calendar

updated 8/7/12

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 still in progress
9/30/2010	Snug Harbor	lease expires	Lease is nearly complete. Snug Harbor is in process of completing the conceptual site plan for submittal to Planning Dept.
4/15/2012	Dockside Two - Sullivan	lease expires; no options remain	Lease negotiations in progress. Paying month-to-month til completion of right-of-way improvements, then lease will be finished.
11/1/2012	Peninsula Scrap & Salvage	6 mo. lease expires	
3/31/2013	AK High Hopes-Bob's Trophy Charters	lease expires; one 5 yr option	Received request for option to renew 7/25/12. Approval currently in process.
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-Roanoke Is.	lease expires? Not in file	
5/1/2017	Pier One Theatre	lease expires	\$1/yr
3/31/2018	Sportsman Supply	lease expires; no options remain	
12/1/2018	Harbor Ent. 30 acres	lease expires; no options remain	
3/31/2020	Fish Factory	lease expires; two 10 yr options	
9/30/2022	USCG-Pioneer Dock	lease expires; no options remain	
9/30/2023	USCG-Lot #20 by PD	lease expires; no options remain	
1/31/2026	Salty Dawg	lease expires; no options remain	
12/21/2026	Homer Spit Campground	lease expires; two 3 yr options	
3/31/2028	Harbor Leasing LLC	lease expires; two 5 yr options	

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

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>HOWARD</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.

