



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Port & Harbor Advisory Commission Regular Meeting

Wednesday, January 27, 2021 at 5:00 PM

City Hall Cowles Council Chambers

Webinar ID: 954 2610 1220 Password: 556404

Dial: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 5:00 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

RECONSIDERATION

APPROVAL OF MINUTES

A. December 9, 2020 Regular Meeting Minutes

VISITORS / PRESENTATIONS

STAFF & COUNCIL REPORT / COMMITTEE REPORTS

A. Port & Harbor Staff Report for January 2021

B. Homer Marine Trades Association Report

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Port & Harbor Budget

- i. Memo Re: Mid-Biennium & 2021 Truncated Budget Adjustments w/ Attachments
- ii. Memo Re: Deferred Port Maintenance & 2022 Budget Planning w/ Attachments

B. Resolution 21-008 & Personal Watercraft (PWCs) in Kachemak Bay

- i. Resolution 21-008
- ii. Memo from City Manager Re: Personal Water Crafts (PWCs) in Kachemak Bay

INFORMATIONAL MATERIALS

A. Memo 21-004 & Ordinance 21-02 Amending HCC 18.08 City Property Leases-Subleases

- [B.](#) Port & Harbor Monthly Statistical Report for December 2020 & EOY 2020
- [C.](#) Water/Sewer Bills Report for December 2020
- [D.](#) 2020 Load and Launch EOY Stats
- [E.](#) 2020 Parking EOY Stats
- [F.](#) Crane & Ice Report
- [G.](#) Dock Activity Reports
- [H.](#) PHC 2021 Meeting Calendar

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE CITY COUNCILMEMBER (if present)

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **WEDNESDAY, FEBRUARY 24, 2021 at 5:00 P.M.** All meetings scheduled to be held via Zoom Webinar in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 20-13, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Steve Zimmerman at 5:01 p.m. on December 9, 2020 in the Cowles Council Chambers, City Hall located at 491 E Pioneer Avenue, Homer, Alaska via Zoom Webinar.

PRESENT: COMMISSIONERS ZIMMERMAN, CARROLL, ERICKSON, ULMER, ZEISET, STOCKBURGER, DONICH (arrived 5:09 p.m.), AND STUDENT REPRESENTATIVE ENGBRETSSEN

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
DEPUTY CITY CLERK TUSSEY

AGENDA APPROVAL

Chair Zimmerman asked for a motion to approve the agenda.

ULMER/ZEISET – SO MOVED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

- A. October 28, 2020 Regular Meeting Minutes
- B. November 18, 2020 Special Meeting Minutes

Chair Zimmerman asked for a motion to approve the minutes.

ULMER/CARROLL MOVED TO APPROVE THE MINUTES OF BOTH MEETINGS.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Port & Harbor Staff Report for November & December 2020

Port Director Hawkins asked for any questions on the staff report and facilitated discussion on the following topics:

- Pending Salmon Sister's lease of the old Auction Block building and City Council's decision not to approve the lease but to allow the City Manager to move forward with negotiations and prepare a draft lease to bring back for final approval.
- Port expansion project and discussions with Tim Dillon, KBNERR, on keeping the project moving forward. Corp of Engineers is waiting on Federal Government, City already has our 25% share of the matching funds set aside, and hopes that ADOT will have provided a Memorandum of Understanding that finalizes their intent by next meeting.
- Lobbyist contract will be awarded to J&H Consulting out of Juneau at City Council's December 14th meeting.
- Property management and lease discussions with the City Attorney.
- Notable events around the harbor including a black bear hiding under Lands' End and the purchase of a new outboard for the harbor skiff.
- Port maintenance efforts; DD float is sinking and their work to bolster it.

Commissioner Donich joined the meeting at 5:09 p.m.

B. Homer Marine Trades Association Report

Commissioner Zeiset reported that their scholarship program is still going on. They were able to distribute about \$5,000 towards local students attending AVTEC in Seward and the KPC Campus in Homer.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. Land Allocation Plan (LAP)
- i. HCC 18.08.020 LAP Property available for lease
 - ii. DRAFT 2021 Land Allocation Plan

Chair Zimmerman introduced the item by reading the title and opened the floor for discussion.

Port Director Hawkins noted that there weren't any proposed changes from staff. In response to questions from Commissioner Carroll, Mr. Hawkins gave an update on a pending overslope lease proposals for an oyster business and Deputy City Clerk Tussey explained what "lease rates vary" means in the LAP.

The Commission did not have any additions or recommendations for the Land Allocation Plan.

INFORMATIONAL MATERIALS

- A. Port & Harbor Monthly Statistical Report for October & November 2020
- B. Water/Sewer Bills Report for October 2020
- C. Crane & Ice Report
- D. Dock Activity Reports
- E. PHC 2021 Meeting Calendar
- F. Commissioner Attendance at 2020 City Council Meetings
- G. Commissioner Attendance at 2021 City Council Meetings

Chair Zimmerman noted the informational materials provided and facilitated discussion. For the reporting schedule at City Council meetings, the Commission agreed to keep the 2021 schedule the same as 2020 and Commissioner Erickson for April.

Port Director Hawkins commented on year-to-date ice sales compared to last year. There was discussion on the State's fishery limits having an adverse effect on ice and crane sales.

COMMENTS OF THE AUDIENCE

Doug Van Patten commented that he has been a long-term harbor user and just wanted to attend these meetings to become more informed about the harbor and how it works.

COMMENTS OF THE CITY STAFF

Deputy City Clerk Tussey thanked the commission for a good meeting and wished everyone Happy Holidays.

Port Director Hawkins thanked the commission for their time and work, and that he'd see them next month after the holidays.

COMMENTS OF THE CITY COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Zimmerman thanked the commission for a short meeting and will see them next year.

COMMENTS OF THE COMMISSION

Commissioner Stockburger thanked staff for all that they do.

Commissioner Donich reiterated Mr. Stockburger's comments. He shared how he had been in numerous Zoom meetings the past six days for the North Fishery Council and hopes to dedicate more time to the PHC next month.

Commissioner Ulmer wished everyone a Happy Holidays, thanked everyone for their work, and will see everyone next year.

Commissioner Zeiset thanked everyone for a good meeting and Happy Holidays.

Commissioners Carroll, Erickson, and Student Representative Engebretsen had no comments.

ADJOURNMENT

There being no further business to come before the Commission the meeting adjourned at 5:45 p.m. The next regular meeting is scheduled for Wednesday, January 27, 2021 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom webinar.

RACHEL TUSSEY, DEPUTY CITY CLERK I

Approved:_____



JANUARY 2021 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- EOC City staff and associated agencies(videoconference)- Regarding continued COVID-19 planning
- Bruce Lambert (MARAD) (teleconference)- Regarding Alaska Marine Hwy grant program, discussion on identifying potential routes/services in Alaska
- Rob Dumouchel, City Manager- Regarding ACS utility easement encroachment issue
- City Manager and other Dept. Head staff- leadership team/dept. head meeting
- USDOT ROUTES (Rural Opportunities to Use Transportation for Economic Success) (webinar)- Re Benefit Cost Analysis (BCA), grant applications and data resources
- Mark Brinster, photographer- Re aerial photos of the West side of the Spit
- J&H Consulting; Rob Dumouchel, City Manager; and Jenny Carrol, Economic Development- Re lobbyist kick off meeting, introductions and review of City priorities
- Rob Dumouchel, City Manager and Julie Engebretsen, City Planning- Re changes in personal water craft restrictions
- George Hall and Raymond Walker- Re: port expansion project update
- Rob Dumouchel, City Manager and Elizabeth Walton, Finance Director- Re truncated budget discussion
- John Daley and Jean Cumlat of R&M consulting- proposed fuel float project for Port of Valdez, informational
- Rachel Friedlander, Seldovia City Manager- Re Fish & Game salmon stocking plans and upcoming Alaska Marine Hwy System state budget
- LCDR Matt Richards, US Coast Guard Sector Anchorage- Re Area maritime security committee meeting

Lisa Ellington, the Port's Administrative Supervisor, will be retiring at the end of January and on to new adventures! We'll all miss her terribly but wish her the best in her new well deserved leisure. On the week of the 29th (December) a hiring committee interviewed three Admin supervisor candidates. The committee offered the position to Amy Woodruff and she began training on Jan 7th.

2. Operations

During the months of December and January, harbor officers collaborated with Annette Kord, proprietor of TMP, and the city's I/T department, focusing efforts on database & billing software updates while conducting simulated moorage inventory of the harbor using the new Windows 10 supported Trimble Ranger handheld computer, as our current handheld moorage device is no longer supported by Microsoft. Officers entered moorage data, based on actual moorage data collected in the field, and reviewed both moorage reports for discrepancies. This served as training for the officers to get used to the new device, as well as provided valuable quality control and troubleshooting as the exercise revealed several bugs in the new software.

The following vessels conducted landings at the Pioneer Dock and Deep Water Dock: Perseverance, Bob Franco, Pacific Wolf & DBL55, Endeavor, and Kennicott.

Other ongoing and notable events:

- On 12/31, operations staff towed a disabled 58' commercial fishing vessel from the fish dock to a stall for mechanical diagnostics. The vessel was later towed out of the harbor and returned to Northern Enterprises for further repair.
- Snow removal was conducted on the entire float system on two instances.
- Officers worked to remove substantial amounts of debris from the harbor that washed in on big tides and wind events.
- Winter power applications continue to be accepted and stalls were assigned to those participating in the program as they signed up. There are approximately 55 vessels participating in the program.
- Items for the City's surplus auction were identified, photographed, consolidated and tagged in preparation for the upcoming auction.
- Operations staff continue to update the Standard Operating Procedures in an effort to standardize the department's routine work duties.
- Staff continued to be diligent wiping down common surfaces, shared workstations and vehicles in an effort to curb the COVID-19 pandemic.
- Monthly fire extinguisher inspections were performed and fire line valves were manipulated.
- The Marine Repair Facility was more thoroughly delineated and reflective tape was installed to create a more visible barrier in order to limit access by the general public. Vessels currently utilizing the facility are the Wide Bay, Hallo Bay, and Ocean Falcon.
- Harbor officers responded to multiple spills and sheens in the vicinity of ramp 1 during the week of January 1st.
- Two vessels moored in the harbor were issued notices of intent to impound due to delinquent accounts.

3. Ice Plant

Although Federal Waters were recently opened to Grey Cod fishing, the dock remains quiet with only two landings so far. A light snow year meant we were able to focus on maintenance, including:

- Finished Pump Down procedures and evacuated all ammonia from Low Pressure side of system
- Finished draining oil from compressors and Low Pressure Vessels
- Inspected lower end of all compressors—replaced oil and filters
- Rebuilt HS – 2, new valves, pistons, and jugs
- Installed new oil heater on B – 2
- Replaced bad belts on HS – 1
- Serviced rakes
- Replaced bad fan on Evaporator #1
- Serviced inside augers
- Renewed Ice Delivery Hoses
- Drained condensation from Crane #7 controls
- Performed corrosion control on Hot Gas pipes in Cold Rooms
- Replaced faulty hour meter on Crane # 2
- Serviced Ice Machines
- Installed new plug kits in Ice Machine S – 4 valves
- Installed Bird Deterrents on High Mast Lights for the Southwest pole—still waiting for the new power cable
- Replaced broken Card Reader cable on Crane # 4

4. Port Maintenance

For the last month Port Maintenance has been engaged in the following activities:

- Winter operations : sanding, plowing, and heat-trace checks
- Electrical troubleshooting and repairs
- Assisting Operations with the surplus auction
- Heavy equipment repair and maintenance
- Assist Public Works with asset management software vetting



Memorandum

TO: PORT AND HARBOR ADVISORY COMMISSION

FROM: BRYAN HAWKINS, HARBORMASTER

DATE: JANUARY 19 2021

SUBJECT: MID-BIENNIUM AND 2021 TRUNCATED BUDGET AJUSTMENTS

Attached are recent council actions pertaining to changing the budget cycle for the city from a calendar year budget to a fiscal year that ends on June 30. This action required us to end the 2020-2021 budget on January 1 and to create a six month “truncated” budget that will end on June 30 2021. The decision to make this change caused a loss to the Port and Harbor. Much of our revenue comes in during stall renewal in the fall, which is now not included in this shortened budget cycle, but we have costs that come during the first quarter. This equates to a deficit in this short cycle budget that equals -\$660,176.00. During their January 11 2021 meeting City Council made a motion to ease that burden by amending the budget to remove the payment from the Port and Harbor into the General Fund for administrative fees.

LORD/ADERHOLD MOVE TO AMEND THE FY21 PROPOSED TRUNCATED BUDGET BY REMOVING THE GENERAL FUND ADMIN FEES ON ACCOUNT NUMBER 5241 IN THE AMOUNT OF \$311,223.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner attendance and testimony at the January council meeting was integral in that decision and Council’s motion is a good first step as we work toward mitigating this impact.

Next step, the 2022-2023 budget which will begin July 1 2021. Staff will be working over the next months preparing the new budget for council to be approved in June.

Recommendation

For review and discussion. Any recommendation to Council or direction to staff should be made in the form of a motion.

Attached Ordinance 20-93
20-206 Memo from Finance Re Budget
21-003 Memo from Finance Re Budget
2021 Port and Harbor Truncated Budget



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Finance Department

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Memorandum 20-206

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Elizabeth Walton, Finance Director
DATE: December 10, 2020
SUBJECT: FY21 Truncated Budget Walkthrough

The purpose of this memo is to walkthrough the condensed budget process related to the Amended FY21 budget.

Background

Council passed Resolution 20-112 giving City administration the official directive to perform the necessary work to transition the City of Homer from a calendar year budget to a fiscal year budget running from July 1 to June 30 of the succeeding year. Per Resolution 20-112, the effective date of this transition is July 1, 2021. In order to accommodate that effective date, the FY21 Adopted Budget needs to be amended to reflect the January 1 to June 30, 2021 time period. Resolution 20-119 is before Council acknowledging that FY21 will be truncated in order to transition from a calendar year to a fiscal year.

Per the timeline presented to Council, City Administration is to provide Council with an Amended Budget at the December 14th meeting. Ordinance 20-93 on the December 14th agenda provides Council with the necessary appropriations for the truncated FY21. Accompanying this Ordinance is a budget document that illustrates how those appropriations were determined. Also before Council at the December 14th meeting is Ordinance 20-89, which amends City Code to properly reflect a fiscal year of July 1 – June 30.

Budget Process

Resolution 20-112 passed on October 26th and since then the Finance Department has been working to present Council with a balanced budget for the truncated FY21. The budget process typically takes City leadership four months to develop a proposed budget for Council. This amended budget required the same level of work on the Finance Department and the leadership team.

The budget development schedule was fast tracked for the truncated FY21, with departments required to submit amended budgets to Finance within two weeks' time (typically they have a month to dissect department spending and propose budgeted expenditures). After that,

Finance and City Administration had a couple weeks to pull the budgets together and present Council with a balanced budget for each of the Operating funds.

Per HCC 3.05.045, projected expenditures shall not exceed projected revenues in the operating budget. As you will see in the amended budget before you (and detailed below), each of the operating funds has total projected expenditures exceeding projected revenues. Therefore, utilization of fund balance/reserves is necessary to meet code and to maintain a balanced operating budget.

Budget Methodology - Revenues

Most of the budget methodology remains consistent with the truncated version. Typically sales and property tax revenues are determined utilizing a regression model. The model was not statistically appropriate and, therefore, we switched to utilizing a three year average for these values. The three year average is based on the January 1 – June 30 time period for the preceding three years (FY18, FY19, and FY20). The rest of revenues generally follow the utilization of a three year average (this is consistent across each of the funds). The main exception is Water/Sewer metered sales, which is based on 2019 usage and applying the rates recently adopted.

Budget Methodology – Expenditures

Most of the Maintenance & Operations (M&O) expenses were reduced by half to account for half a year's worth of spending. Departments also took into account the three year average spending and modified expenditure estimates accordingly.

There are three line items that remained at the same adopted FY21 level: Audit Services, Finance Overtime, and Finance Professional Services.

- **Audit Services** costs are expected to meet a full year's cost, as the Finance Department is working to wrap up the FY20 audit in a timely manner. Also, it has been the general practice for the subsequent fiscal year to pay the audit costs associated with the previous fiscal year. So, even if work isn't completed prior to June 30 most of the audit expenses associated with FY20 will be back posted to FY21.
- **Finance Overtime** has been kept consistent with those costs presented in the adopted FY21 budget, as staff will be highly engaged to complete the FY20 audit, CARES reporting wrap up, and assisting with the transition of fiscal years.
- **Finance Professional Services** has been kept consistent with those costs presented in the adopted FY21 budget, as we are reserving funding to potentially utilize outside resources to assist with CARES reporting and fiscal year conversion.

One other major change is that none of the operating budgets include a transfer to reserves, as each of the funds did not have "excess" budgeted revenue to transfer to reserves. Each of the funds have a handful of mandatory transfers (bond payments, seawall reserves, hydrants, GF admin, revolving energy, debt payments, etc.), but anything outside of mandatory is not taking place during the truncated fiscal year.

General Fund

Similarly with the other two funds, the General Fund will require a draw on fund balance/reserves to balance the truncated FY21 Operating Budget. The budgeted draw presented in the budget before Council is \$2,971,020. Without factoring in this draw to balance the budget, revenues are budgeted to be down roughly 73%.

The draw is significant for the General Fund because the majority of sales tax and property tax revenues are received in the second half of each calendar year. Therefore, this truncated fiscal year is lacking the majority of these revenues (property tax budgeted revenue is down 97% and sales tax is down 67%). Looking at budgeted revenue for FY20, property tax represented roughly 28% and sales tax accounted for roughly 44%.

Department heads have worked to decrease total expenditures for this truncated fiscal year, with total Maintenance & Operations expenses being down just shy of 44%.

HCC 3.05.049 (effective FY20), states that emergency fund balance for the General Fund is equal to four months operating revenue for the current fiscal year. Exhibit B-1 (page 21) of the financial statements provides an unassigned general fund balance of \$9,522,558. Based on the FY20 budget, the emergency fund balance should be approximately \$4,153,169. This leaves an estimated unassigned fund balance of \$5,369,389.

There is sufficient balance in the unassigned fund balance for the General Fund to absorb the budgeted draw to balance the truncated FY21 Operating budget. The budgeted draw will utilize approximately 45% of the unassigned balance.

Water/Sewer Fund

Consistent with the other two funds, the Water and Sewer Fund will require a draw on fund balance/reserves to balance the truncated FY21 Operating Budget. The budgeted draw presented in the budget before Council is \$53,439 (\$25,372 Water and \$28,067 deficit). Without factoring in this draw to balance the budget, revenues are budgeted to be down just shy of 50%.

The draw is not as severe for the Utility fund as the revenue is relatively stable through the calendar year. If spending is monitored closely or if revenue is above budget expectations, there is potential for this fund to break even without the need of relying on fund balance or reserves.

Utility Administration decreased total expenditures for this truncated fiscal year, with total Water Maintenance & Operations (M&O) expenses down 46% and total Sewer M&O expenses down 36%. The biggest reason why Sewer M&O expenses aren't down closer to 50% is due to the tri-annual Kachemak septic pumping contract. This contract is expected to be completed during the truncated FY21.

If you reference Exhibit H-3 (page 90) of the financials, the fund balance of Utility Operations (Fund 200) is \$673,608. This fund should have sufficient fund balance at the end of fiscal year 2021 to absorb the budgeted draw. If not, there should be sufficient balance in Utility reserves to fund the deficit. As of 11/30/20, the balance of the Utility Reserves is \$4,582,260 (\$2,609,724 Water Reserves and \$1,972,536 Sewer Reserves).

Port and Harbor Fund

As with the other two funds, the Port and Harbor Fund will require a draw on fund balance/reserves in order to balance the truncated FY21 Operating Budget. The budgeted draw presented in the Amended Budget before Council is \$660,176. Without factoring in this draw to balance the budget, revenues are budgeted to be down roughly 65%.

The draw is significant for the Harbor because berth stall revenues are received in October of each year. Therefore, this truncated fiscal year is lacking those revenues. These stall revenues represented roughly 27% of total budgeted revenue for FY20.

Harbor Administration has worked diligently to decrease total expenditures for this truncated fiscal year, with total Maintenance & Operations expenses being down just shy of 53%.

If you reference Exhibit I-4 (page 97-98) of the 2019 Basic Financial Statements, you are able to extract information that makes it is apparent that the Operations component (Fund 400) does not have sufficient balance to cover this deficit. A quick formula for fund balance is current assets minus current liabilities. If we perform this quick math on Harbor Operations (Fund 400) it comes to a deficit of \$1,375,697.

Also detailed in Exhibit I-4 is the cash balance available for each of the “units” within the Enterprise Fund. As of 12/31/19, the total cash balance available to the Port and Harbor fund is \$1,942,518 (negative cash balance of \$553,116 for operations). The cash balance represents the Harbor’s share of the central treasury and in a simple sense is what the Harbor could write a check for.

If you reference Exhibit I-5 (page 99) of the financials, the net position of Harbor reserves is \$1,829,802 (\$2,160,222 less \$330,420 for bond reserves). As of 11/30/20, the balance of the reserves is \$2,097,153 (not including bond reserves).

Financial Implications

It is important to understand that the loss to fund balance will not simply be reimbursed in subsequent fiscal years. Management will need to be actively planning in future years to work on reimbursing the fund balance. Otherwise, the fund balance will remain at the lower levels.

The revenue that the City receives in the second half of calendar year 2021 will not be available to replenish the fund balance, as this revenue will need to be utilized to fund the expenditures for the first six months of calendar 2022 (FY22 will run July 1, 2021 – June 30, 2022).

Still to Consider – Capital Budget

The Amended Budget before Council is only representative of the FY21 Operating Budget. What still needs to be discussed is how to handle the FY21 Capital Budget. The Adopted FY21 Operating Budget includes various transfers to fund reserves. However, the Amended (truncated) FY21 Operating Budget does not include transfers to fund reserves. Initial questions to answer: Are the already approved FY21 capital projects allowable? Is new capital spending allowable?



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Memorandum 21-013

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Elizabeth Walton, Finance Director
DATE: January 7, 2021
SUBJECT: FY21 Truncated Budget – Supplemental Information

The purpose of this memo is to provide supplemental information to Memorandum 20-206, which was presented to Council at the December 14th meeting.

Key Terminology

Fund Balance: Simply speaking, it is the difference between assets and liabilities in a governmental fund. Fund balance is intended to serve as a measure of the financial resources available in a governmental fund. It is important to remember that the fund balance is a snapshot in time and is constantly fluctuating.

Unassigned Fund Balance: This fund balance is the residual classification for the General Fund. It is also used to report negative fund balances.

Reserves: Fund that accounts for monies set aside to be used for the purchase and maintenance of City buildings and equipment. Each of the City components (General Fund, Utility Fund and Enterprise Fund) have a respective reserve fund. The General Fund has the CARMA (156) and Fleet CARMA (152) funds. The Utility Fund has the Utility CARMA (256) fund that is further broken down to Water CARMA (256-0378) and Sewer CARMA (256-0379). The Enterprise Fund has the Port Reserves (456) fund and it includes a reserve component for each of the following: Port and Harbor, Load and Launch Ramp, and Revenue Bond reserves.

FY21 Truncated Budget Reminders

Per HCC 3.05.045, projected expenditures shall not exceed projected revenues in the operating budget. As you will see in the amended budget before you, each of the operating funds has total projected expenditures exceeding projected revenues. Therefore, utilization of fund balance/reserves is necessary to meet code and to maintain a balanced operating budget.

One major change for FY21 is that none of the operating budgets include a transfer to reserves, as each of the funds is not expected to have “excess” budgeted revenue to transfer

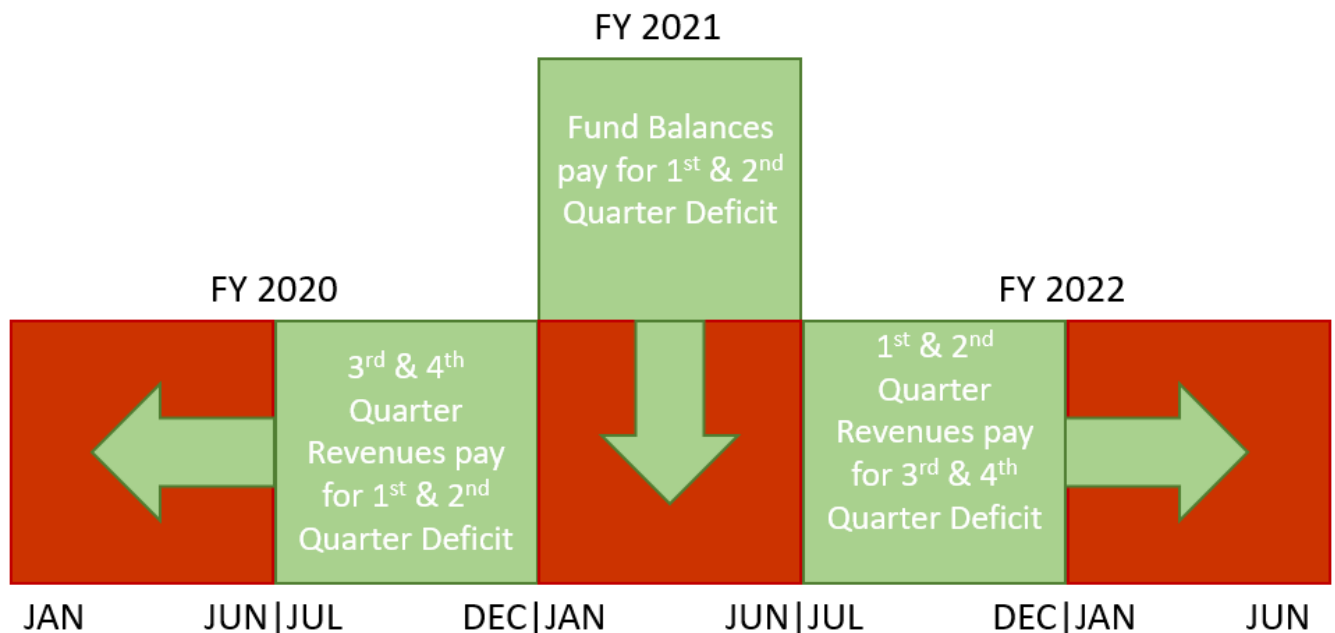
to reserves. Each of the funds have a handful of mandatory transfers (bond payments, seawall reserves, hydrants, GF admin, revolving energy, debt payments, etc.), but anything outside of mandatory is not taking place during the truncated fiscal year.

Balancing the Budget

Each of the operating funds (General Fund, Utility Fund, and Enterprise Fund) require a draw on fund balance/reserves to balance the truncated FY21 Operating Budget. The size of the draw varies significantly between the operating funds, but a basic cash flow problem exists for them all. That is, the majority of the City's revenue is received in the last six months of the calendar year (July – December).

Switching fiscal years effective July 1, 2021 puts the City in a position in which the deficit that is naturally born in the first six months of the calendar year will not be reimbursed by revenues received in the last six months of the calendar year. It will instead be paid by fund balance/reserves. The size of the deficit for FY21 (January 1 to June 30, 2021) is no greater than deficits in prior years for the same period. This is the natural cash flow pattern for the City of Homer.

The figure below shows a simplified view of the change in cash flow pattern. The current pattern (FY 1987 through FY 2020) has us spending and then reimbursing. The new pattern (FY 2022 and onwards) earns money and then spends it. The transition year (FY 2021) is cut off from a revenue source and will use fund balance/reserves to balance the equation.



Funding the Deficit

Any deficits/surpluses that are accrued by the end of a fiscal year naturally remain in the specific fund in which they are derived, unless other financial direction is provided on how to handle the deficit/surplus. Due to this natural process, the FY21 Amended Budget is balanced by drawing on each fund's respective fund balance.

If Council would like to utilize reserves (or any other funding source), then a budget amendment needs to be proposed prior to the passage of the FY21 Amended Budget – or – Council can pass a subsequent Ordinance at a later date that amends the budget to reflect the updated funding source.

There are some options associated with the timing of the transfer (if utilizing reserves). The budget can be balanced with a transfer from reserves up front and the transfer can be done matching the budgeted deficit. The other option is waiting until the fiscal year concludes and amending the budgeted transfer from reserves to match the actual deficit.

City Administration recommends that the fund balance is utilized to balance the budget for each of the operating funds.

Financial Implications

Citywide

It is important to understand that the loss to each fund balance will not simply be reimbursed in subsequent fiscal years. Management will need to be actively planning in future years to work on reimbursing the fund balances, assuming Council wants to build up similar balances. Otherwise, the fund balances will remain at the lower levels.

The revenue that the City receives in the second half of calendar year 2021 will not be available to replenish the fund balances, as this revenue will need to be utilized to fund the expenditures for the first six months of calendar 2022 (FY22 will run July 1, 2021 – June 30, 2022).

General Fund

HCC 3.05.049 (effective FY20), states that emergency fund balance for the General Fund is equal to four months operating revenue for the current fiscal year. Exhibit B-1 (page 21) of the financial statements provides an unassigned general fund balance of \$9,522,558. Based on the FY20 budget, the emergency fund balance should be approximately \$4,153,169. This leaves an estimated unassigned fund balance of \$5,369,389.

There is sufficient balance in the unassigned fund balance for the General Fund to absorb the budgeted draw to balance the truncated FY21 Operating budget. The budgeted draw will utilize approximately 45% of the unassigned balance.

Water/Sewer Fund

The draw is not as severe for the Utility fund as the revenue is relatively stable through the calendar year. If spending is monitored closely or if revenue is above budget expectations, there is potential for this fund to break even without the need of relying on fund balance or reserves.

If you reference Exhibit H-3 (page 90) of the financials, the fund balance of Utility Operations (Fund 200) is \$673,608. This fund should have sufficient fund balance at the end of fiscal year 2021 to absorb the budgeted draw. If not,

there should be sufficient balance in Utility CARMA to fund the deficit. As of 12/31/20, the balance of the Utility Reserves is \$4,582,260 (\$2,555,102 Water CARMA and \$1,932,218 Sewer CARMA). This balance represents the actual spending and revenue recorded to the CARMA funds in FY20.

Port and Harbor Fund

If you reference Exhibit I-4 (page 97-98) of the 2019 Basic Financial Statements, you are able to extract information that makes it apparent that the Operations component (Fund 400) does not have sufficient balance to cover this deficit. A quick formula for fund balance is current assets minus current liabilities. If we perform this quick math on Harbor Operations (Fund 400) it comes to a deficit of \$1,375,697.

Also detailed in Exhibit I-4 is the cash balance available for each of the “units” within the Enterprise Fund. As of 12/31/19, the total cash balance available to the Port and Harbor fund is \$1,942,518 (negative cash balance of \$553,116 for operations). The cash balance represents the Harbor’s share of the central treasury and in a simple sense is what the Harbor could write a check for.

If you reference Exhibit I-5 (page 99) of the financials, the net position of Harbor reserves is \$1,829,802 (\$2,160,222 less \$330,420 for bond reserves). As of 12/31/20, the balance of the reserves is \$1,824,493 (not including bond reserves). This balance represents the actual spending and revenue recorded to the reserve fund in FY20.

City Administration strongly recommends Council provide support to the Enterprise Fund to balance out the impacts of the fiscal year change. The Finance Department is actively researching the options that are available for the General Fund to support the Enterprise Fund through this transitional year.

Capital Budget

The Amended Budget before Council is only representative of the FY21 Operating Budget. What still needs to be discussed is how to handle the FY21 Capital Budget. The Adopted FY21 Operating Budget includes various transfers to fund reserves. However, the Amended (truncated) FY21 Operating Budget does not include transfers to fund reserves.

Council passed Resolution 20-050 stating that all non-critical capital projects were to be delayed. As such, City Departments took that direction and postponed those non-critical projects. Administration will be bringing additional information associated with the Capital Budget to Council at the meeting on January 25th.

1/11/21

To the City of Homer Council,

Hi,

My name is Mark Zeiset. I am a City of Homer resident and a business owner. I also am a Port and Harbor Commissioner.

I wanted to address ordinance 20-93.

I have some major concerns about the fiscal year change. It looks like this will cost Port and Harbor \$660,176 dollars. This is from page 61 of the amended budget.

If I am misunderstanding the transfer of funds please explain to me and the Port and Harbor Commission so we can understand this large money transfer.

I hope the City Council will allow more thought and input on this before making any decisions.

I am open to the fiscal year change but not at this kind of expense. There must be a more efficient way.

I ask that the City Council allow this to be discussed with the commissions. If I am way off, please allow someone with finance knowledge to give a presentation to the Port and Harbor so we can understand.

To be clear I am against this Ordinance/Resolution with this kind of expense. There needs to be more discussion.

Thank you,

I know everyone is working very hard. Thank you for your service.

Mark Zeiset

City of Homer
2021 Operating Budget

400 PORT & HARBOR - Combined Revenues				Adopted	Draft	Δ %	
Dept Num.	Revenue Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
0603 FISH DOCK							
4620	Ice Sales	253,559	318,677	259,347	78,453	(180,894)	-69.7%
4621	Cold Storage	17,194	16,001	17,017	14,906	(2,111)	-12.4%
4622	Crane Rental	201,787	206,818	208,529	68,388	(140,141)	-67.2%
4623	Card Access Fees	8,422	8,994	9,924	4,830	(5,094)	-51.3%
4637	Seafood Wharfage	20,284	19,796	21,931	8,874	(13,058)	-59.5%
4700	Other Wharfage Fish Dock	28,217	1,136	1,562	750	(812)	-52.0%
	<u>Operating Revenue - Fish Dock</u>	<u>529,463</u>	<u>571,422</u>	<u>518,310</u>	<u>176,200</u>	<u>(342,109)</u>	<u>-66.0%</u>
4206	<u>Fish Tax</u>	<u>62,069</u>	<u>59,647</u>	<u>44,017</u>	<u>1,898</u>	<u>(42,119)</u>	<u>-95.7%</u>
0604 DEEP WATER DOCK							
4633	Stevedoring	11,352	15,320	10,378	1,551	(8,827)	-85.1%
4637	Seafood Wharfage	1,256	0	419	0	(419)	-100.0%
4640	Deep Water Dock Wharfage	0	5,008	8,981	4,000	(4,981)	-55.5%
4643	Deep Water Dock Docking	176,320	185,451	186,372	40,000	(146,372)	-78.5%
4668	Dwd Water Sales	46,276	49,625	30,041	14,659	(15,382)	-51.2%
4672	Port Security Revenues	27,945	1,806	26,805	0	(26,805)	-100.0%
	<u>Operating Revenue - DW Dock</u>	<u>263,149</u>	<u>257,210</u>	<u>262,996</u>	<u>60,210</u>	<u>(202,786)</u>	<u>-77.1%</u>
0605 OUTFALL LINE							
4704	<u>Outfall Line</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>0</u>	<u>0.0%</u>
0606 FISH GRINDER							
4706	<u>Fish Grinder</u>	<u>7,975</u>	<u>7,835</u>	<u>7,821</u>	<u>712</u>	<u>(7,109)</u>	<u>-90.9%</u>
0615 LOAD AND LAUNCH RAMP							
4653	L & L Ramp Revenue	122,501	127,708	127,884	67,868	(60,015)	-46.9%
	<u>Operating Revenue - L & L Ramp</u>	<u>122,501</u>	<u>127,708</u>	<u>127,884</u>	<u>67,868</u>	<u>(60,015)</u>	<u>-46.9%</u>
	<u>Transfer from Fund Balance</u>				<u>660,176</u>		
	<u>Total Revenues</u>	<u>4,653,741</u>	<u>5,033,767</u>	<u>4,723,175</u>	<u>2,309,905</u>	<u>(2,413,270)</u>	<u>-51.1%</u>

2021 Budget Notes:

0601-4646 and 4666 - Commercial barge ramp revenues are up because of new small boat user rates.

0601-4643 - Due to Covid we have lost Cruise ship landings is reflected in this budget line.

0605-4704 - Annual Operations and maintenance fees for outfall line connections for lots 12-A and 12-C

City of Homer
2021 Operating Budget

400 PORT & HARBOR - Combined Revenues				Adopted	Draft	Δ %	
Dept Num.	Revenue Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
0600 HARBOR ADMINISTRATION							
4515	Ferry Lease	18,000	18,000	18,000	18,000	0	0.0%
4650	Rents & Leases	362,308	430,667	407,732	256,831	(150,901)	-37.0%
	<u>Operating Revenue - Admin</u>	<u>380,308</u>	<u>448,667</u>	<u>425,732</u>	<u>274,831</u>	<u>(150,901)</u>	<u>-35.4%</u>
4527	PERS Revenue	50,398	70,760	-	-	0	0.0%
4634	Port Storage Fee	80,856	108,510	78,212	44,768	(33,445)	-42.8%
4635	Port Impound Fee	-	-	62	68	6	9.6%
4705	Business Licenses	45	15	37	23	(13)	-36.4%
4801	Interest On Investments	11,284	23,299	20,178	14,000	(6,178)	-30.6%
4901	Surplus Property	7,350	2,346	21,882	1,482	(20,400)	-93.2%
4902	Other Revenue	2,283	0	1,426	500	(926)	-64.9%
	<u>Non-Operating Revenue - Admin</u>	<u>152,216</u>	<u>204,930</u>	<u>121,797</u>	<u>60,841</u>	<u>(60,956)</u>	<u>-50.0%</u>
0601 HARBOR							
4245	Waste Oil Disp	1,558	1,474	1,110	424	(686)	-61.8%
4249	Oil Spill Recovery	0	465	261	155	(106)	-40.7%
4318	Parking Revenue	87,269	126,203	106,000	55,887	(50,113)	-47.3%
4319	Electrical Supplies	1,624	2,859	1,462	929	(533)	-36.5%
4624	Berth Transient Monthly	496,983	541,244	528,854	258,331	(270,524)	-51.2%
4625	Berth Reserved	1,253,856	1,362,047	1,278,175	0	(1,278,175)	-100.0%
4626	Berth Transient Annual	247,906	218,570	237,374	92,621	(144,752)	-61.0%
4627	Berth Transient Semi Annual	112,784	113,102	107,609	85,184	(22,424)	-20.8%
4628	Berth Transient Daily	111,192	126,422	120,246	58,905	(61,340)	-51.0%
4629	Metered Energy	88,983	87,155	82,892	57,235	(25,657)	-31.0%
4644	Pumping	82	286	307	128	(179)	-58.2%
4645	Wooden Grid	6,549	5,768	7,100	3,529	(3,571)	-50.3%
4646	Commerical Ramp	33,392	40,845	34,032	30,000	(4,032)	-11.8%
4647	Berth Wait List	11,328	12,547	10,800	9,414	(1,386)	-12.8%
4648	Steel Grid Fees	7,194	10,385	9,934	5,612	(4,321)	-43.5%
4663	Trans Energy 110v	46,208	42,306	47,172	19,018	(28,154)	-59.7%
4664	Trans Energy 220v	32,369	33,553	28,279	17,475	(10,804)	-38.2%
4665	Trans Energy 208v	143,212	137,715	139,789	114,000	(25,789)	-18.4%
4666	Commerical Ramp Wharfage	30,588	61,615	40,000	15,723	(24,277)	-60.7%
	<u>Operating Revenue - Harbor</u>	<u>2,713,076</u>	<u>2,924,561</u>	<u>2,781,395</u>	<u>824,571</u>	<u>(1,956,824)</u>	<u>-70.4%</u>
4802	Penalty/Int	21,743	8,883	15,631	5,280	(10,352)	-66.2%
4902	Other Revenue	69,734	74,170	74,705	33,846	(40,860)	-54.7%
	<u>Non-Operating Revenue - Harbor</u>	<u>91,476</u>	<u>83,052</u>	<u>90,336</u>	<u>39,125</u>	<u>(51,211)</u>	<u>-56.7%</u>
0602 PIONEER DOCK							
4631	USCG Leases	35,902	36,494	33,035	18,192	(14,842)	-44.9%
4638	PD Fuel Wharfage	232,580	242,469	244,828	86,052	(158,776)	-64.9%
4641	PD Water Sales	7,446	9,663	7,740	6,043	(1,697)	-21.9%
4642	PD Docking	50,779	55,308	52,484	28,386	(24,098)	-45.9%
	<u>Operating Revenue - Pioneer Dock</u>	<u>326,707</u>	<u>343,934</u>	<u>338,087</u>	<u>138,674</u>	<u>(199,414)</u>	<u>-59.0%</u>

City of Homer
2021 Operating Budget

400 PORT & HARBOR - Combined Revenues				Adopted	Draft	Δ %	
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4700	Other Wharfage Fish Dock	28,217	1,136	1,562	750	(812)	-52.0%
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4206	<u>Fish Tax</u>	<u>62,069</u>	<u>59,647</u>	<u>44,017</u>	<u>1,898</u>	<u>(42,119)</u>	<u>-95.7%</u>
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4672	Port Security Revenues	27,945	1,806	26,805	0	(26,805)	-100.0%
	<u>Operating Revenue - DW Dock</u>	<u>263,149</u>	<u>257,210</u>	<u>262,996</u>	<u>60,210</u>	<u>(202,786)</u>	<u>-77.1%</u>
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4704	<u>Outfall Line</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	<u>0</u>	<u>0.0%</u>
0606 FISH GRINDER							
4706	<u>Fish Grinder</u>	<u>7,975</u>	<u>7,835</u>	<u>7,821</u>	<u>712</u>	<u>(7,109)</u>	<u>-90.9%</u>
0615 LOAD AND LAUNCH RAMP							
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	<u>Operating Revenue - L & L Ramp</u>	<u>122,501</u>	<u>127,708</u>	<u>127,884</u>	<u>67,868</u>	<u>(60,015)</u>	<u>-46.9%</u>
	<u>Transfer from Fund Balance</u>				<u>660,176</u>		
	<u>Total Revenues</u>	<u>4,653,741</u>	<u>5,033,767</u>	<u>4,723,175</u>	<u>2,309,905</u>	<u>(2,413,270)</u>	<u>-51.1%</u>

2021 Budget Notes:

0601-4646 and 4666 - Commercial barge ramp revenues are up because of new small boat user rates.
0601-4643 - Due to Covid we have lost Cruise ship landings is reflected in this budget line.
0605-4704 - Annual Operations and maintenance fees for outfall line connections for lots 12-A and 12-C

City of Homer
2021 Operating Budget

400 PORT & HARBOR - Combined Expenditure				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<u>Salaries and Benefits</u>							
5101	Salary and Wages	1,116,688	1,086,109	1,125,692	560,007	(565,686)	-50.3%
5102	Fringe Benefits	426,951	336,891	632,357	313,046	(319,311)	-50.5%
5103	Part-time Wages	118,218	121,206	124,223	62,733	(61,491)	-49.5%
5104	Part-time Benefits	15,544	15,645	15,483	7,819	(7,664)	-49.5%
5105	Overtime	36,401	26,352	35,567	18,018	(17,549)	-49.3%
5107	Part-time Overtime	1,559	1,579	3,879	1,939	(1,939)	-50.0%
5108	Unemployment Benefits	5,381	3,241	-	-	0	0.0%
5112	PERS Relief	50,398	70,760	-	-	0	0.0%
	Total Salaries and Benefits	1,771,141	1,661,783	1,937,201	963,562	(973,640)	-50.3%
<u>Maintenance and Operations</u>							
5201	Office Supplies	3,148	2,323	5,100	1,513	(3,587)	-70.3%
5202	Operating Supplies	15,519	22,746	30,500	10,740	(19,760)	-64.8%
5203	Fuel and Lube	33,930	32,754	32,900	17,659	(15,241)	-46.3%
5204	Chemicals	3,581	4,432	6,000	4,000	(2,000)	-33.3%
5207	Vehicle and Boat Maintenance	17,609	22,594	17,000	9,614	(7,386)	-43.4%
5208	Equipment Maintenance	57,824	40,611	62,000	25,268	(36,732)	-59.2%
5209	Building & Grounds Maintenance	41,541	51,799	59,500	33,268	(26,232)	-44.1%
5210	Professional Services	18,003	18,496	22,000	12,440	(9,560)	-43.5%
5211	Audit Services	27,628	27,647	33,275	34,939	1,664	5.0%
5213	Survey and Appraisal	8,900	6,700	5,000	6,817	1,817	36.3%
5214	Rents & Leases	6,793	6,342	6,000	2,071	(3,929)	-65.5%
5215	Communications	7,121	6,458	7,000	2,519	(4,481)	-64.0%
5216	Freight and Postage	4,171	5,324	5,500	2,353	(3,147)	-57.2%
5217	Electricity	540,074	533,580	601,204	315,358	(285,846)	-47.5%
5218	Water	83,482	114,405	97,279	31,935	(65,344)	-67.2%
5219	Sewer	13,002	15,704	14,576	4,697	(9,878)	-67.8%
5220	Refuse and Disposal	23,375	47,446	63,300	21,500	(41,800)	-66.0%
5221	Property Insurance	43,833	43,999	51,549	30,344	(21,205)	-41.1%
5222	Auto Insurance	10,237	10,181	9,128	5,105	(4,022)	-44.1%
5223	Liability Insurance	39,443	37,467	43,302	3,612	(39,690)	-91.7%
5227	Advertising	6,868	8,623	7,000	3,100	(3,900)	-55.7%
5231	Tools and Equipment	7,907	10,486	15,500	9,355	(6,145)	-39.6%
5235	Membership Dues	6,369	5,909	5,750	2,616	(3,134)	-54.5%
5236	Transportation	5,225	7,247	9,500	3,241	(6,259)	-65.9%
5237	Subsistence	5,766	5,326	6,500	2,852	(3,648)	-56.1%
5238	Printing and Binding	1,909	1,119	6,500	2,000	(4,500)	-69.2%
5249	Oil Spill Response	1,664	1,222	2,000	1,000	(1,000)	-50.0%
5250	Camera Area Network	8,818	-	18,000	9,000	(9,000)	-50.0%
5252	Credit Card Expenses	70,917	79,629	74,000	22,000	(52,000)	-70.3%
5256	Waste Oil Disposal	36,978	46,131	45,000	15,000	(30,000)	-66.7%
5258	Float and Ramp Repairs	9,940	23,532	15,000	7,500	(7,500)	-50.0%
5287	Electrical Supplies	2,269	2,657	4,000	1,000	(3,000)	-75.0%
5601	Uniform	6,450	7,636	7,500	3,408	(4,092)	-54.6%
5602	Safety Equipment	6,980	6,600	15,000	6,296	(8,704)	-58.0%
5603	Employee Training	6,245	1,949	8,000	2,700	(5,300)	-66.3%
5606	Bad Debt Expenses	(33,481)	16,187	30,000	7,000	(23,000)	-76.7%
5627	Port Security	28,427	1,485	2,000	2,000	0	0.0%
5637	Diving Services	6,225	4,225	8,500	4,975	(3,525)	-41.5%

City of Homer
2021 Operating Budget

400 PORT & HARBOR - Combined Expenditure				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
5638	Signage Parking Delineation	11,225	15,319	15,500	10,000	(5,500)	-35.5%
	Total Maint. and Operations	1,195,914	1,296,289	1,467,362	690,796	(776,567)	-52.9%
	Others						
5106	Leave Cash Out	57,636	29,241	31,457	20,620	(10,837)	-34.5%
5608	Debt Repayment - Interest	120,493	116,318	-	-	0	0.0%
5990	Transfers To	757,199	730,739	736,595	323,705	(412,890)	-56.1%
5241	GF Admin Fees	558,336	591,076	579,038	311,223	(267,815)	-46.3%
	Total Others	1,493,663	1,467,374	1,347,090	655,548	(691,542)	-51.3%
	Total	4,460,719	4,425,446	4,751,654	2,309,905	(2,441,748)	-51.4%

5210 - 2018 Top 5: (1) ATS Alaska \$3,497, (2) ALSCO \$2,516, (3) Marine Exchange of AK \$1,274, (4) eMaint Software Renewal \$1,188, (5) T2 Systems Canada Inc \$1,155

City of Homer
2021 Operating Budget

0600 PORT & HARBOR - ADMINISTRATION				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
Salaries and Benefits							
5101	Salary and Wages	218,974	209,464	221,103	114,507	(106,596)	-48.2%
5102	Fringe Benefits	80,501	63,146	120,958	61,270	(59,689)	-49.3%
5103	Part-time Wages	0	-	2,635	1,331	(1,304)	-49.5%
5104	Part-time Benefits	0	-	328	166	(163)	-49.5%
5105	Overtime	9,378	4,588	5,845	2,922	(2,922)	-50.0%
5107	Part-time Overtime	0	-	-	-	0	0.0%
5108	Unemployment Benefits	2,144	0	-	-	0	0.0%
5112	PERS Relief	10,116	13,807	-	-	0	0.0%
	Total Salaries and Benefits	321,113	291,006	350,870	180,195	(170,675)	-48.6%
Maintenance and Operations							
5201	Office Supplies	2,193	1,182	2,500	680	(1,820)	-72.8%
5202	Operating Supplies	1,570	1,250	2,500	555	(1,945)	-77.8%
5207	Vehicle and Boat Maintenance	0	-	-	-	0	0.0%
5208	Equipment Maintenance	13	0	-	-	0	0.0%
5209	Building & Grounds Maintenance	9,688	5,844	5,000	4,130	(870)	-17.4%
5210	Professional Services	5,294	72	3,000	708	(2,292)	-76.4%
5211	Audit Services	27,628	27,647	33,275	34,939	1,664	5.0%
5213	Survey and Appraisal	8,900	6,700	5,000	6,817	1,817	36.3%
5214	Rents & Leases	6,793	6,342	6,000	2,071	(3,929)	-65.5%
5215	Communications	7,121	6,458	7,000	2,519	(4,481)	-64.0%
5216	Freight and Postage	4,171	5,324	5,500	2,353	(3,147)	-57.2%
5221	Property Insurance	43,833	43,999	51,549	30,344	(21,205)	-41.1%
5222	Auto Insurance	10,237	10,181	9,128	5,105	(4,022)	-44.1%
5223	Liability Insurance	39,443	37,467	43,302	3,612	(39,690)	-91.7%
5227	Advertising	5,394	8,010	6,000	2,600	(3,400)	-56.7%
5231	Tools and Equipment	62	1,251	1,500	750	(750)	-50.0%
5235	Membership Dues	4,114	2,984	4,500	2,001	(2,499)	-55.5%
5236	Transportation	3,432	2,350	4,500	1,808	(2,692)	-59.8%
5237	Subsistence	4,568	2,263	3,500	1,932	(1,568)	-44.8%
5238	Printing and Binding	1,838	865	4,500	1,000	(3,500)	-77.8%
5252	Credit Card Expenses	69,431	77,968	70,000	20,000	(50,000)	-71.4%
5603	Employee Training	325	100	1,000	500	(500)	-50.0%
5606	Bad Debt Expenses	(33,481)	16,187	30,000	7,000	(23,000)	-76.7%
5608	Debt Repayment - Interest	120,493	116,318	-	-	0	0.0%
	Total Maint. and Operations	343,059	380,763	299,254	131,424	(167,830)	-56.1%
C/O and Transfers							
	Transfer to Reserves	33,269	-	286,611	-	(286,611)	-100.0%
	To Reserves for Energy Project Repayment	520	520	-	-	0	0.0%
	Transfer to Revolving Energy Fund	3,291	3,291	4,303	1,341	(2,962)	-68.8%
	Transfer to Bond Fund	300,000	300,000	300,000	225,000	(75,000)	-25.0%
	Transfers to Health Insurance Fund	-	17,826	147	673	525	357.3%
5990	Transfers To	337,080	321,638	591,061	227,013	(364,048)	-61.6%
5106	Leave Cash Out	57,636	29,241	31,457	20,620	(10,837)	-34.5%
5241	GF Admin Fees	558,336	591,076	579,038	311,223	(267,815)	-46.3%
	Total	1,617,224	1,613,723	1,851,680	870,475	(981,205)	-53.0%

2021 Budget Notes:

City of Homer
2021 Operating Budget

0601 PORT & HARBOR - HARBOR				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<u>Salaries and Benefits</u>							
5101	Salary and Wages	403,833	382,877	402,723	200,876	(201,847)	-50.1%
5102	Fringe Benefits	152,365	119,266	225,312	111,756	(113,557)	-50.4%
5103	Part-time Wages	69,829	70,611	73,515	37,125	(36,390)	-49.5%
5104	Part-time Benefits	8,817	8,690	9,163	4,627	(4,536)	-49.5%
5105	Overtime	17,763	13,155	16,741	8,371	(8,371)	-50.0%
5107	Part-time Overtime	146	41	1,700	850	(850)	-50.0%
5108	Unemployment Benefits	3,199	3,241	-	-	0	0.0%
5112	PERS Relief	18,179	25,106	-	-	0	0.0%
	Total Salaries and Benefits	674,131	622,986	729,155	363,605	(365,550)	-50.1%
<u>Maintenance and Operations</u>							
5201	Office Supplies	598	713	1,500	283	(1,217)	-81.1%
5202	Operating Supplies	6,802	7,405	12,000	2,870	(9,130)	-76.1%
5203	Fuel and Lube	17,377	16,183	16,000	8,895	(7,105)	-44.4%
5204	Chemicals	2,784	2,780	3,000	3,000	0	0.0%
5207	Vehicle and Boat Maintenance	4,273	3,708	5,000	2,500	(2,500)	-50.0%
5208	Equipment Maintenance	366	312	2,000	1,000	(1,000)	-50.0%
5209	Building & Grounds Maintenance	4,683	10,681	5,000	3,388	(1,612)	-32.2%
5210	Professional Services	1,049	3,176	5,000	2,500	(2,500)	-50.0%
5213	Survey and Appraisal	0	-	-	-	0	0.0%
5217	Electricity	355,927	323,568	386,288	230,078	(156,210)	-40.4%
5218	Water	48,764	57,916	50,393	16,015	(34,378)	-68.2%
5219	Sewer	9,231	8,200	8,347	2,940	(5,406)	-64.8%
5220	Refuse and Disposal	22,439	45,211	60,000	20,000	(40,000)	-66.7%
5227	Advertising	1,474	613	1,000	500	(500)	-50.0%
5231	Tools and Equipment	2,087	1,517	3,000	1,299	(1,701)	-56.7%
5235	Membership Dues	500	515	750	350	(400)	-53.3%
5236	Transportation	777	3,634	3,000	500	(2,500)	-83.3%
5237	Subsistence	418	1,938	2,000	500	(1,500)	-75.0%
5238	Printing and Binding	71	254	2,000	1,000	(1,000)	-50.0%
5249	Oil Spill Response	1,664	1,222	2,000	1,000	(1,000)	-50.0%
5287	Electrical Supplies	2,269	2,657	4,000	1,000	(3,000)	-75.0%
5601	Uniform	3,281	4,516	4,000	2,000	(2,000)	-50.0%
5602	Safety Equipment	4,304	2,927	5,000	1,248	(3,752)	-75.0%
5603	Employee Training	1,949	175	3,000	1,000	(2,000)	-66.7%
5638	Signage Parking Delineation	11,225	15,319	15,500	10,000	(5,500)	-35.5%
	Total Maint. and Operations	504,312	515,142	599,777	313,866	(285,911)	-47.7%
<u>C/O and Transfers</u>							
	Transfer to Reserves	-	-	-	-	0	0.0%
	Transfer to Loan Payment to GF - Prin.	57,648	87,345	85,755	59,791	(25,964)	-30.3%
	Transfer to Loan Payment to GF - Interest	6,000	11,472	13,062	10,547	(2,515)	-19.3%
5990	Transfers To	63,648	98,817	98,817	70,338	(28,479)	-28.8%
	Total	1,242,091	1,236,945	1,427,748	747,809	(679,940)	-47.6%

Explanation of Line Items:

5217 - Covers the cost for electricity for the harbor floats, highmast lights and restrooms.

2021 Budget Notes:

5204 - Calcium chloride used for dust control in the summer and in the winter traction control sand and is normally fully expended early in the year.

City of Homer
2021 Operating Budget

0602 PORT & HARBOR - PIONEER DOCK				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<u>Salaries and Benefits</u>							
5101	Salary and Wages	27,658	26,232	43,711	21,904	(21,806)	-49.9%
5102	Fringe Benefits	10,147	7,782	23,915	11,899	(12,015)	-50.2%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	1,087	797	1,027	550	(477)	-46.5%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	1,239	1,713	-	-	0	0.0%
	Total Salaries and Benefits	40,130	36,524	68,653	34,354	(34,299)	-50.0%
<u>Maintenance and Operations</u>							
5202	Operating Supplies	-	1,500	1,500	750	(750)	-50.0%
5208	Equipment Maintenance	-	1,000	1,000	500	(500)	-50.0%
5209	Building & Grounds Maintenance	-	2,000	2,000	1,000	(1,000)	-50.0%
5210	Professional Services	-	2,000	2,000	1,000	(1,000)	-50.0%
5217	Electricity	7,688	18,124	18,210	8,042	(10,168)	-55.8%
5218	Water	4,704	8,166	5,137	3,521	(1,616)	-31.5%
5231	Tools and Equipment	0	1,000	1,000	500	(500)	-50.0%
5602	Safety Equipment	-	1,000	1,000	500	(500)	-50.0%
	Total Maint. and Operations	12,392	34,790	31,847	15,813	(16,034)	-50.3%
<u>C/O and Transfers</u>							
5990	Transfers To	300,692	271,984	0	0	0	0.0%
	Total	353,214	343,298	100,499	50,167	(50,333)	-50.1%

2021 Budget Notes:

City of Homer
2021 Operating Budget

0603 PORT & HARBOR - FISH DOCK				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<u>Salaries and Benefits</u>							
5101	Salary and Wages	213,216	210,048	179,883	92,130	(87,753)	-48.8%
5102	Fringe Benefits	87,574	71,472	109,889	55,405	(54,484)	-49.6%
5103	Part-time Wages	15,571	17,695	15,666	7,912	(7,755)	-49.5%
5104	Part-time Benefits	2,585	2,907	1,953	986	(967)	-49.5%
5105	Overtime	4,455	5,609	7,701	3,851	(3,851)	-50.0%
5107	Part-time Overtime	1,364	1,522	2,179	1,089	(1,089)	-50.0%
5108	Unemployment Benefits	0	-	-	-	0	0.0%
5112	PERS Relief	9,370	13,671	-	-	0	0.0%
	<u>Total Salaries and Benefits</u>	<u>334,135</u>	<u>322,925</u>	<u>317,271</u>	<u>161,373</u>	<u>(155,899)</u>	<u>-49.1%</u>
<u>Maintenance and Operations</u>							
5201	Office Supplies	203	253	500	250	(250)	-50.0%
5202	Operating Supplies	2,949	3,235	3,000	1,485	(1,515)	-50.5%
5203	Fuel and Lube	2,051	3,731	3,000	1,529	(1,471)	-49.0%
5204	Chemicals	797	1,652	3,000	1,000	(2,000)	-66.7%
5208	Equipment Maintenance	31,623	21,928	37,000	14,327	(22,673)	-61.3%
5209	Building & Grounds Maintenance	8,215	11,958	13,000	7,500	(5,500)	-42.3%
5210	Professional Services	6,893	5,089	5,000	4,732	(268)	-5.4%
5217	Electricity	157,005	171,754	175,942	65,239	(110,702)	-62.9%
5218	Water	11,463	23,655	22,811	6,523	(16,289)	-71.4%
5219	Sewer	364	3,196	1,028	236	(792)	-77.0%
5231	Tools and Equipment	968	1,637	1,500	1,000	(500)	-33.3%
5235	Membership Dues	325	325	-	-	0	0.0%
5250	Camera Area Network	1,766	0	4,000	2,000	(2,000)	-50.0%
5601	Uniform	0	-	-	-	0	0.0%
5602	Safety Equipment	1,228	609	1,000	548	(452)	-45.2%
5603	Employee Training	1,998	98	1,000	200	(800)	-80.0%
	<u>Total Maint. and Operations</u>	<u>227,848</u>	<u>249,120</u>	<u>271,781</u>	<u>106,569</u>	<u>(165,212)</u>	<u>-60.8%</u>
<u>C/O and Transfers</u>							
<u>5990</u>	<u>Transfers To</u>	6,261	0	-	-	<u>0</u>	<u>0.0%</u>
	<u>Total</u>	<u>568,244</u>	<u>572,045</u>	<u>589,053</u>	<u>267,942</u>	<u>(321,111)</u>	<u>-54.5%</u>

2021 Budget Notes:

City of Homer
2021 Operating Budget

0604 PORT & HARBOR - DEEP WATER DOCK				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<u>Salaries and Benefits</u>							
5101	Salary and Wages	32,155	30,737	43,711	21,904	(21,806)	-49.9%
5102	Fringe Benefits	11,563	8,842	23,915	11,899	(12,015)	-50.2%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	1,258	905	1,222	611	(611)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	1,440	2,006	-	-	0	0.0%
	<u>Total Salaries and Benefits</u>	<u>46,416</u>	<u>42,490</u>	<u>68,848</u>	<u>34,415</u>	<u>(34,433)</u>	<u>-50.0%</u>
<u>Maintenance and Operations</u>							
5203	Fuel and Lube	209	0	600	300	(300)	-50.0%
5209	Building & Grounds Maintenance	-	1,000	1,000	500	(500)	-50.0%
5210	Professional Services	1,574	4,950	2,000	1,000	(1,000)	-50.0%
5217	Electricity	9,004	9,417	9,009	6,113	(2,896)	-32.1%
5218	Water	11,882	15,373	9,111	3,987	(5,124)	-56.2%
5219	Sewer	587	1,299	1,620	473	(1,146)	-70.8%
5231	Tools and Equipment	0	114	1,000	500	(500)	-50.0%
5250	Camera Area Network	-	-	4,000	2,000	(2,000)	-50.0%
5602	Safety Equipment	-	-	1,000	500	(500)	-50.0%
5627	Port Security	28,427	1,485	2,000	2,000	0	0.0%
	<u>Total Maint. and Operations</u>	<u>51,681</u>	<u>33,638</u>	<u>31,340</u>	<u>17,373</u>	<u>(13,966)</u>	<u>-44.6%</u>
<u>C/O and Transfers</u>							
5990	Transfers To	0	-	-	-	0	0.0%
	<u>Total</u>	<u>98,098</u>	<u>76,128</u>	<u>100,187</u>	<u>51,788</u>	<u>(48,399)</u>	<u>-48.3%</u>

2021 Budget Notes:

City of Homer
2021 Operating Budget

0605 PORT & HARBOR - OUTFALL LINE				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<u>Salaries and Benefits</u>							
5101	Salary and Wages	-	-	-	-	0	0.0%
5102	Fringe Benefits	-	-	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	-	-	-	-	0	0.0%
	<u>Total Salaries and Benefits</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<u>Maintenance and Operations</u>							
5209	Building & Grounds Maintenance	306	356	3,000	1,500	(1,500)	-50.0%
5210	Professional Services	0	-	-	-	0	0.0%
5637	Diving Services	2,475	2,475	3,500	2,475	(1,025)	-29.3%
	<u>Total Maint. and Operations</u>	<u>2,781</u>	<u>2,831</u>	<u>6,500</u>	<u>3,975</u>	<u>(2,525)</u>	<u>-38.8%</u>
<u>C/O and Transfers</u>							
5990	Transfers To	0	-	-	-	0	0.0%
	<u>Total</u>	<u>2,781</u>	<u>2,831</u>	<u>6,500</u>	<u>3,975</u>	<u>(2,525)</u>	<u>-38.8%</u>

2021 Budget Notes:

City of Homer
2021 Operating Budget

0606 PORT & HARBOR - FISH GRINDER				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<u>Salaries and Benefits</u>							
5101	Salary and Wages	-	-	-	-	0	0.0%
5102	Fringe Benefits	-	-	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	-	-	-	-	0	0.0%
	<u>Total Salaries and Benefits</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<u>Maintenance and Operations</u>							
5202	Operating Supplies	144	3,507	4,000	2,000	(2,000)	-50.0%
5208	Equipment Maintenance	21,080	9,178	14,000	5,859	(8,141)	-58.2%
5209	Building & Grounds Maintenance	137	0	2,500	1,250	(1,250)	-50.0%
5218	Water	4,787	7,133	7,534	1,061	(6,474)	-85.9%
5235	Membership Dues	1,165	1,715	-	-	0	0.0%
	<u>Total Maint. and Operations</u>	<u>27,313</u>	<u>21,533</u>	<u>28,034</u>	<u>10,170</u>	<u>(17,865)</u>	<u>-63.7%</u>
<u>C/O and Transfers</u>							
5990	Transfers To	0	-	-	-	0	0.0%
	<u>Total</u>	<u>27,313</u>	<u>21,533</u>	<u>28,034</u>	<u>10,170</u>	<u>(17,865)</u>	<u>-63.7%</u>

2021 Budget Notes:

City of Homer
2021 Operating Budget

0611 PORT & HARBOR - HARBOR MAINTENANCE				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
Salaries and Benefits							
5101	Salary and Wages	157,192	161,395	166,924	77,023	(89,901)	-53.9%
5102	Fringe Benefits	60,503	47,421	91,503	43,244	(48,259)	-52.7%
5103	Part-time Wages	14,663	15,264	16,766	8,467	(8,299)	-49.5%
5104	Part-time Benefits	1,848	1,878	2,090	1,055	(1,034)	-49.5%
5105	Overtime	1,449	681	1,923	1,107	(816)	-42.4%
5107	Part-time Overtime	-	3	-	-	0	0.0%
5108	Unemployment Benefits	0	-	-	-	0	0.0%
5112	PERS Relief	7,142	10,275	-	-	0	0.0%
Total Salaries and Benefits		242,797	236,916	279,205	130,896	(148,310)	-53.1%
Maintenance and Operations							
5201	Office Supplies	155	174	600	300	(300)	-50.0%
5202	Operating Supplies	3,216	5,608	6,000	2,080	(3,920)	-65.3%
5203	Fuel and Lube	13,122	11,806	12,000	6,285	(5,715)	-47.6%
5207	Vehicle and Boat Maintenance	13,336	18,885	12,000	7,114	(4,886)	-40.7%
5208	Equipment Maintenance	4,741	8,193	8,000	3,582	(4,418)	-55.2%
5209	Building & Grounds Maintenance	6,398	5,926	12,000	6,000	(6,000)	-50.0%
5210	Professional Services	2,974	3,189	4,500	2,000	(2,500)	-55.6%
5217	Electricity	6,950	7,214	8,444	3,884	(4,560)	-54.0%
5218	Water	781	655	998	361	(637)	-63.9%
5219	Sewer	935	715	1,241	398	(843)	-67.9%
5231	Tools and Equipment	3,371	2,985	4,000	1,856	(2,144)	-53.6%
5235	Membership Dues	265	370	500	265	(235)	-47.0%
5236	Transportation	1,015	1,262	2,000	933	(1,067)	-53.4%
5237	Subsistence	780	1,126	1,000	420	(580)	-58.0%
5256	Waste Oil Disposal	36,978	46,131	45,000	15,000	(30,000)	-66.7%
5258	Float and Ramp Repairs	9,940	23,532	15,000	7,500	(7,500)	-50.0%
5601	Uniform	3,170	3,120	3,500	1,408	(2,092)	-59.8%
5602	Safety Equipment	1,447	1,516	3,000	1,500	(1,500)	-50.0%
5603	Employee Training	1,974	1,575	3,000	1,000	(2,000)	-66.7%
5637	Diving Services	3,750	1,750	5,000	2,500	(2,500)	-50.0%
Total Maint. and Operations		115,300	145,732	147,783	64,386	(83,397)	-56.4%
Total		358,098	382,648	426,989	195,282	(231,706)	-54.3%

2021 Budget Notes:

5231 - Increased line item due to annual warranty fees associated with the fee collection kiosks

City of Homer
2021 Operating Budget

0612 PORT & HARBOR - PIONEER DOCK MAINTENANCE				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<u>Salaries and Benefits</u>							
5101	Salary and Wages	19,866	20,510	21,155	9,698	(11,457)	-54.2%
5102	Fringe Benefits	7,597	5,945	11,539	5,430	(6,109)	-52.9%
5103	Part-time Wages	1,833	1,851	2,096	1,058	(1,037)	-49.5%
5104	Part-time Benefits	231	228	261	132	(129)	-49.5%
5105	Overtime	186	89	239	146	(93)	-38.9%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	903	1,306	-	-	0	0.0%
	<u>Total Salaries and Benefits</u>	<u>30,617</u>	<u>29,928</u>	<u>35,290</u>	<u>16,465</u>	<u>(18,825)</u>	<u>-53.3%</u>
<u>Maintenance and Operations</u>							
5202	Operating Supplies	309	0	500	500	0	0.0%
5209	Building & Grounds Maintenance	333	1,724	3,000	1,500	(1,500)	-50.0%
5231	Tools and Equipment	248	0	1,500	750	(750)	-50.0%
5602	Safety Equipment	0	305	1,000	500	(500)	-50.0%
	<u>Total Maint. and Operations</u>	<u>890</u>	<u>2,029</u>	<u>6,000</u>	<u>3,250</u>	<u>(2,750)</u>	<u>-45.8%</u>
	<u>Total</u>	<u>31,506</u>	<u>31,956</u>	<u>41,290</u>	<u>19,715</u>	<u>(21,575)</u>	<u>-52.3%</u>

Budget Notes:

City of Homer
2021 Operating Budget

0614 PORT & HARBOR - DEEP WATER DOCK MAINTENANCE				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<u>Salaries and Benefits</u>							
5101	Salary and Wages	19,866	20,510	21,155	9,698	(11,457)	-54.2%
5102	Fringe Benefits	7,597	5,945	11,539	5,430	(6,109)	-52.9%
5103	Part-time Wages	1,833	1,851	2,096	1,058	(1,037)	-49.5%
5104	Part-time Benefits	231	228	261	132	(129)	-49.5%
5105	Overtime	186	89	239	146	(93)	-38.9%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	903	1,306	-	-	0	0.0%
	<u>Total Salaries and Benefits</u>	<u>30,617</u>	<u>29,927</u>	<u>35,290</u>	<u>16,465</u>	<u>(18,825)</u>	<u>-53.3%</u>
<u>Maintenance and Operations</u>							
5202	Operating Supplies	286	19	500	250	(250)	-50.0%
5203	Fuel and Lube	419	244	-		0	0.0%
5209	Building & Grounds Maintenance	11,476	7,053	8,000	4,000	(4,000)	-50.0%
5231	Tools and Equipment	71	263	1,000	500	(500)	-50.0%
5250	Camera Area Network	4,970	0	5,000	2,500	(2,500)	-50.0%
5602	Safety Equipment	0	244	2,000	1,000	(1,000)	-50.0%
	<u>Total Maint. and Operations</u>	<u>17,222</u>	<u>7,822</u>	<u>16,500</u>	<u>8,250</u>	<u>(8,250)</u>	<u>-50.0%</u>
	<u>Total</u>	<u>47,838</u>	<u>37,750</u>	<u>51,790</u>	<u>24,715</u>	<u>(27,075)</u>	<u>-52.3%</u>

Budget Notes:

City of Homer
2021 Operating Budget

0615 LOAD & LAUNCH RAMP				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<u>Salaries and Benefits</u>							
5101	Salary and Wages	23,927	24,337	25,327	12,265	(13,061)	-51.6%
5102	Fringe Benefits	9,103	7,071	13,787	6,713	(7,075)	-51.3%
5103	Part-time Wages	14,491	13,934	11,450	5,782	(5,668)	-49.5%
5104	Part-time Benefits	1,832	1,715	1,427	721	(706)	-49.5%
5105	Overtime	639	439	629	315	(315)	-50.0%
5107	Part-time Overtime	49	14	-	-	0	0.0%
5108	Unemployment Benefits	39	0	-	-	0	0.0%
5112	PERS Relief	1,106	1,571	-	-	0	0.0%
<u>Total Salaries and Benefits</u>		<u>51,185</u>	<u>49,081</u>	<u>52,620</u>	<u>25,795</u>	<u>(26,825)</u>	<u>-51.0%</u>
<u>Maintenance and Operations</u>							
5202	Operating Supplies	243	223	500	250	(250)	-50.0%
5203	Fuel and Lube	752	791	1,300	650	(650)	-50.0%
5209	Building & Grounds Maintenance	304	5,256	5,000	2,500	(2,500)	-50.0%
5210	Professional Services	220	20	500	500	0	0.0%
5217	Electricity	3,499	3,503	3,312	2,001	(1,310)	-39.6%
5218	Water	1,102	1,508	1,295	469	(826)	-63.8%
5219	Sewer	1,885	2,294	2,340	649	(1,691)	-72.3%
5220	Refuse and Disposal	936	2,235	3,300	1,500	(1,800)	-54.5%
5231	Tools and Equipment	1,100	1,718	1,000	2,200	1,200	120.0%
5250	Camera Area Network	2,082	0	5,000	2,500	(2,500)	-50.0%
5252	Credit Card Expenses	1,486	1,660	4,000	2,000	(2,000)	-50.0%
5602	Safety Equipment	-	-	1,000	500	(500)	-50.0%
<u>Total Maint. and Operations</u>		<u>13,609</u>	<u>19,208</u>	<u>28,547</u>	<u>15,719</u>	<u>(12,828)</u>	<u>-44.9%</u>
<u>C/O and Transfers</u>							
5990	TRANSFERS TO L/L RESERVE	49,517	38,301	46,717	26,354	(20,363)	-43.6%
<u>Total</u>		<u>114,311</u>	<u>106,589</u>	<u>127,884</u>	<u>67,868</u>	<u>(60,015)</u>	<u>-46.9%</u>

Budget Notes:



Memorandum

TO: PORT AND HARBOR ADVISORY COMMISSION

FROM: BRYAN HAWKINS, HARBORMASTER

DATE: JANUARY 20 2021

SUBJECT: DEFERRED PORT MAINTENANCE AND 2022 BUDGET PLANNING

Attached is an Excel spreadsheet report on Port and Harbor facilities. I felt that it's important for the commission to look at the entire facility from a manager's point of view. A couple of things to note about the provided info:

- This is an in-house report using the best information we have on hand for the life span and replacement costs of the various facilities.
- You will see headings for potable water on the floats, electrical, and dry fire line service without any corresponding replacement cost estimates. Staff are currently developing these numbers and will continue to research them, but at this point let me just say, trust me, it's going to cost a substantial sum of money to replace.
- The replacement cost estimates are based on project costs from recent projects (5 to 10 year time span pooled) and adjusted for inflation. I believe that these costs are very conservative, and as such defensible. If we were interested in getting exact current project estimates together we would need to engage a professional engineering firm to help us dial them in.

Our Stated Mission: To provide safe port and harbor facilities for our commercial and recreational users, to manage and maintain these facilities cost effectively, and to administer tariffs and procedures fairly and equitably for all.

Questions:

- How are we doing so far? Are we meeting our mission?
- Is our only goal, as owners, Maintenance? Or as owners are we also required to replace this critical infrastructure when it is truly past service life and becomes a safety issue?
- If we study the Memo 20-013 from the Finance director on P/H reserves balance, what is our confidence level of being able to fund an infrastructure upgrade in the near future?
- We based our 10 year sustainable rate program on being able to bring in 50% of the funding of infrastructure replacement costs through grants. Given current State economic trends and budgeting, is this now a realistic reality? Or are we on our own?

- What would you say is a reasonable balance for the P/H reserves?
- Are the Enterprise customers the only responsible party in the port and harbor? Does the city have a responsibility in the maintenance and replacement of this critical infrastructure?

To me our bottom line has always been the P/H reserves. Our ability to fund any major facility upgrade is dependent on being able to bankroll the project in part or in full out of the P/H reserves. Recent council action to amend the budget by suspending the City Port's transfer to the general fund for city administration costs is something to consider looking at long term as a possible avenue to increase adequate reserves. If this 12.5% of the Enterprise's annual revenues were instead diverted to the Port Reserves and the City were to cover the administrative cost for all City departments equally, it would be a significant step toward creating a more sustainable Reserve Fund. Attached is a short overview report on the Sales tax collected at the harbor and what portion of that goes to the City (the Borough also retains a portion). The sales tax revenue the City receives is added to the general fund, the fund used to cover other city department's administrative costs. Also included are city administration fees that are transferred from the P/H into the City General Fund.

And, last question, does the Commission have any recommendations or goals for staff and council in the 2022-2023 budget?

Recommendation

For review and discussion. Any recommendation to Council or direction to staff should be made in the form of a motion.

Attached	2020 Deferred Maintenance Spreadsheet Account History: Sales tax and admin costs
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Port of Homer Property Schedule

Float System Values/Measurements

*All measurements are in feet unless otherwise specified

** 20% Mob/Demob contingency to be added to replacement cost estimate of any project

*** Life Expectancy with preventative and routine maintenance is 30-50 years

COMPILED 2/5/16 from 2012 research for Northern Economics study for rate study (cost of replacement/sustainability).

Used R&M cost est. since they included water & electric installation. CPI increase added; no updates from 2014-2015 const.

Current Year	2020
CPI inc /yr	2.30%
Yrs from 2015	8

System 1											
	Qty.	Length*	Width*	Sq. Ft.	Totals	R&M Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy ***	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
A						\$ 2,465,354	1992	28	30	2	2022
Floats (sf)	1	2,289	8	18,312	20,647	\$ 1,609,813	1992	28	30	2	2022
	12	20	3	720							
	38	17	2.5	1,615							
Pilings (per)	51	65	16"		51	\$ 550,577	1992	28	30	2	2022
On-Float Water (lf)		1,816			1,816	\$ 304,964	1992	28	30	2	2022
B						\$ 750,895	1992	28	30	2	2022
Floats (sf)	1	255	10	2,550	5,650	\$ 440,521	1992	28	30	2	2022
	3	70	10	2,100							
	1	100	10	1,000							
Pilings (per)	16	65	16"		16	\$ 172,730	1992	28	30	2	2022
On-Float Power (lf)		255			255	\$ 137,644	1992	28	30	2	2022
C						\$ 1,015,388	1992	28	30	2	2022
Floats (sf)	1	315	10	3,150	8,350	\$ 651,036	1992	28	30	2	2022
	5	50	8	2,000							
	5	60	8	2,400							
	1	80	10	800							
Pilings (per)	18	65	16"		18	\$ 194,321	1992	28	30	2	2022
On-Float Power (lf)		315			315	\$ 170,031	1992	28	30	2	2022
D						\$ 1,026,302	1992	28	30	2	2022
Floats (sf)	1	315	10	3,150	7,550	\$ 690,231	1992	28	30	2	2022
	5	40	8	1,600							
	5	50	8	2,000							
	1	80	10	800							
Pilings (per)	18	65	16"		18	\$ 194,321	1992	28	30	2	2022
On-Float Power (lf)		315			315	\$ 141,750	1992	28	30	2	2022
E						\$ 599,630	2002	18	30	12	2032
Floats (sf)	1	290	10	2,900	2,900	\$ 226,108	2002	18	30	12	2032
	4	70	10	2,800	2,800						
Pilings (per)	18	65	16"		18	\$ 194,321	2002	18	30	12	2032
On-Float Power (lf)		290			290	\$ 130,500	2002	18	30	12	2032
On-Float Water (lf)		290			290	\$ 48,700	2002	18	30	12	2032
F						\$ 625,666	2002	18	30	12	2032
Floats (sf)	1	290	10	2,900	2,900	\$ 226,108	2002	18	30	12	2032
	4	70	10	2,800	2,800						
Pilings (per)	18	65	16"		18	\$ 194,321	2002	18	30	12	2032
On-Float Power (lf)		290			290	\$ 156,536	2002	18	30	12	2032
On-Float Water (lf)		290			290	\$ 48,700	2002	18	30	12	2032
G						\$ 658,053	2002	18	30	12	2032
Floats (sf)	1	290	10	2,900	2,900	\$ 226,108	2002	18	30	12	2032
	14	32	4	1,792	2,176						
	2	32	6	384							
Pilings (per)	21	65	16"		21	\$ 226,708	2002	18	30	12	2032
On-Float Power (lf)		290			290	\$ 156,536	2002	18	30	12	2032
On-Float Water (lf)		290			290	\$ 48,700	2002	18	30	12	2032
H						\$ 658,053	2002	18	30	12	2032
Floats (sf)	1	290	10	2,900	2,900	\$ 226,108	2002	18	30	12	2032
	14	32	4	1,792	2,176						
	2	32	6	384							
Pilings (per)	21	65	16"		21	\$ 226,708	2002	18	30	12	2032
On-Float Power (lf)		290			290	\$ 156,536	2002	18	30	12	2032
On-Float Water (lf)		290			290	\$ 48,700	2002	18	30	12	2032
J						\$ 385,955	2015	5	30	25	2045
Floats (sf)	1	283	8	2,264	3,704	\$ 288,795	2015	5	30	25	2045
	18	32	2.5	1,440							
Pilings (per)	9	65	16"		9	\$ 97,161	2015	5	30	25	2045
K						\$ 378,746	1986	34	30	(4)	2016
Floats (sf)	1	300	8	2,400	3,750	\$ 292,381	1986	34	30	(4)	2016
	18	30	2.5	1,350							
Pilings (per)	8	65	16"		8	\$ 86,365	1986	34	30	(4)	2016
L						\$ 378,746	1986	34	30	(4)	2016
Floats (sf)	1	300	8	2,400	3,750	\$ 292,381	1986	34	30	(4)	2016

	18	30	2.5	1,350						
Pilings (per)	8	65	16"		8	\$	86,365	1986	34	30 (4) 2016
M						\$	378,746	1986	34	30 (4) 2016
Floats (sf)	1	300	8	2,400	3,750	\$	292,381	1986	34	30 (4) 2016
	18	30	2.5	1,350						
Pilings (per)	8	65	16"		8	\$	86,365	1986	34	30 (4) 2016
N						\$	378,746	1986	34	30 (4) 2016
Floats (sf)	1	300	8	2,400	3,750	\$	292,381	1986	34	30 (4) 2016
	18	30	2.5	1,350						
Pilings (per)	8	65	16"		8	\$	86,365	1986	34	30 (4) 2016
P						\$	378,746	1986	34	30 (4) 2016
Floats (sf)	1	300	8	2,400	3,750	\$	292,381	1986	34	30 (4) 2016
	18	30	2.5	1,350						
Pilings (per)	8	65	16"		8	\$	86,365	1986	34	30 (4) 2016
Q						\$	378,746	1986	34	30 (4) 2016
Floats (sf)	1	300	8	2,400	3,750	\$	292,381	1986	34	30 (4) 2016
	18	30	2.5	1,350						
Pilings (per)	8	65	16"		8	\$	86,365	1986	34	30 (4) 2016
R						\$	348,375	2015	5	30 25 2045
Floats (sf)	1	297	6	1,782	3,222	\$	251,214	2015	5	30 25 2045
	24	24	2.5	1,440						
Pilings (per)	9	65	16"		9	\$	97,161	2015	5	30 25 2045
S						\$	348,375	2015	5	30 25 2045
Floats (sf)	1	297	6	1,782	3,222	\$	251,214	2015	5	30 25 2045
	24	24	2.5	1,440						
Pilings (per)	9	65	16"		9	\$	97,161	2015	5	30 25 2045

System 2

	Qty.	Length*	Width*	Sq. Ft.	Totals	R&M Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
AA						\$ 318,171	1986	34	30	(4)	2016
Floats (sf)	1	350	8	2,800	3,250	\$ 253,397	1986	34	30	(4)	2016
	9	20	2.5	450			1986	34	30	(4)	2016
Pilings (per)	6	65	16"		6	\$ 64,774	1986	34	30	(4)	2016
T						\$ 244,221	1986	34	30	(4)	2016
Floats (sf)	1	200	8	1,600	2,440	\$ 190,243	1986	34	30	(4)	2016
	14	24	2.5	840			1986	34	30	(4)	2016
Pilings (per)	5	65	16"		5	\$ 53,978	1986	34	30	(4)	2016
U						\$ 244,221	1986	34	30	(4)	2016
Floats (sf)	1	200	8	1,600	2,440	\$ 190,243	1986	34	30	(4)	2016
	14	24	2.5	840			1986	34	30	(4)	2016
Pilings (per)	5	65	16"		5	\$ 53,978	1986	34	30	(4)	2016
V						\$ 244,221	1986	34	30	(4)	2016
Floats (sf)	1	200	8	1,600	2,440	\$ 190,243	1986	34	30	(4)	2016
	14	24	2.5	840			1986	34	30	(4)	2016
Pilings (per)	5	65	16"		5	\$ 53,978	1986	34	30	(4)	2016
W						\$ 194,321	1986	34	30	(4)	2016
Floats (sf)	1	180	8	1,440	1,800	\$ 140,343	1986	34	30	(4)	2016
	6	24	2.5	360			1986	34	30	(4)	2016
Pilings (per)	5	65	16"		5	\$ 53,978	1986	34	30	(4)	2016

System 4

	Qty.	Length*	Width*	Sq. Ft.	Totals	R&M Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
AAA						\$ 968,355	1964	56	30	(26)	1994
Floats (sf)	1	925	10	9,250	10,066	\$ 784,830	1964	56	30	(26)	1994
	16	17	3	816			1964	56	30	(26)	1994
Pilings (per)	17	65	16"		17	\$ 183,526	1964	56	30	(26)	1994
CC						\$ 698,117	1964	56	30	(26)	1994
Floats (sf)	1	312	8	2,496	4,800	\$ 374,248	1964	56	30	(26)	1994
	18	32	4	2,304			1964	56	30	(26)	1994
Pilings (per)	30	65	16"		30	\$ 323,869	1964	56	30	(26)	1994
DD						\$ 433,360	1964	56	30	(26)	1994
Floats (sf)	1	305	8	2,440	4,312	\$ 336,200	1964	56	30	(26)	1994
	18	32	3.25	1,872			1964	56	30	(26)	1994
Pilings (per)	9	65	16"		9	\$ 97,161	1964	56	30	(26)	1994
EE						\$ 783,906	1964	56	30	(26)	1994
Floats (sf)	1	300	10	3,000	4,008	\$ 312,497	1964	56	30	(26)	1994
	6	42	4	1,008			1964	56	30	(26)	1994
	7	32	4	896			1964	56	30	(26)	1994
	1	70	8	560			1964	56	30	(26)	1994
Pilings (per)	24	65	16"		24	\$ 259,095	1964	56	30	(26)	1994
On-Float Power (lf)		300			300	\$ 161,934	1964	56	30	(26)	1994
On-Float Water (lf)		300			300	\$ 50,380	1964	56	30	(26)	1994

FF						\$ 457,902	2002	18	30	12	2032
Floats (sf)	1	290	10	2,900	3,796	\$ 295,968	2002	18	30	12	2032
	7	32	4	896			2002	18	30	12	2032
	9	24	4	864			2002	18	30	12	2032
	1	32	6	192			2002	18	30	12	2032
	1	24	6	144			2002	18	30	12	2032
Pilings (per)	15	65	16"		15	\$ 161,934	2002	18	30	12	2032
GG						\$ 437,127	1964	56	30	(26)	1994
Floats (sf)	1	266	10	2,660	3,668	\$ 285,988	1964	56	30	(26)	1994
	6	42	4	1,008			1964	56	30	(26)	1994
	9	24	4	864			1964	56	30	(26)	1994
	1	47	6	282			1964	56	30	(26)	1994
Pilings (per)	14	65	16"		14	\$ 151,139	1964	56	30	(26)	1994
HH						\$ 559,861	2015	5	30	25	2045
Floats (sf)	1	288	8	2,304	3,996	\$ 311,562	2015	5	30	25	2045
	6	47	6	1,692			2015	5	30	25	2045
Pilings (per)	23	65	16"		23	\$ 248,299	2015	5	30	25	2045
JJ						\$ 289,898	2015	5	30	25	2045
Floats (sf)	1	309	8	2,472	2,472	\$ 192,738	2015	5	30	25	2045
Pilings (per)	9	65	16"		9	\$ 97,161	2015	5	30	25	2045

System 5

	Qty.	Length*	Width*	Sq. Ft.	Totals	R&M Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Sys 5						\$ 1,373,203	1986	34	30	(4)	2016
Floats (sf)	1	960	12	11,520	11,520	\$ 898,196	1986	34	30	(4)	2016
Pilings (per)	44	65	20"		44	\$ 475,007	1986	34	30	(4)	2016
On-Float Power (lf)		960	708		960	\$ 518,190	1986	34	30	(4)	2016

	Qty.	Length	Width	Sq. Ft.	Totals	R&M Cost Estimates
Total Float Sys				161,207	-	\$ 18,401,407
Pilings	467					
Length of Docks		25,599				

Past Life Expect
\$ 8,211,700.16

Notes: Sections of Floats A, AAA, and System 5 West Extension were replaced more recently but not the whole float
A (E-S) 2015
AAA (HH-JJ) 2015
System 5 W Ext. 2002

Port of Homer Property Schedule

Small Boat Harbor Facility Values/Measurements

Compiled July 2012

Current Year	2020
CPI inc /yr	2.30%
Yrs from 2012	8

Used R&M cost est. since they included water & electric installation. CPI increase added; no updates from 2014-2015 const.

*All measurements are in feet unless otherwise specified

** 20% Mob/Demob contingency to be added to replacement cost estimate of any project

Ramps

	Qty.	Length*	Width*	Sq. Ft.	R&M Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Ramp 1					\$ 440,461	1984	36	30	-6	2014
Gangway	1	72	6	432	\$ 80,967	1984	36	30	-6	2014
Access/Approach Trestle	1	88	12	1,056	\$ 316,672	1984	36	30	-6	2014
Gangway Landing/Equipment Floats	1	21	17	357	\$ 42,823	1984	36	30	-6	2014
Ramp 2					\$ 433,264	1984	36	30	-6	2014
Gangway	1	72	6	432	\$ 80,967	1984	36	30	-6	2014
Access/Approach Trestle	1	86	12	1,032	\$ 309,474	1984	36	30	-6	2014
Gangway Landing/Equipment Floats	1	21	17	357	\$ 42,823	1984	36	30	-6	2014
Ramp 3					\$ 462,142	2015	5	30	25	2045
Gangway	1	50	6	300	\$ 56,227	2015	5	30	25	2045
Access/Approach Trestle	1	105	12	1,260	\$ 377,847	2015	5	30	25	2045
Gangway Landing/Equipment Floats	1	18	13	234	\$ 28,069	2015	5	30	25	2045
Ramp 4					\$ 555,255	1984	36	30	-6	2014
Gangway	1	72	6	432	\$ 80,967	1984	36	30	-6	2014
Access/Approach Trestle	1	62	24	1,488	\$ 446,219	1984	36	30	-6	2014
Gangway Landing/Equipment Floats	1	26	9	234	\$ 28,069	1984	36	30	-6	2014
Ramp 5					\$ 588,601	1984	36	30	-6	2014
Gangway	1	72	6	432	\$ 80,967	1984	36	30	-6	2014
Access/Approach Trestle	1	101	16	1,616	\$ 484,603	1984	36	30	-6	2014
Gangway Landing/Equipment Floats	1	24	8	192	\$ 23,031	1984	36	30	-6	2014
Ramp 6					\$ 615,950	1984	36	30	-6	2014
Gangway	1	72	6	432	\$ 80,967	1984	36	30	-6	2014
Access/Approach Trestle	1	95	16	1,520	\$ 455,815	1984	36	30	-6	2014
Gangway Landing/Equipment Floats	1	30	22	660	\$ 79,168	1984	36	30	-6	2014
Ramp 7					\$ 267,162	2013	7	30	23	2043
Gangway	1	110	6	660	\$ 123,700	2013	7	30	23	2043
Access/Approach Trestle	1	52	8	416	\$ 124,749	2013	7	30	23	2043
Gangway Landing/Equipment Floats	1	12	13	156	\$ 18,712	2013	7	30	23	2043
Ramp 8					\$ 688,581	2008	12	30	18	2038
Gangway	1	92	6	552	\$ 103,458	2008	12	30	18	2038
Access/Approach Trestle	1	102	16.0	1,632	\$ 489,401	2008	12	30	18	2038
Gangway Landing/Equipment Floats	1	57	14	798	\$ 95,721	2008	12	30	18	2038
Total				16,680	\$ 4,051,416					

Boat Ramps/Launches

	Qty.	Length*	Width*		Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Load & Launch Ramp					\$ 4,198,297	2016	4			
Floats (sf)	2	370	8	5,920	\$ 461,573	2016	4			
Pilings (per)	15	65	16"		\$ 161,934	2016	4			
Concrete Driving Surface	4				\$ 3,574,790	2016	4			
Barge Ramp					\$ 599,757	1986	34			
Asphalt Driving Surface	1			-	\$ 599,757	1986	34			

Grids

	Qty.	Length*	Width*		Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Wood Grid					\$ 600,000	1968	52	Immediate Replacement	0	2019
Platform (Bents 22'L, 8' apart, 20 total)	1	154	22			1968	52		0	2019
Catwalk (w/ ladders, water & power)	1	150	6			2001	19	30	11	2031
Catwalk Support Pilings	40	65	16"			2001	19	30	11	2031
Steel Grid					\$ 750,000	1978	42			
Platform (Bents 22'L, 8'10" apart, 11 total)	1	100	30			1978	42			
Pilings (w/ wooden fenders attached)	18	65	16"			1978	42			
Approach (w/ stairs, water & power)	1	77	16			1978	42			

Harbor Lighting

	Qty.	Length*	Width*	Sq. Ft.	Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
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High Mast Lights				\$	1,400,000	1984	36	20	-16	2004
PHHML-01 High Mast Light #1 Ramp 2	1			\$	200,000	1984	36	20	-16	2004
PHHML-02 High Mast Light #2 Ramp 3	1			\$	200,000	1984	36	20	-16	2004
PHHML-03 High Mast Light #3 Ramp 4	1			\$	200,000	1984	36	20	-16	2004
PHHML-04 High Mast Light #4 Ramp 5	1			\$	200,000	1984	36	20	-16	2004
PHHML-05 High Mast Light #5 System 5	1			\$	200,000	1984	36	20	-16	2004
PHHML-06 High Mast Light #6 Barg Ramp	1			\$	200,000	1984	36	20	-16	2004
PHHML-07 High Mast Light #7 Ramp 6	1			\$	200,000	1984	36	20	-16	2004

Dredging

	Qty.	Length*	Width*	Cubic Yards	Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Dredging of the Small Boat Harbor					\$ 4,000				10	2029
Survey of Harbor basin					\$ 4,000					2020

Storage and Laydown Yard (chip pad)

	Qty.	Length*	Width*	Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Storage and Laydown Yard (chip pad)				\$ -					
Fencing									
Security Cameras and Monitoring System									

Electrical Grid

Potable Water Grid

Dry Fire Line

Equipment Sheds

	Qty.	Length*	Width*	Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Ramp 2 Shed									
Ramp 3 Shed									
Ramp 8 Shed									

Total SBH Facility

\$ 11,599,469

Ramps, Barge & Launch Ramps, Grids, High Mast Lights

* Not including Dredging Section

Past Life Expect
\$ 4,633,531

Port of Homer Property Schedule

Port & Harbor Buildings Values/Measurements

Compiled 2/3/2016

Current Year	2020
CPI inc /yr	2.30%
Yrs from 2016	4

Used R&M cost est. where applicable since they included water & electric installation. CPI increase added;

** 20% Mob/Demob contingency to be added to replacement cost estimate of any project

Offices/Buildings

	Cost Estimates **	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Harbor Office	\$ 2,683,296	2015	5	50	45	2065
Building	\$ 2,519,013	2015	5	50	45	2065
Replaceable Contents Value	\$ 164,283	2015	5	30	25	2045
Ice Plant part of the original fish dock 1983 construction	\$ 5,476,115	1983	37	50	13	2033
Building	\$ 3,285,669	1983	37	50	13	2033
Engineered Refrigeration Systems & Ice Makers	\$ 2,190,446	1983	37			
Port Maintenance Shop	\$ 2,519,013	1993	27	50	23	2043
Building	\$ 2,190,446	1993	27	50	23	2043
Replaceable Contents Value	\$ 328,567	1993	27	30	3	2023
Boat House Pavillion	\$ 350,000	2018	2	50	48	2068
Building	\$ 366,285	2018	2	50	48	2068
Auxillary Office Space (4/2016)	\$ 54,761			50	50	N/A
600 sf KBP address 4667 Homer Spit Rd. next to PW's pump station						
Waste Oil Shop	\$ 164,283	2000	20	50	30	2050
Deep Water Dock Shed	\$ 54,761	1990	30	50	20	2040
Pioneer Dock Shed	\$ 109,522	2003	17	50	33	2053
Total	\$ 11,061,752					

Restrooms

	Cost Estimates	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Ramp 2 Restroom	\$ 530,000	2018	2	30	28	2048
2 rooms w/ stalls,						
Ramp 4 Restroom	\$ 219,045	2004	16	30	14	2034
4 single rooms, 1 toilet each						
Ramp 5 Restroom	\$ 305,567	2004	16	30	14	2034
Load & Launch Restroom	\$ 136,903	2004	16	30	14	2034
2 single rooms, 1 toilet each						
Ramp 6 Restroom	\$ 219,045	2004	16	30	14	2034
4 single rooms, 1 toilet each						
Deep Water Dock Restroom	\$ 235,473	2012	8	30	22	2042
Total	\$ 1,646,032					

Disposal/Cleaning Sheds

	Cost Estimates	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Ramp 4 Fish Cleaning Table	\$ 76,666					N/A
Covered Tables w/ Bird Deterrent	\$ 76,666					
Ramp 6 Fish Cleaning Table	\$ 65,713					N/A
Covered Tables	\$ 65,713					
Fishing Lagoon Fish Cleaning Table	\$ 13,143					N/A
Non-covered Tables	\$ 13,143					
Ramp 2 Waste Oil Disposal Shed	\$ 20,000	1992	28	30	2	2022
Building	\$ 21,904					
Ramp 8 Waste Oil Disposal Shed	\$ 25,000	2003	17	30	13	2033
Building	\$ 27,381					
Fish Grinding Shed	\$ 200,912					
Building	\$ 164,283			Immediate Replacement	0	2019
Fish Grinder	\$ 36,629	2018	2	30		
Total	\$ 401,434					

Total Buildings \$ 13,109,218

Port of Homer Property Schedule

Port of Homer Docks Values/Measurements

Compiled 2/4/2016 (Original cost estimates adjusted for inflation CPI)

*All measurements are in feet unless otherwise specified

** 20% Mob/Demob contingency to be added to replacement cost estimate of any project

Last Updated 12/31/2020

Current Year	2020
CPI increase/yr	2.30%
yrs from 2016	4

Deep Water Dock

	Qty.	Length*	Width*	Sq. Ft.	Cost Estimates**	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Fenders	9				\$ 2,576,950	2014	6			
Fenders replaced new 2014				-	\$ 2,519,013	2014	6			
				-	\$ 57,937	2014	6			
				-						
				-						
Dock	1				\$ 6,015,479	1990	30			
DWD completed 1990 cost				-	\$ 4,472,474	1990	30			
				-	\$ 1,543,005	1990	30			
				-						
				-						
Security Gate	1				\$ 177,070	2010	10			
Security Gate new 2010 cost				-	\$ 158,807	2010	10			
				-	\$ 18,263	2010	10			
				-						
				-						
Crane	1				\$ 251,551	2003	17			
DWD crane new 2003 cost				-	\$ 197,140	2003	17			
				-	\$ 54,411	2003	17			
				-						
				-						

Pioneer Dock

	Qty.	Length*	Width*		Cost Estimates**	uilt In Ye	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
original fenders included with construction					\$ 3,833,280	2002	18			
installed five new fenders 2015				-		2015	5			
Covered pedestrian walkway 2015				-		2015	5			
Dolphin upgrades 2015				-		2015	5			
				-						
Dock	1				\$ 17,072,335	2002	18			
Pioneer Dock new 2002				-	\$ 13,142,675	2002	18			
				-	\$ 3,929,660	2002	18			
				-						
				-						
Security Gate	1				\$ 13,723	2004	16			
Security Gates new 2004				-	\$ 10,952	2004	16			
				-	\$ 2,771	2004	16			
				-						
				-						

Fish Dock

	Qty.	Length*	Width*		Cost Estimates**	uilt In Ye	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Fish Dock					\$ 21,311,136	1983	37			
Fish Dock new 1983					\$ 12,276,000	1983	37			
Steel Fender Pilings w/ 6x8 Rubstrip	59		16"		\$ 9,035,136	1983	37			
Dock					10,230,000	1983	37			
Concrete Dock w/ Asphalt Paving	1	384	54		\$ 8,797,800	1983	37			
Steel Pilings	140		20"		\$ 1,432,200	1983	37			
Large (South) Trestle	1	55	200			1983	37			
Small (North) Trestle	1	55	60			1983	37			
Equipment					1,493,580					
Hydraulic Crane 2.5 Ton	6				\$ 1,104,840					
Hydraulic Crane 5 Ton	2				\$ 388,740					
	1									

Total Docks \$ 62,975,105

Port of Homer Rolling Stock

Last Updated

12/31/2020

Current Year 2020

Rolling Stock - Operations

Operations	Year	Asset	CURRENT AGE	TOTAL EXPECTED LIFE	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR	REPLACEMENT COST	License Plate	RRN #
Equipment									
E400	2010	2010 Ford F-150 Regular Cab, Blue	10 years	25	15	2035	\$ 30,000.00	XZC 405	
E403	2009	2009 Chevy Colorado Crew Cab, Blue	11 years	25	14	2034	\$ 30,000.00	XYE 723	
E404	2011	2011 Ford Escape Hybrid, Grey	9 years	20	11	2031	\$ 30,000.00	XXE 847	35380474
E405 yr corrected 4/2016	2005	2005 Ford F-150 Regular Cab, Red 2WD	15 years	25	10	2030	\$ 30,000.00	XZA 571	
E408	1994	1994 Ford F-150 Regular Cab, Blue	26 years	25	-1	2019	\$ 30,000.00	XXS 607	
E429	2013	2013 Ford F-150 Extended Cab, Blue	7 years	25	18	2038	\$ 30,000.00	XXW 897	
E421	2012	2012 Chevy Silverado1500 Regular Cab	8 years	25	17	2037	\$ 30,000.00	XZD 775	37173425
AK 5505K	1999	1999, 20' Kachemak Welding Aluminum Patrol Skiff with Honda 90HP Outboard Engine	21 years	20	0	2020	\$ 50,000.00		
E414									
AK 1824AD	2002	2002, 25' Peregrine Harbor Tug with Twin 150 HP Cummins 4B Series Engines	18 years	30	12	2032	\$ 130,000.00		
E430									
							\$ 390,000		

Rolling Stock - Fish Dock

Operations	Year	Asset	CURRENT AGE	TOTAL EXPECTED LIFE	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR	REPLACEMENT COST	License Plate	RRN #
E406	1995	1995 S10 CHEVY PICK UP 4WD	25 years	26	1	2021	\$ 30,000.00	XXS 627	
E401 fair market value 4/2016	2003	2003 F250 SUPER CAB PICK UP 4WD	17 years	20	3	2023	\$ 40,000.00	XXW 860	28174578
E410	1995	Grove MAN LIFT MV11	25 years	24	-1	2019	\$ 30,000.00		
							\$ 100,000		

Rolling Stock - Maintenance

Operations	Year	Asset	CURRENT AGE	TOTAL EXPECTED LIFE	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR	REPLACEMENT COST	License Plate	RRN #
E240		T1-1996 FLATBED TRAILER	Years				\$ 6,000.00		
E402	2003	2003 FORD F-250 4X4 PU - P/H MAINT	17 Years	20	3	2023	\$ 40,000.00	XXW 859	28174486
E411	2011	2011 BOBCAT VERSA HANDLER	9 Years	25	16	2036	\$ 70,000.00		
E412	1995	T2-1995 FISH CARCUS DUMP TRAILER	25 Years	25	0	2020	\$ 12,000.00	XXS 622	
E415	2000	2000 FISH CARCUS TRAILER	20 Years	25	5	2025	\$ 12,000.00		
E416	2004	2004 FISH CARCUS TRAILER	16 Years	25	9	2029	\$ 12,000.00		
E417		TRAILER FOR FIRE CARTS	Years				\$ 1,000.00		
E419	2006	2006 KOMATSU WA100M-5 F.E.LOADER-PH	14 Years	25	11	2031	\$ 70,000.00		
E424	2001	2001 F550 USED OIL VAC TRUCK	19 Years	25	6	2026	\$ 60,000.00	XXS 645	
E426	2008	2008 F-350 4X4 - PORT MAINT	12 Years	20	8	2028	\$ 40,000.00	XXW 874	
E427	1993	1993 CHEV STEP -SIDE VAN P/H	27 Years	30	3	2023	\$ 30,000.00	XXW 877	
E428	2010	2010 F-350 4X4 - PORT MAINT	10 Years	15	5	2025	\$ 40,000.00	XXW 886	
E409	2016	2016 FORD SC FLAT BED	4 Years	20	16	2036	\$ 40,000.00	XZD 556	
		TRAILER FOR 20' PORT OPERATIONS SKIFF	Years				\$ 6,000.00		
		WIGGINS FORK LIFT	Years				\$ 40,000.00		
PHCOBARGE		ECO BARGE	Years				\$ 30,000.00		
		FIRE CARTS X 8, AND FIRE PUMP	Years				\$ 210,450.00		
PHHBCARTS		HBRBOR CARTS USED ON FLOATS	Years				\$ 6,000.00		
		SNOW PLOWS X4, PM & ICE HOUSE	Years				\$ 31,000.00		
		SNOW SWEEPSTERS X 3	Years				\$ 13,500.00		
		HONDA SNOWBLOWER X 8	Years				\$ 24,000.00		
							\$ 793,950		

Total Rolling Stock

\$ 1,283,950

Equipment - Maintenance

Operations	Year	Asset	CURRENT AGE	TOTAL EXPECTED LIFE	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR	REPLACEMENT COST	License Plate	RRN #
E261	1995	1995 INGERSOLL RAND AIR COMPRESSOR	Years				\$ 5,500.00		
E266		STAINLESS P/U SANDER -OLD	Years				\$ 6,000.00		
E282	2001	2001 VIKING WASTE OIL TRANSFER PUMP	Years				\$ 9,000.00		
		BOBCAT 84" ANGLE BROOM	Years				\$ 8,000.00		
		BOBCAT PALLET FORKS	Years				\$ 6,000.00		
E413		RIGID 3000 PSE PRESSURE WASHER	Years				\$ 500.00	XXS 622	
		KOMATSU SNOW PLOW BLADE	Years				\$ 10,000.00		
		KOMATSU PALLET FORKS	Years				\$ 6,000.00		
PHFISHGRNFAC		FISH GRINDER EQUIPMENT	Years				\$ 60,000.00		
		HOTSY PRESSURE WASHER	Years				\$ 6,000.00		
		WELDERS AND EQUIPMENT	Years				\$ 28,000.00		
		HONDA PORTABLE GENERATOR	Years				\$ 12,400.00		

		USED OIL EQUIPMENT		Years				\$	34,950.00		
		HONDA MULTIPURPOSE WATER PUMP X7		Years				\$	4,200.00		
2008 GENE	2008	2.45/25 IC ARTICULATING BOOM LIFT	12	Years	25	13	2033	\$	65,000.00		
		WELDER IN E427		Years				\$	10,000.00		
								\$	271,550		

Total Equipment **\$ 271,550**

Total Rolling Stock and Equipment **\$ 1,555,500**

u: drive/office/budget&finance

	All Port Infrastructure Assets		Port Assests Past Engineered Life Expectancy
Float System	\$ 18,401,407.00		\$ 8,211,700.00
SBH Facility	\$ 11,599,469.00		\$ 4,633,531.00
Buildings	\$ 13,109,218.00		\$ -
Docks	\$ 62,975,105.00		\$ -
Rolling Stock	\$ 1,555,500.00		\$ 60,000.00
TOTALS	\$ 107,640,699.00		\$ 12,905,231.00

Homer Port and Harbor Account History -Sales tax, admin fee transfers, P&H Reserve transfers

Sales Tax **

	Total Revenue	Sales Tax Collected	Sales Tax / Revenue	Tax Rate	CoH Tax Rate	Harbor Sales tax to CoH
2018	\$ 4,653,741.00	\$ 258,546.76	\$ 0.06	7.50%	4.50%	\$ 155,128.06
2019	\$ 5,624,342.33	\$ 298,298.75	\$ 0.05	7.85%	4.85%	\$ 184,299.23
2020*	\$ 5,084,948.53	\$ 296,636.22	\$ 0.06	7.85%	4.85%	\$ 183,272.06

*not closed out

** Sourced from Total Marina Software

Admin Fees Transfers to General Fund ***

	Total Annual \$
2018	\$ 558,336.00
2019	\$ 591,076.00
2020	\$ 579,038.00

*** Sourced from the budget



Memorandum

TO: PORT AND HARBOR ADVISORY COMMISSION

FROM: BRYAN HAWKINS, HARBORMASTER

DATE: JANUARY 19 2021

SUBJECT: RESOLUTION 21-008 AND PERSONAL WATER CRAFT (PWCs) IN KACHEMAK BAY

With the repeal of the Public Water Craft (PWC) ban by the State, PWCs are currently allowed in Kachemak Bay as of January 9 2021.

City Council passed and adopted Resolution 21-008 at their January 11 meeting to provide comment on the Alaska Department of Natural Resources Division of Parks and Outdoor Recreation (DPOR)'s management Plan for the Kachemak Bay State Park. There are expected to be future open comment periods with any applied changes before DPOR's final adoption of the plan. The City Manager is asking for the Port and Harbor Advisory Commission's comments and recommendations on personal watercraft use in Homer, in Kachemak Bay, and in Kachemak Bay State Park, that can be included in future City Manager reports to Council and considered for use in any upcoming comment periods on DPOR's plan as well as passed on as comment to other appropriate managing agencies.

Recommendation

For review and discussion. Any recommendation to Council or direction to staff should be made in the form of a motion.

Attached Resolution 21-008
Memo from City Manager Re PWCs in Kachemak Bay

**CITY OF HOMER
HOMER, ALASKA**

Aderhold/Evensen

RESOLUTION 21-008

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
PROVIDING COMMENTS TO THE STATE OF ALASKA DEPARTMENT
OF NATURAL RESOURCES DIVISION OF PARKS AND OUTDOOR
RECREATION ON THE KACHEMAK BAY STATE PARK AND
KACHEMAK BAY STATE WILDERNESS PARK MANAGEMENT PLAN
INTENT TO ADOPT, DATED NOVEMBER 2020

WHEREAS, The State of Alaska Department of Natural Resources Division of Parks and Outdoor Recreation (DPOR) released an Intent to Adopt Management Plan for Kachemak Bay State Park and Kachemak Bay State Wilderness Park in November 2020 to the public for review and comment, with comments on the plan due by January 22, 2021; and

WHEREAS, DPOR states in the Intent to Adopt plan that “the planning process allows DPOR to reassess its management policies to determining if they are meeting the needs of the recreating public while ensuring that uses and activities are not significantly impacting the natural and cultural resources. This plan, therefore, addresses several significant issues that have arisen since the last management plan. The primary reason for revising the management plan is to update the management guidelines and trail and facility recommendations where necessary to support an increasing number of visitors to the park units and to provide diverse recreational opportunities consistent with the mission of the agency and the purposes of the units.”; and

WHEREAS, The plan states that Kachemak State Park and Kachemak Bay State Wilderness Park were created via legislation in the early 1970s with the purpose for the state park to “... protect and preserve this land and water for its unique and exceptional scenic value, the park is established and shall be managed as a scenic park” (Alaska Statute (AS) 41.21.131) and with the purpose of the wilderness park to “... protect and preserve this land and water for its unique and exceptional value, this park is established and shall be managed as a wilderness park” (AS 41.21.140); and

WHEREAS, The plan also provides management direction for several state recreation sites on the north side of the Bay (Diamond Creek, Overlook Park, and Eveline State Recreation Sites) which were created administratively and lack a purpose statement or unit-specific statutes; and

41 WHEREAS, The City of Homer is the gateway to Kachemak Bay State Park, State
42 Wilderness Park, and the state recreation sites on the north side of the bay and derives tax
43 revenues because of its proximity to the park; and
44

45 WHEREAS, Residents of and visitors to Homer enjoy year round use of all park units and
46 Homer residents make up the bulk of park volunteers who maintain trails and other facilities
47 within the park; and
48

49 WHEREAS, Some Homer residents derive a livelihood at least in part due to the
50 proximity of the park, through concessions such as water taxis and guide services.
51

52 NOW THEREFORE BE IT RESOLVED that the City of Homer, Alaska provides the following
53 comments on DPOR's Intent to Adopt Management Plan for Kachemak Bay State Park and
54 Kachemak Bay State Wilderness Park dated November 2020:
55

- 56 • The City of Homer appreciates the goals and objectives for each of the park units and
57 the recognition that the parks are currently understaffed to adequately manage,
58 monitor, oversee, and regulate activities in such a large and diverse park system. We
59 encourage DPOR to actively seek state funding to add much needed staff to the park to
60 maintain the goals and objectives of the park units.
- 61 • The City of Homer agrees with the intents listed in Chapter 5 of the plan for each of the
62 park units. Related to the state recreation sites, we applaud the intent to improve
63 parking and outhouse facilities and provide accessible (terra) access and trails at
64 Eveline, enhance parking and add camping and public use cabins at Diamond Creek,
65 and recognize the unique natural resources of Overlook Park.
- 66 • The City of Homer recognizes that the Alaska Department of Fish and Game authorized
67 use of personal watercraft (PWC) in Kachemak Bay Critical Habitat Area effective
68 January 9, 2021. The Intent to Adopt plan states that within the "Natural Zone" of the
69 park "If this occurs, PWC use may be authorized under 11 AAC 18.010 until a regulation
70 allowing use is promulgated." We encourage DPOR to carefully evaluate the
71 compatibility of PWC regarding the purpose of the park before authorization.
- 72 • The City of Homer previously provided comments on DPOR's determination that
73 hatcheries (specifically the Tutka Bay Lagoon Hatchery operated by Cook Inlet
74 Aquaculture (CIAA)) are "likely incompatible with park purposes" because the park
75 cannot dispose of land (see City of Homer Resolution 20-134). We provide the following
76 additional comments:
 - 77 • We encourage DPOR to continue evaluation of the issue of compatibility and land
78 disposal with CIAA, Alaska Department of Fish and Game, and legal counsel before the
79 current CIAA operating agreement expires in 2031.
 - 80 • We request that more information be provided to justify the incompatible finding for
81 each park zone in the Intent to Adopt plan in the Fisheries Enhancement – Hatchery row
82 of the Resource Management Activities table in Chapter 5.

- We request that DPOR further evaluate the potential impact to the personal use fishery within the park (China Poot) and other public uses the hatchery benefits within the park before making a final determination of incompatibility.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this ____ day of _____,
2020.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager and Bryan Hawkins, Habormaster
DATE: January 5, 2021
SUBJECT: PWCs in Kachemak Bay

A decision signed by Alaska Department of Fish & Game Special Assistant Rick Green, effective January 9th, allows personal watercraft (PWC), such as jet skis, to access Kachemak Bay for the first time in almost 20 years. This change has created concerns in the community which include, but are not limited to, public safety, shoreline protection, and recovery of the appropriate fees for PWC usage of harbor facilities. The intent of this memo is to acknowledge and analyze known concerns and seek guidance from Council on future actions.

City Jurisdiction

The City has jurisdiction over waters within City limits. That mainly consists of the harbor and tidelands along the coast of the City. The City does not currently have any restrictions on vessel operations in the City tidelands. The City's ability to patrol and enforce regulations on the water and outside of the harbor is very limited. We also control the launch ramp and the ability to drive on certain beaches.



Figure 1 - City waters are located inside the dashed line

The City does not have specific PWC regulations. From a Port/Harbor perspective, they are small boats. We do however have a number of existing regulations which would apply to PWCs, and any other motorized aquatic vessels, which operate in our harbor.

State Jurisdiction

In the nearshore area surrounding the City, the State holds jurisdiction over all waters outside of City limits. Access to State waters by motorized vessels is regulated by the Alaska Department of Natural Resources (DNR). With the repeal of the PWC ban by the State, PWCs will be allowed in Kachemak Bay starting on January 9, 2021. The State views PWCs as small motor craft, and there are not PWC-specific regulations at the State level with the exception of some restrictions in some State Parks or specific facility plans. PWCs, like any other small motor vessel, are required to carry a fire extinguisher, life jacket, sound signaling device, flairs, and lights for operating after dark. Additionally they are required to be registered like any other vessel with DMV and have an AK number on the hull.

Public Safety

There is concern in the community that PWCs could create various public safety hazards. There is a perceived issue of incompatibility with other user groups and an assumption that more users on PWCs may result in more incidents requiring rescue on the water.

Regarding incompatibility with other user groups, the staff analysis is that this is more an issue of behavior than the specific type of watercraft. PWCs are associated with speed. Inside the harbor, and other designated no wake areas, speeds are limited to two miles per hour by Homer City Code (HCC 10.08.210). Harbor and Police staff are able to issue citations for violations of this regulation. It is important to note that outside of the harbor itself, it is very difficult for the City to monitor behavior and enforce any type of regulation.

A potential increase in rescues is a very real concern that staff is already considering for the summer season. Any time the number of people on the water increases, the risk of an accident also increase. Typically first response in the Homer area has been provided by a combination of Good Samaritan, City, State, and Coast Guard resources. When the call goes out that someone is in trouble, the Harbor staff does their best to respond within the limits created by the time of day, location, conditions, and personnel availability. During non-emergency responses, the private company Sea Tow provides towing services.

The Harbormaster has a very specific concern about safety at the entrance to the harbor. This area is extremely dangerous because so much traffic, which ranges from very small to very large vessels, must pass through the jetties and the potential for accidents due to the close quarters traffic which occurs in that location. PWCs, if used irresponsibly, could exacerbate this already dangerous passage. This is an area in which we have considered installing a camera system to monitor traffic.

Shoreline Protection and Disruption of Wildlife

I have received a few emails which include concerns regarding erosion and contamination related to launching PWCs from the beach. The potential for any damage to the shoreline is split between the PWCs themselves, and vehicles attempting to launch them from the beach.

The weight of most PWCs is too great for a user to unload and essential push the craft to the water. If an individual were interested in a beach launch, they are most likely going to use a truck and trailer. The City

has very limited access for vehicles to drive on the beach. Vehicles are prohibited at Mariner Park Lagoon, Mud Bay, Airport Beach Access Road, the majority of the Spit's beaches, Beluga Slough, and east of Bishops Beach Park. City beach policy only allows drivers year round west of Bishops Beach Park. The City also allows vehicles to drive between Mariner Park and the sea wall between October 31st and March 1st for the purposes of coal and sand gathering only, this stretch of beach is closed to all vehicles in summer (see attachment 1). Because of the limited options for driving on the beach legally, and the shallow slope which would require a truck to back uncomfortably far into the water to launch a PWC, staff believes there should be very limited instances of beach launches.

Using PWCs in shallow waters could result in the disruption of various types of habitat. This is a behavior which is difficult to monitor or enforce against. Similarly PWC users could behave in such a way that it becomes harassment of wildlife, which is an enforceable federal offense. When on the Bay, State Troopers and US Coast Guard would likely be the main enforcers of these regulations. In addition to purposeful harassment of wildlife, the speed of operation and limited view from a PWC could lead to unintentional collisions with marine mammals and other species off of our coast.

Launch and Other Associated Fees

PWC are subject to the same fees as any other vessel launching from the ramp: \$20 per launch for vessels (\$13 for the launch and \$7 for the parking levy). Fees are collected from April 1st to October 15th each year. If a launch ramp user does not pay the required fee, fines begin at \$100 and go up to \$300 per offense (Ordinance 16-11). If a PWC is left in the harbor overnight, they will be required to file a moorage agreement and pay for moorage which is based on the overall length of the vessel.

Staff Recommendations:

Within the City:

- Direct the City Manager to increase enforcement of existing rules regarding vehicles on the beach and no wake zones.
- Direct the City Manager to research a camera system for the harbor entrance.
- Direct the City Manager to work with other agencies to enforce wake speed regulations and vessel safety for all vessel types at the harbor entrance.

At the State-level:

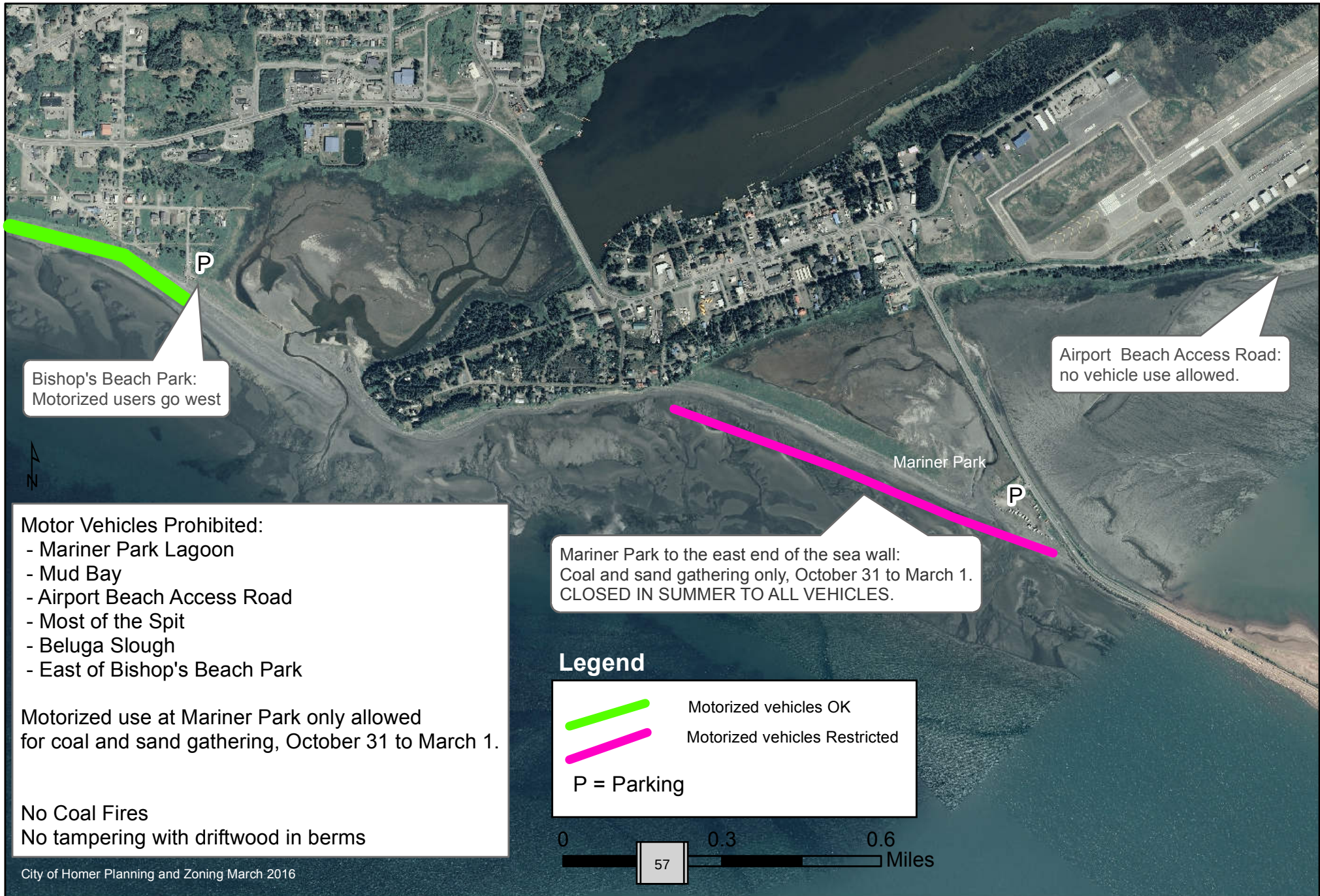
- If the Council wishes to oppose PWCs in Kachemak Bay, direct the City Manager to identify opportunities for comment to the appropriate agencies, political offices, and ongoing planning projects and prepare drafts for Council review.

Attachments

1. City of Homer "Where Can I Drive?" Beach Map

Where Can I Drive?

**Problems? Call Homer Police Dept at 235-3150.
Violators can be fined.**





City of Homer

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Port and Harbor

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Memorandum 21-004

TO: ROB DUMOUCHEL, CITY MANAGER

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: DECEMBER 31, 2020

SUBJECT: ORDINANCE 21-02 SUBLEASES

Subleases, and the businesses that utilize them, generate and grow the tax base benefit for the City, Borough, and State. It's in the City's best interest if City Code supports and encourages the growth of business and equally supports all conditions allowed under the City code and land use requirements. Currently, Homer City Code (HCC) 18.08.140 requires property lessees to pay 10% of any additional rent earned from a sublease.

Currently, as the Harbor has gained experience with implementation of this aspect of the City Harbor leasing requirements, it has been found not to have been an effective tool to promote the leasing goals embedded in Title 18. Instead, the deletion of the sublease premium and the delegation of authority to the Administration to approve subleases should promote the purposes of HCC 18.05.005, "that the lease of City-owned property maximizes the value of City assets and that the City awards leases that provide the highest and best use of City owned property". It should also promote the additional code purpose that "the City to lease its property in a fair and nondiscriminatory way".

Current administrative experience- includes:

- 1) **MONITORING AND ENFORCEMENT ISSUES.** Currently, there are no agencies outside the City that track subleasing within City limits other than the KPB tax assessment office. Sublease tracking is a self-reporting program which assumes the lessee of a City lease property chooses to report their sublease activity. City staff are only aware of subleases that are self-reported or noticed through visual inspection of the property, making it difficult to ensure that enforcement of the subleasing conditions are evenly and fairly applied to all lessees.
- 2) **ADMINISTRATIVE EXPEDIENCY.** Given the seasonality and short term use that often takes place with subleasing, it is not practical to expect that subleases would have to be approved by Council as per the current code. Staff's limited ability to track and enforce the code as written for small subleases, and Council's busy calendar when addressing this shifting field, have made it difficult to keep pace with the code as it currently stands. Instead Administrative approval of sublease activity promotes the purposes of the code and assists lessees by promoting expeditious economic development activity. The City's ability to rapidly respond in a kinetic business environment is important especially as the economy rebounds from the COVID-19 pandemic.

ADMINISTRATIVE RECOMMENDATIONS:

- 1) Removal of the 10% subleasing premium -.
- 2) Addition of a self-reporting form/ application requesting approval of subleasing by the City manager or their designee. The reporting form would include:
 - a. The applicant information/lessee requesting the sublease;
 - b. The proposed sublease business information;
 - c. A current Alaska business license;
 - d. Proof of insurance;
 - e. The length of term of the proposed sublease; and
 - f. Confirmation that the proposed use in the proposed sublease is an allowed use with the current zoning.
- 3) Amend code language to delegate administrative approval and management of individual subleases to the City Manager or their designee. This would become an administrative task, streamlining the process, reducing staff time spent on subleases, and providing expedient processing of lessee sublease requests.

RECOMMENDATION

Introduce and adopt Ordinance 21-xx amending HCC Chapter 18.08 City Property Leases, Sections 18.08.010 definitions & 18.08.140 Sublease

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 21-02

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING HOMER CITY CODE CHAPTER 18.08 CITY PROPERTY
LEASES, SECTIONS 18.08.010 DEFINITIONS AND 18.08.140
SUBLEASE.

WHEREAS, An amendment to HCC code 18.08.140 Subleases and HCC 18.08.010 should
promote the purposes the City's leasing program provided in HCC 18.08.005 ; and

WHEREAS, It is the intention of the Council that the amendment to Title 18 will
maximize the value of City lease property and promote fair and nondiscriminatory lease
practices; and

WHEREAS, HCC 1.04.055 & 1.04.065 state that amendment to City code shall be enacted
through Ordinance or other official act of the City Council.

NOW, THEREFORE, The City of Homer Ordains:

Section 1. Homer City Code 18.08.140 Sublease, is amended by repealing subsection
(d) lines to read as follows:

18.08.140 Sublease.

a. City property may be subleased if expressly permitted in the lease agreement approved in
writing by Council.

b. Except as provided otherwise in the lease agreement, all subleases must be in writing,
executed by the parties, and approved by Council after a recommendation is provided by the
City Manager **or their designee.**

c. Approval must be granted prior to occupancy of the leased premises by a sub-tenant.

~~d. Lessee shall be assessed additional rent equal to at least 10 percent of the current rent for
the subleased area upon approval of a sublease.~~

d. Subleasing shall not be used to transfer substantially all of a leasehold interest.

e. All subleases must comply with all applicable Federal, State, and local laws.

Section 2. Homer City Code 18.08.010 Definitions, is amended by adding the definition for
"sublease" to read as follows:

18.08.010 Definitions.

For the purpose of this chapter, the following words and phrases are defined as set forth in this section:

“Applicant” means a person applying to lease or acquire an interest in City-owned real property and includes bidders and proposers.

“Appraisal” means a valuation or estimation of value of property by an Alaska certified general real estate appraiser or an otherwise qualified appraiser selected by the City Manager.

“Assignment” means a transfer of a leasehold interest or rights to a leasehold interest, in its entirety, in City-owned real property.

“City Manager” means the City of Homer Manager or ~~his or her~~ **their** designee.

“Fair market rent” means the rental income that a public or private property would most likely command in the open market, indicated by the current rents paid for comparable space as of the date of the appraisal.

“Irregularities” means deviations from the request for proposal that are not substantive in nature and/or typographical or scrivener errors that do not impact the integrity or responsiveness of the proposal.

“Long-term lease” means a written agreement granting exclusive possession or use of City-owned real property for more than one year.

“Short-term lease” means a written agreement granting exclusive possession or use of City-owned real property for one year or less.

“Sublease” means a leasing by a tenant or lessee of part or all of a leased premises to another entity or entities with the original lessee retaining the rights and interest under the original lease.

“Surveyor” means a registered professional land surveyor.

Section 3. This ordinance is of a permanent and general character and shall be included in Homer City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____, 2021.

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ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

CITY OF HOMER

KEN CASTNER, MAYOR

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **December 2020**

Moorage Sales

	<u>2020</u>	<u>2019</u>
Daily Transient	23	34
Monthly Transient	55	49
Semi-Annual Transient	5	2
Annual Transient	8	4
Annual Reserved	3	5

Grid Usage

1 Unit = 1 Grid Tide Use	<u>2020</u>	<u>2019</u>
Wood Grid	2	1
Steel Grid	1	1

Services & Incidents

	<u>2020</u>	<u>2019</u>
Vessels Towed	0	1
Vessels Moved	4	8
Vessels Pumped	0	7
Vessels Sunk	0	1
Vessel Accidents	0	0
Vessel Impounds	0	0
Equipment Impounds	0	1
Vehicle Impounds	0	0
Property Damage	1	0
Pollution Incident	1	2
Fires Reported/Assists	0	0
EMT Assists	0	2
Police Assists	1	0
Public Assists	10	19
Thefts Reported	0	0

Parking Passes

	<u>2020</u>	<u>2019</u>
Long-term Pass	15	7
Monthly Long-term Pass	0	0
Seasonal Pass	0	0

Crane Hours

<u>2020</u>	<u>2019</u>
15.3	44.2

Stall Wait List

No. on list at Month's End	<u>2020</u>	<u>2019</u>
20' Stall	7	1
24' Stall	43	39
32' Stall	119	109
32' A Stall	7	3
40' Stall	49	46
50' Stall	29	28
60' Stall	2	6
75' Stall	1	4
Total:	250	235

Docking & Beach/Barge Use

1 Unit = 1 or 1/2 Day Use	<u>2020</u>	<u>2019</u>
Deep Water Dock	11	16
Pioneer Dock	9	25
Beach Landings	3	0
Barge Ramp	68	4

*Implementation of Tracking for use of Barge ramp by vessels under 50 ft

Marine Repair Facility

	<u>2020</u>	<u>2019</u>
Vessels Hauled-Out	0	1
Year to Date Total	4	8

Wharfage (in short tons)

Tons, Converted from Lb./Gal.	<u>2020</u>	<u>2019</u>
Seafood tons	551	779
Cargo/Other tons	*3482	896
Fuel	24,204	13,363

* high cargo wharfage due to scrap recycling load out

Ice Sales

	<u>2020</u>	<u>2019</u>
For the Month of December	*	*
*Shut Down for Season		
Year to Date Total	1,805	2,530

Difference between

2019 YTD and 2020 YTD: 725 tons less

Port & Harbor Monthly Statistical & Performance Report

For the End of Year: **2020**

Moorage Sales

	<u>2020</u>	<u>2019</u>
Daily Transient	2,351	2,534
Monthly Transient	1,733	1,665
Semi-Annual Transient	73	60
Annual Transient	91	82
Annual Reserved	864	867

Grid Usage

1 Unit = 1 Grid Tide Use	<u>2020</u>	<u>2019</u>
Wood Grid	107	131
Steel Grid	39	58

Services & Incidents

	<u>2020</u>	<u>2019</u>
Vessels Towed	10	22
Vessels Moved	354	253
Vessels Pumped	40	49
Vessels Sunk	1	4
Vessel Accidents	8	11
Vessel Impounds	3	2
Equipment Impounds	19	26
Vehicle Impounds	0	0
Property Damage	7	6
Pollution Incident	27	22
Fires Reported/Assists	1	1
EMT Assists	20	46
Police Assists	19	16
Public Assists	220	223
Thefts Reported	7	10

Parking Passes

	<u>2020</u>	<u>2019</u>
Long-term Pass	137	153
Monthly Long-term Pass	39	32
Seasonal Pass	11	13

Stall Wait List

Average of Recipients on SWL	<u>2020</u>	<u>2019</u>
20' Stall	9	11
24' Stall	49	50
32' Stall	126	105
32'A Stall	5	N/A
40' Stall	48	46
50' Stall	27	24
60' Stall	4	6
75' Stall	3	4
Total:	271	246

Docking & Beach/Barge Use

1 Unit = 1 or 1/2 Day Use	<u>2020</u>	<u>2019</u>
Deep Water Dock	122	231
Pioneer Dock	168	238
Beach Landings	26	25
Barge Ramp	*1426	211

*Implementation of Tracking for use of Barge ramp by vessels under 50 ft

Marine Repair Facility

	<u>2020</u>	<u>2019</u>
Vessels Hauled-Out	4	8

Wharfage (in short tons)

Tons, Converted from Lb./Gal.	<u>2020</u>	<u>2019</u>
Seafood tons	2,475	4,158
Cargo/Other tons	10,654	13,220
Fuel	298,705	365,752

Crane Hours

	<u>2020</u>	<u>2019</u>
	1,389	1,710

Ice Sales

	<u>2020</u>	<u>2019</u>
For the 2020 Year	1,805	2,530

Difference between

<u>2019 YTD and 2020 YTD:</u>	725 tons less
--------------------------------------	---------------

Port & Harbor Water/Sewer Bills									
Service Period : December, 2020					Meter Reading Period: 11/16/20-12/14/20				
Meter Address - Location	Acct. #	Meter ID	Service/ Customer Charge	Water Charges	Sewer Charges	Total Charges	Previous Reading	Current Reading	Total Usage (gal)
10 FISH DOCK ROAD - Fish Grinder	1.0277.01	84810129	\$6.50	\$0.00	\$0.00	\$6.50	1,073,500	1,073,500	-
244 HOMER SPIT RD - SBH & Ramp 2	1.0290.02	84872363	\$6.50	\$0.00	\$0.00	\$6.50	3,715,400	3,715,400	-
166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$6.50	\$0.00	\$0.00	\$6.50	25,806,100	25,806,100	-
166 HOMER SPIT RD- SBH Restrooms	1.0346.01	38424734	\$13.00	\$13.20	\$22.40	\$48.60	666,400	667,400	1,000
171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$6.50	\$0.00	\$0.00	\$6.50	4,052,100	4,052,100	-
690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$13.00	\$79.20	\$0.00	\$92.20	4,380,500	4,386,500	6,000
690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$13.00	\$0.00	\$0.00	\$13.00	1,178,800	1,178,800	-
666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$13.00	\$561.00	\$0.00	\$574.00	11,619,800	11,662,300	42,500
448 HOMER SPIT RD - Steel Grid	1.0230.01	80394966	\$6.50	\$0.00	\$0.00	\$6.50	-	-	-
95 FISH DOCK ROAD - Fish Dock/Ice Plant	1.0180.01	70291512	\$13.00	\$225.72	\$17.92	\$256.64	872,381,600	872,399,500	17,900
147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$13.00	\$40.92	\$69.44	\$123.36	407,000	410,100	3,100
147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$6.50	\$0.00	\$0.00	\$6.50	623,900	623,900	-
001 FREIGHT DOCK RD - &L Ramp Restrooms	10.4550.01	70364713	\$13.00	\$17.16	\$29.12	\$59.28	431,400	432,700	1,300
667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$13.00	\$15.84	\$26.88	\$55.72	110,500	111,700	1,200
667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820	*utility meter currently assigned to lessee			\$0.00	-	-	-
667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900	\$13.00	\$14.52	\$24.64	\$52.16	131,100	132,200	1,100
311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$13.00	\$23.76	\$26.10	\$62.86	71,600	73,400	1,800
000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$13.00	\$13.20	\$14.50	\$40.70	450,000	451,000	1,000
425 FREIGHT DOCK RD - Lys 5 & Ramp 8	5.1050.01	86094861	\$13.00	\$145.20	\$0.00	\$158.20	1,651,200	1,662,200	11,000
Overall Charges: <u><u>\$1,575.72</u></u> Overall Water Usage: <u><u>87,900</u></u>									

Water/Sewer Monthly Comparison										
CY 2016 to Current										
	2016		2017		2018		2019		2020	
January	\$1,216.22	68,800	\$2,142.85	122,300	\$1,458.89	83,400	\$1,485.10	79,100	\$3,419.82	217,800
February	\$1,891.14	122,500	\$1,287.76	59,600	\$2,500.97	144,800	\$1,458.19	74,100	\$2,308.87	140,600
March	\$2,341.13	162,300	\$4,076.62	292,100	\$2,271.05	138,300	\$1,809.53	96,700	\$1,715.03	97,800
April	\$3,532.78	256,700	\$1,726.84	113,100	\$2,766.11	272,300	\$4,105.23	206,800	\$4,032.71	245,300
May	\$9,770.89	709,300	\$7,807.49	413,000	\$3,951.58	304,600	\$7,349.43	450,700	\$4,577.16	288,700
June	\$21,628.74	1,800,700	\$14,594.69	1,282,900	\$16,995.43	1,349,200	\$11,917.20	756,800	\$17,557.33	1,176,500
July	\$19,490.97	1,583,400	\$15,450.93	1,152,500	\$18,540.31	1,391,400	\$15,669.89	973,600	\$18,256.51	1,222,700
August	\$22,468.25	2,189,100	\$12,947.70	1,060,600	\$19,055.83	1,449,800	\$23,879.39	1,553,500	\$16,763.25	1,162,000
September	\$19,710.24	1,651,300	\$11,419.68	968,000	\$16,345.46	1,328,800	\$22,850.15	1,425,100	\$16,454.55	1,131,800
October	\$8,887.32	708,200	\$8,631.96	591,490	\$8,965.86	728,200	\$16,025.77	744,900	\$8,669.03	589,000
November	\$2,582.53	167,600	\$1,852.34	176,000	\$2,967.17	195,100	\$7,391.65	338,900	\$2,418.11	139,300
December	\$1,154.76	44,900	\$1,053.70	68,600	\$1,294.53	69,100	\$2,691.44	170,800	\$1,575.72	87,900
TD Total	\$114,674.97	9,464,800	\$82,992.56	6,300,190	\$97,113.11	7,455,000	\$116,632.97	6,871,000	\$97,748.09	6,499,400

2020 Load and Launch

1/11/2021

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Season Pass Office	3	4	12	76	92	70	25	7	1	0	1		291
Season Pass Booth				0	0	0	0	0	0	0			0
Total Season Passes	3	4	12	76	92	70	25	7	1	0	1	0	291
Single Launch Office				1	7	4	8	1	1	0			22
Single Launch Booth				0	0	0	0	0	0	0			0
Single Launch Paystation				343	1,401	1,566	2,389	1,394	461	173			7,727
Total Launches	0	0	0	344	1,408	1,570	2,397	1,395	462	173	0	0	7,749
Est. Season Passes x 120.54	361.62	482.16	1,446.48	9,161.04	11,089.68	8,437.80	3,013.50	843.78	120.54	0.00	120.54	0.00	\$35,077.14
Est. Pass Parking x 64.90	194.70	259.60	778.80	4,932.40	5,970.80	4,543.00	1,622.50	454.30	64.90	0.00	64.90	0.00	\$18,885.90
Est. Single Launch x 12.05	0.00	0.00	0.00	4,146.58	16,972.03	18,924.78	28,893.44	16,815.33	5,568.95	2,085.34	0.00	0.00	\$93,406.45
Est. Single Parking X 6.49	0.00	0.00	0.00	2,232.56	9,137.92	10,189.30	15,556.53	9,053.55	2,998.38	1,122.77	0.00	0.00	\$50,291.01
Revenue w/o tax L&L	361.62	482.16	1,446.48	13,307.62	28,061.71	27,362.58	31,906.94	17,659.11	5,689.49	2,085.34	120.54	0.00	\$128,483.59
Revenue w/o tax Parking	194.70	259.60	778.80	7,164.96	15,108.72	14,732.30	17,179.03	9,507.85	3,063.28	1,122.77	64.90	0.00	\$69,176.91
Total Revenue w/o tax	556.32	741.76	2,225.28	20,472.58	43,170.43	42,094.88	49,085.97	27,166.96	8,752.77	3,208.11	185.44	0.00	\$197,660.50

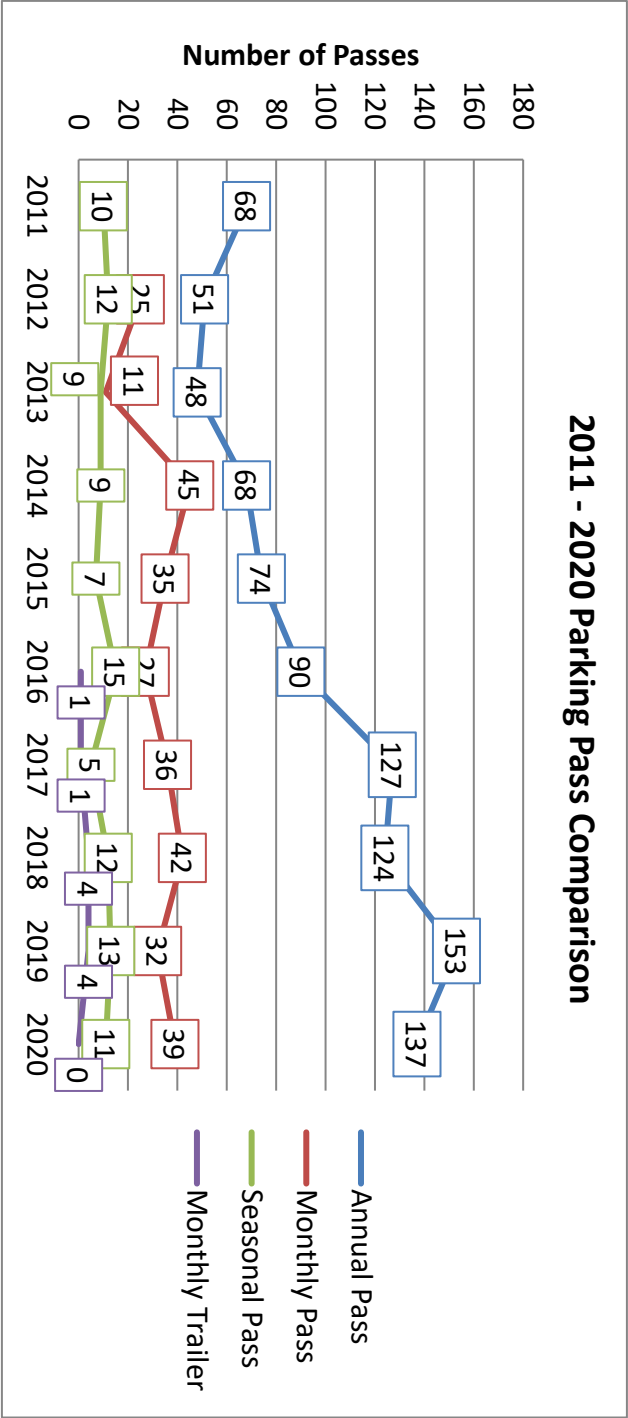
2020 Parking Pass Revenues

Marina Account #17770

* Weekly Pass offered starting 6/15/19

	Vehicle Pass Revenue	Trailer Pass Revenue	Reg Long Term	RSV/TA Long Term	Monthly Than 20'l	Less Monthly Over 20'l	Weekly	Seasonal Pass	1 Hour Max Business Pass	Monthly Trailer	Month Total
January	\$1,751.15		8	3							11
February	\$921.65		5								5
March	\$1,972.36		8	4	2						14
April	\$3,815.67		17	6	2						25
May	\$8,083.19		29	11	1		2	7			50
June	\$6,020.23		21	3	10	3	13	3			53
July	\$1,162.98		2		8		12				22
August	\$647.12				5		14				19
September	\$608.86			1	3		4	1			9
October	\$691.26		2		5						7
November	\$368.66		2								2
December	\$2,511.65		12	3			1				16
2020 Total	\$28,554.78	\$0.00	106	31	36	3	46	11	0	0	233
2019 Total	\$28,628.08	\$651.00	98	55	31	1	32	11	2	4	234
2018 Total	\$25,435.23	\$700.00	85	39	42	0	N/A	10	2	4	182
2017 Total	\$23,019.12	\$70.00	82	45	36	0	N/A	5	N/A	1	169
2016 Total	\$18,968.12	\$140.00	56	34	27	0	N/A	15	N/A	1	133
2015 Total	\$15,256.04	n/a	48	26	35	0	N/A	7	N/A	n/a	116
2014 Total	\$15,804.91	n/a	47	21	39	6	N/A	9	N/A	n/a	122
2013 Total	\$10,358.26	n/a	33	15	10	1	N/A	9	N/A	n/a	68
2012 Total	\$10,511.70	n/a	32	19	25	0	N/A	12	N/A	n/a	88
2011 Total	\$12,372.16	n/a	40	28	n/a	n/a	N/A	10	N/A	n/a	78

2011 - 2020 Parking Pass Comparison



2020 Ramp 1 - 4 Parking Revenue

Marina Account #17770

Memorial Day to Labor Day

Past Year Comparison

		Ramp 1	Ramp 2	Ramp 3	Ramp 4	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
May																				
	No. of Sales:	213.26	\$431.15	\$509.97	\$46.36	\$1,200.74	\$1,535.84	\$1,255.50	\$1,046.25	\$599.85	\$1,478.99	\$654.87	\$745.25	\$710.68	\$683.72	\$590.00	\$362.78	\$359.95	\$560.54	\$155.54
June		46	93	110	5	254	331	270	225	129	237	132	144	136	130					
	No. of Sales:	\$653.67	\$1,330.55	\$1,608.72	\$500.70	\$4,093.64	\$7,131.68	\$6,268.20	\$5,593.95	\$4,849.95	\$4,466.29	\$4,007.70	\$3,479.72	\$3,587.02	\$3,114.86	\$3,394.00	\$2,784.09	\$3,250.56	\$3,853.54	\$4,027.06
		141	287	347	108	883	1,537	1,348	1,203	1,043	800	789	698	694	613					
	No. of Sales:																			
July						\$5,294.38	\$8,667.52	\$7,523.70	\$6,640.20	\$5,449.80	\$5,945.28	\$4,662.57	\$4,224.97	\$4,297.70	\$3,798.58					
	No. of Sales:	\$1,668.98	\$2,322.67	\$2,967.08	\$764.95	\$7,723.68	\$10,982.88	\$10,629.90	\$9,048.90	\$8,579.25	\$8,414.81	\$8,643.86	\$6,368.68	\$6,268.65	\$8,041.97	\$7,783.75	\$5,891.39	\$6,185.02	\$7,324.48	\$7,893.35
		360	501	640	165	1,666	2,367	2,286	1,946	1,845	1,545	1,655	1,253	1,230	1,575					
	No. of Sales:																			
August						\$13,018.06	\$19,650.40	\$18,153.60	\$15,689.10	\$14,029.05	\$14,360.09	\$13,306.43	\$10,593.65	\$10,566.35	\$11,840.55					
	No. of Sales:	\$968.94	\$2,007.42	\$2,211.40	\$509.97	\$5,697.73	\$8,129.28	\$6,400.01	\$5,910.15	\$6,198.45	\$5,613.61	\$6,325.25	\$4,018.83	\$3,696.34	\$3,993.71	\$4,643.00	\$3,939.28	\$3,921.73	\$4,001.81	\$4,849.64
		209	433	477	110	1,229	1,752	1,376	1,271	1,333	1,062	1,133	816	730	795					
	No. of Sales:																			
September						\$18,715.79	\$27,779.68	\$24,553.61	\$21,599.25	\$20,227.50	\$19,973.70	\$19,631.68	\$14,612.48	\$14,262.69	\$11,840.55					
	No. of Sales:	\$199.35	\$370.89	\$370.89	\$69.54	\$1,010.67	\$250.56	\$753.49	\$702.15	\$855.60	\$812.60	\$144.19	\$123.71	\$203.72	\$374.65	\$395.00	\$449.28	\$421.38	\$538.02	\$521.10
		43	80	80	15	218	54	162	151	184	144	28	25	44	74					
	No. of Sales:																			
Year Total						\$19,726.46	\$28,030.24	\$25,307.10	\$22,301.40	\$21,083.10	\$20,786.30	\$19,775.87	\$14,736.19	\$14,466.41	\$16,208.91	\$16,805.75	\$10,642.73	\$14,138.64	\$16,278.39	\$17,446.69
Sales Total						4,250	6,041	5,442	4,796	4,534	2015-2016 xx% inc.	2014-2015 5% inc.	2013-2014 26% inc.	2012-2013 2% inc.	2011-2012 11% dec.	2010-2011 4% dec.	2009-2010 20% inc.	2008-2009 5% dec.	2007-2008 13% dec.	2006-2007 6% dec.

* Sales tax increase to 7.0785% from 7.075% - daily parking rate stayed the same

2020 Ice & Crane Report						
Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
1/5/2020	2.3			shut down for maintenance		
1/12/2020	2.1			shut down for maintenance		
1/19/2020	2.2			shut down for maintenance		
1/26/2020	1.1			shut down for maintenance		
Jan Total		7.7	7.7		0	0
2/2/2020	2			shut down for maintenance		
2/9/2020	16.1			shut down for maintenance		
2/16/2020	10.4			shut down for maintenance		
2/23/2020	11.2			shut down for maintenance		
Feb Total		39.7	47.4		0	0
3/2/2020	18			shut down for maintenance		
3/9/2020	8.2			0		
3/16/2020	10.5			6		
3/23/2020	14.3			11		
3/30/2020	8.9			11		
Mar Total		59.9	107.3		28	28
4/6/2020	18.3			2		
4/13/2020	11.6			4		
4/20/2020	7.3			0		
4/27/2020	15.1			9		
Apr Total		52.3	159.6		15	43
5/4/2020	30.9			35		
5/11/2020	32.8			52		
5/18/2020	35.8			50		
5/25/2020	56.3			44		
May Total		155.8	315.4		181	224
6/1/2020	46.4			50		
6/8/2020	62			50		
6/15/2020	56.8			46		
6/22/2020	45.1			58		
6/29/2020	38.2			75		
Jun Total		248.5	563.9		279	503
7/6/2020	54.6			61		
7/13/2020	56.5			113		
7/20/2020	63.4			108		
7/27/2020	30.1			55		
Jul Total		204.6	768.5		337	840
8/3/2020	29.7			75		
8/10/2020	55.6			77		
8/17/2020	71.8			105		
8/24/2020	67.7			97		
8/31/2020	85.5			68		
Aug Total		310.3	1078.8		422	1262
9/7/2020	37.8			91		
9/14/2020	37.9			79		
9/21/2020	43.5			77		
9/28/2020	22.6			58		
Sep Total		141.8	1220.6		305	1567
10/5/2020	13.2			10		
10/12/2020	30.1			73		
10/19/2020	40			83		
10/26/2020	17.2			19		
Oct Total		100.5	1321.1		185	1752
11/2/2020	13.6			41		
11/9/2020	14.4			10		
11/16/2020	17.7			2		
11/23/2020	3.7			0		
11/30/2020	2.9			shut down for maintenance		
Nov Total		52.3	1373.4		53	1805
12/7/2020	5.4			shut down for maintenance		
12/14/2020	0.7			shut down for maintenance		
12/21/2020	4.3			down for maintenance		
12/31/2020	4.9			69 down for maintenance		
Dec Total		15.3	1388.7			

Deep Water Dock 2020

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/4	Endeavor	181	1210/1420	Cispri	506.00	52.00
1/9	Tufty	606	1100/	AK Maritime	2,957.00	52.00
1/9	Stellar Wind	79	1120/	Cook Inlet Tug	338.00	52.00
1/9	Bering Wind	73	1120/	Cook Inlet Tug	338.00	52.00
1/10	Tufty	606		AK Maritime	2,957.00	
1/10	Stellar Wind	79	/0655	Cook Inlet Tug	338.00	
1/10	Bering Wind	73	/0655	Cook Inlet Tug	338.00	
1/11	Tufty	606		AK Maritime	2,957.00	
1/12	Tufty	606		AK Maritime	2,957.00	
1/13	Tufty	606		AK Maritime	2,957.00	
1/14	Tufty	606		AK Maritime	2,957.00	
1/15	Tufty	606		AK Maritime	2,957.00	
1/16	Tufty	606		AK Maritime	2,957.00	
1/17	Tufty	606		AK Maritime	2,957.00	
1/18	Tufty	606		AK Maritime	2,957.00	
1/19	Tufty	606		AK Maritime	2,957.00	
1/20	Tufty	606		AK Maritime	2,957.00	
1/21	Tufty	606		AK Maritime	2,957.00	
1/22	Tufty	606		AK Maritime	2,957.00	
1/23	Tufty	606	/0730	AK Maritime	2,957.00	
1/27	Perseverance	207	0015/2140	Cispri	788.00	52.00
2/24	Perseverance	207	0800/1343	Cispri	788.00	52.00
2/27	Perseverance	207	0840/1300	Cispri	788.00	52.00
3/2	Perseverance	207	1020/1145	Cispri	788.00	52.00
4/3	Endeavor	181	0800/1446	Cispri	506.00	52.00
4/19	Island Explorer & Seatac 300	300	0645/	AK Scrap	788.00	\$52.00
4/20	Island Explorer & Seatac 300	300	/2030	AK Scrap	788.00	
4/30	Endeavor	181	0800/2135	Cispri	\$506.00	\$52.00
5/9	Shannock	70	1934/2237	American Mar	338.00	\$52.00
5/23	Norseman II	115	1410/1530	Support Vess	\$506.00	\$52.00
5/26	Sovereign	180	1030/1436	Ocean marine	\$506.00	\$52.00
6/4	Endeavor	181	0645/	Cispri	506.00	\$52.00
6/5	Endeavor	181	/1500	Cispri	\$506.00	
6/8	Perseverance	207	1200/	Cispri	\$788.00	\$52.00
6/9	Perseverance	207	/1225	Cispri	\$788.00	
6/16	Perseverance	207	0800/	Cispri	\$788.00	\$52.00
6/17	Perseverance	207	/1655	Cispri	\$788.00	
7/14	Steadfast	108	1455/2338	Aleutian Marit	\$52.00	\$506.00
7/15	Emery Zidel&Barge	535	0830/	Crowley	52.00	\$2,154.00
7/16	Emery Zidel&Barge	525		Crowley		\$2,154.00
7/17	Emery Zidel&Barge	525	/1445	Crowley		\$2,154.00
7/18	Steadfast	108	1350/1707	Aleutian Marit	52.00	\$506.00
7/20	Titan	160	0545/	Ocean Marine	\$52.00	\$506.00
7/21	Titan	160	/1300	Ocean Marine		\$506.00
8/4	Seatac 300	300	1200/	AK Scrap	788.00	\$52.00
8/5	Seatac 300	300		AK Scrap	788.00	
8/6	Seatac 300	300	/0535	AK Scrap	788.00	
8/19	Endeavor	181	0645/1420	Cispri	506.00	\$52.00
9/13	Pacific Wolf & DBL 55	395	0800/	Kirby Offshore	1,206.00	\$52.00
9/14	Pacific Wolf & DBL 55	395	/2145	Kirby Offshore	\$1,206.00	
9/15	Perseverance	207	0720/	Cispri	\$788.00	\$52.00
9/16	Perseverance	207		Cispri	\$788.00	
9/17	Perseverance	207		Cispri	\$788.00	
9/18	Perseverance	207	/1230	Cispri	\$788.00	
9/23	Endeavor	181	0845/0910	Cispri	\$506.00	\$52.00
9/23	Endeavor	181	1130/1524	Cispri		\$52.00
10/5	Perseverance	207	1200/1500	Cispri	788.00	\$52.00
10/5	Perseverance & Barge 141	300	1741/	Cispri	788.00	\$52.00
10/6	Perseverance&141	300	/1100	Cispri	788.00	
10/6	Chahunta & Barge 141	300	1110/1155	Cispri	788.00	\$52.00
10/14	Perseverance	207	1115/	Cispri	\$788.00	\$52.00
10/15	Perseverance	207	/1425	Cispri	\$788.00	
10/19	Perseverance	207	0840/1315	Cispri	\$788.00	\$52.00
10/22	Perseverance	207	1230/1350	Cispri	\$788.00	\$52.00
10/22	Perseverance	207	1730/2045	Cispri		\$52.00
10/29	Pacific Wolf & DBL 55	395	0805/2000	Kirby Offshore	\$1,206.00	\$52.00
10/30	Endeavor	181	1030/1445	Cispri	\$506.00	52.00
11/7	Barge 141	300	1555/	Cispri	\$788.00	\$52.00
11/7	Perseverance INSIDE	207	1050/1800	Cispri	\$788.00	\$52.00
11/8	Barge 141	300		Cispri	\$788.00	
11/9	Barge 141	300		Cispri	\$788.00	
11/10	Barge 141	300		Cispri	\$788.00	
11/11	Barge 141	300		Cispri	\$788.00	
11/12	Barge 141	300		Cispri	\$788.00	
11/13	Barge 141	300		Cispri	\$788.00	
11/14	Barge 141	300	/1410	Cispri	\$788.00	
11/16	Endeavor	181	0900/0928	Cispri	\$506.00	\$52.00
11/16	Endeavor	181	1400/1920	Cispri	chrged above	
11/22	Aveogan& Oliver Leavitt	483	1000/	Crowley Marit	\$1,762.00	\$52.00
11/28	Endeavor	181	1225/1455	Cispri	\$506.00	\$52.00
12/8	Endeavor	181	0900/0953	Cispri	506.00	52.00
12/14	Perseverance	207	0800/1430	Cispri	788.00	\$52.00
12/21	Endeavor	181	0930/	Cispri	\$506.00	\$52.00
12/31	Endeavor	181	0800/	Cispri	\$506.00	\$52.00
01/21/21				Year to Date Totals:	\$66,615.00	\$9,682.00

Pioneer Dock 2020

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/4	Pacific Wolf&55	395	0755/1505	Kirby Offshore	1,206.00	52.00
1/14	Pacific Wolf&55	395	1330/1630	Kirby Offshore	1,206.00	52.00
1/15	Endeavor	181	0900/2110	Cispri	506.00	52.00
1/23	Perseance	207	1000/1555	Cispri	788.00	52.00
1/24	Pacific Wolf&55	395	0805/	Kirby Offshore	1,206.00	52.00
1/25	Pacific Wolf&55	395	/1740	Kirby Offshore	1,206.00	
1/26	Pacific Wolf&55	395	1400/1600	Kirby Offshore	1,206.00	52.00
1/29	Perseance	207	1100/	Cispri	788.00	52.00
1/30	Bob Franco	120	1230/1542	Olympic	506.00	\$52.00
2/1	Pacific Wolf & DBL 55	395	2000/2245	Kirby Offshore	1,206.00	52.00
2/9	Pacific Wolf & DBL 55	395	1115/	Kirby Offshore	1,206.00	52.00
2/10	Pacific Wolf & DBL 55	395	/1935	Kirby Offshore	1,206.00	
2/18	Pacific Wolf & DBL 55	395	0830/1230	Kirby Offshore	1,206.00	52.00
2/22	Pacific Wolf & DBL 55	395	0815/2045	Kirby Offshore	1206.00	52.00
2/29	Bob Franco	120	1435/1830	Olympic	506.00	52.00
3/29	Pacific Wolf & DBL 55	395	2120/	Kirby Offshore	1,206.00	52.00
3/30	Pacific Wolf & DBL 55	395	/1045	Kirby Offshore	1,206.00	
4/9	Perseance	207	0900/1632	Cispri	788.00	52.00
4/11	Pacific Wolf & DBL 55	395	0615/	Kirby Offshore	1,206.00	52.00
4/20	Bob Franco	120	0825/	Olympic tug	506.00	52.00
4/21	Bob Franco	120	/2015	Olympic tug	506.00	
4/23	Pacific Wolf & DBL 55	395	0001/	Kirby Offshore	1206.00	52.00
4/24	Pacific Wolf & DBL 55	395	/1630	Kirby Offshore	1,206.00	
5/2	Endeavor	181	1000/1230	Cispri	506.00	52.00
5/7	Pacific Wolf & DBL 55	395	0345/1635	Kirby Offshore	1,206.00	52.00
5/18	Pacific Wolf & DBL 55	395	0800/1400	Kirby Offshore	1,206.00	52.00
5/29	Pacific Wolf & DBL 55	395	0745/1825	Kirby Offshore	1,206.00	52.00
6/17	Pacific Wolf & DBL 55	395	0740/1540	Kirby Offshore	1,206.00	52.00
7/10	Pacific Wolf & DBL 55	395	0615/1740	Kirby Offshore	1,206.00	52.00
7/30	Pacific Wolf & DBL 55	395	1200/1700	Kirby Offshore	1,206.00	52.00
8/4	Titan	160	2345/	Ocean Marine	506.00	52.00
8/5	Spar	225	2025/2130	USCG Kodiak	788.00	52.00
8/20	Pacific Wolf &DBL 55	395	1500/1630	Kirby Offshore	1,206.00	52.00
8/28	Perseance	207	0740/1930	Cispri	788.00	52.00
8/29	Pacific Wolf &DBL 55	395	1230/1600	Kirby Offshore	1,206.00	52.00
9/4	Endeavor	181	0800/?	Cispri	506.00	52.00
9/16	Pacific Wolf & DBL 55	395	0615/1500	Kirby Offshore	1,206.00	52.00
9/22	Bob Franco	120	1300/1640	Olympic	506.00	52.00
10/12	Pacific Wolf & DBL 55	395	0730/	Kirby Offshore	1,206.00	52.00
10/13	Pacific Wolf & DBL 55	395	/1630	Kirby Offshore	1,206.00	
10/29	USCG Fir	225	0915/1045	USCG	nc per BH	
11/24	Pacific Wolf & DBL 55	395	1100/2100	Kirby Offshore	1,206.00	52.00
12/2	Pacific Wolf & DBL 55	395	1345/1840	Kirby Offshore	1,206.00	52.00
12/9	Endeavor	181	0845/1630	Cispri	52.00	506.00
12/11	Sovereign	180	1400/1930	Ocean Marine	506.00	52.00
12/12	Perseance	207	0920/1440	Cispri	788.00	52.00
12/18	Pacific Wolf & DBL 55	395	0350/0805	Kirby Offshore	1,206.00	52.00
12/18	Bob Franco	120	1450/1900	Olympic Tug	506.00	52.00
01/21/21				Year to Date Totals:	\$35,220.00	\$1,560.00

Ferry Landings 2020

	Pioneer Dock	Deep Water Dock
January	6	0
February	0	0
March	0	0
April	0	0
May	1	0
June	2	0
July	23	0
August	22	0
September	18	
October	3	
November	3	
December	3	71

Pioneer Dock - 2020 Water Usage							Deep Water Dock - 2020 Water Usage						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee	Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
1/4	Pacific Wolf	943,040	945,973	2,933	\$ 194.05	\$ 102.00	1/4	Endeavor	11,308,450	11,314,000	5,550	\$ 215.40	\$ 102.00
1/5	Tustumena	3,881,060	3,897,210	16,150	\$ 626.78	\$ 102.00	1/7	Bob Franco	11,314,000	11,316,000	2,000	\$ 194.05	\$ 102.00
1/9	Tustumena	3897210	3907222	10,012	\$ 388.57	\$ 102.00	1/27	Perseverance	11,316,050	11,323,270	7,220	\$ 280.21	\$ 102.00
1/12	Tustumena	3907222	3950900	43,678	\$ 1,695.14	\$ 102.00	1/30	Bob Franco	11,323,270	11,327,000	3,730	\$ 194.05	\$ 102.00
1/15	Endeavor	3950900	4014400	63,500	\$ 2,464.44	\$ 102.00	2/23	Bob Franco	11,327,000	11,332,000	5,000	\$ 194.05	\$ 102.00
1/29	Perseverance	945976	952668	6,692	\$ 259.72	\$ 102.00	2/24	Perseverance	11,332,000	11,351,600	19,600	\$ 760.68	\$ 102.00
2/18	Pacific Wolf	952668	955900	3,232	\$ 194.05	\$ 102.00	3/19	Bob Franco	11,351,610	11,359,640	8,030	\$311.64	\$ 102.00
3/29	Pacific Wolf	4014385	4016850	2,465	\$ 194.05	\$ 102.00	4/3	Endeavor	11,359,000	11,408,100	49,100	\$1,905.57	\$ 102.00
4/11	Pacific Wolf	4016850	4020900	4,050	\$ 194.05	\$ 102.00	4/18	Bob Franco	11,408,090	11,413,740	5,650	\$219.28	\$ 102.00
4/23	Pacific Wolf	4020940	4023000	2,060	\$ 194.05	\$ 102.00	4/30	Endeavor	11,413,000	11,464,000	51,000	\$1,979.31	\$ 102.00
6/9	Tustumena	4059200	4073300	14,100	\$ 547.22	\$ 102.00	5/4	Bob Franco	11,464,100	11,468,220	4,120	\$194.05	\$ 102.00
6/17	Pacific Wolf	1023480	1035485	12,005	\$ 165.91	\$ 102.00	5/16	wash down	11,468,200	11,469,900	1,700	nc	
7/5	Tustumena	4088545	4140700	52,155	\$ 2,024.14	\$ 102.00	5/17	Bob Franco	11,469,900	11,472,900	3,000	\$194.05	\$ 102.00
7/20	Steadfast	4156142	4158118	1,976	\$ 194.05	\$ 102.00	5/23	wash down	11,473,900	11,474,400	500	nc	
9/4	Endeavor	4259475	4315661	56,186	\$ 2,180.58	\$ 102.00	6/4	Bob Franco	11,474,000	11,477,700	3,700	\$194.05	\$ 102.00
9/6	Tustumena	4318848	4321335	2,487	\$ 194.05	\$ 102.00	6/5	Endeavor	11,477,700	11,490,000	12,300	\$477.36	\$ 102.00
9/21	Tustumena	4342300	4350600	8,300	\$ 322.12	\$ 102.00	6/17	Tustumena	11,490,050	11,510,000	19,950	\$774.26	\$ 102.00
9/24	Tustumena	4350700	4357290	6,590	\$ 255.76	\$ 102.00	6/27	Bob Franco	11,510,000	11,514,250	4,250	\$194.05	\$ 102.00
9/29	Tustumena	4358500	4380500	22,000	\$ 853.82	\$ 102.00	7/15	Emery Zidel	11,514,000	11,516,200	2,200	\$194.05	\$ 102.00
10/12	Pacific Wolf	1174990	1178885	3,895	\$ 194.05	\$ 102.00	7/30	Bob Franco	11,516,200	11,523,440	7,240	\$280.98	\$ 102.00
12/2	Pacific Wolf	4380545	4382090	1,545	\$ 194.05	\$ 102.00	8/2	Bob Franco	11,523,440	11,524,350	910	\$194.05	\$ 102.00
12/9	Endeavor	4382095	4386562	4,467	\$ 194.05	\$ 102.00	8/19	Endeavor	11,524,350	11,535,000	10,650	\$413.33	\$ 102.00
							9/4	Bob Franco	11,535,000	11,541,300	6,300	\$244.50	\$ 102.00
							9/22	Bob Franco	11,541,000	11,543,000	2,000	\$194.05	\$ 102.00
							9/23	Endeavor	11,543,520	11,551,830	8,310	\$322.12	\$ 102.00
							9/30	Bob Franco	11,552,820	11,553,200	380	\$194.05	\$ 102.00
							10/5	Perseverance	11,553,200	11,563,900	10,700	\$415.27	\$ 102.00
							10/10	Bob Franco	11,563,900	11,564,750	850	\$194.05	\$ 102.00
							10/19	Perseverance	11,564,750	11,570,720	5,970	\$231.70	\$ 102.00
							10/22	Bob Franco	11,570,710	11,573,270	2,560	\$194.05	\$ 102.00
							10/22	Perseverance	11,573,270	11,585,050	11,780	\$457.18	\$ 102.00
							10/30	Endeavor	11,585,050	11,603,950	18,900	\$733.51	\$ 102.00
							11/4	Bob Franco	11,603,950	11,605,400	1,450	\$194.05	\$ 102.00
							11/11	Perseverance	11,605,400	11,618,450	13,050	\$506.47	\$ 102.00
							11/12	Bob Franco	11,618,450	11,619,810	1,360	\$194.05	\$ 102.00
							11/16	Endeavor	11,619,800	11,637,950	18,150	\$704.40	\$ 102.00
							11/28	Endeavor	11,637,950	11,649,560	11,610	\$450.58	\$ 102.00
							12/12	Bob Franco	11,649,550	11,654,800	5,250	\$203.75	\$ 102.00
							12/14	Perseverance	11,654,790	11,662,410	7,620	\$295.73	\$ 102.00
							12/20	Bob Franco	11,662,400	11,664,700	2,300	\$194.05	\$ 102.00
							12/21	Endeavor	11,664,700	11,668,120	3,420	\$194.05	\$ 102.00
							12/31	Endeavor	11,668,120	11,693,500	25,380	\$985.00	\$ 102.00
				-							-		
Year to Date Totals:						340,478 \$ 13,724.70 \$ 2,244.00	Year to Date Totals:						366,240 \$ 16,467.08 \$ 4,080.00
Notes:							Notes:						
Washing down dock results in missing begin/end reads							Washing down dock results in missing begin/end reads						
\$194.05 Min Charge							\$194.05 Min Charge						
\$102.00 CONX							\$102.00 CONX						

Port & Harbor Advisory Commission 2021 Meeting Calendar

	MEETING	AGENDA DEADLINE	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	Wednesday, January 27 5:00 p.m.	Wednesday, January 20 5:00 p.m.	Monday, February 8 6:00 p.m.	Appointment/Reappoint ment Applications Due
FEBRUARY	Wednesday, February 24 5:00 p.m.	Wednesday, February 17 5:00 p.m.	Monday, March 8 6:00 p.m.	Terms Expire February 1 st Election of Chair & Vice Chair
MARCH	Wednesday, March 24 5:00 p.m.	Wednesday, March 17 5:00 p.m.	Monday, April 12 6:00 p.m.	City Budget Review/Develop Requests
APRIL	Wednesday, April 28 5:00 p.m.	Wednesday, April 12 5:00 p.m.	Monday, May 10 6:00 p.m.	Review of Strategic Plan/Goals & Commission's Policies
MAY	Wednesday, May 26 6:00 p.m.	Wednesday, May 19 5:00 p.m.	Monday, June 14 6:00 p.m.	
JUNE	Wednesday, June 23 6:00 p.m.	Wednesday, June 16 5:00 p.m.	Monday, June 28 6:00 p.m.	
JULY	Wednesday, July 28 6:00 p.m.	Wednesday, July 21 5:00 p.m.	Monday, August 9 6:00 p.m.	
AUGUST	Wednesday, August 25 6:00 p.m.	Wednesday, August 18 5:00 p.m.	Monday, September 13 6:00 p.m.	Capital Improvement Plan Review
SEPTEMBER	Wednesday, September 22 5:00 p.m.	Wednesday, September 15 5:00 p.m.	Monday, September 27 6:00 p.m.	
OCTOBER	Wednesday, October 27 5:00 p.m.	Wednesday, October 20 5:00 p.m.	Monday, November 22 6:00 p.m.	AAHPA Conference
NOVEMBER	No Meeting			Seattle Fish Expo
DECEMBER	Wednesday, December 22 5:00 p.m.	Wednesday, December 15 5:00 p.m.	Monday, January 10, 2022 6:00 p.m.	Land Allocation Plan Review

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting preceding the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work.



City of Homer

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Office of the City Clerk

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Homer, Alaska 99603

clerk@cityofhomer-ak.gov

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Memorandum

Agenda Changes/Supplemental Packet

TO: PORT & HARBOR ADVISORY COMMISSION

FROM: RACHEL TUSSEY, DEPUTY CITY CLERK

DATE: JANUARY 26, 2021

SUBJECT: SUPPLEMENTAL PACKET

STAFF & COUNCIL REPORT / COMMITTEE REPORTS

- B. Homer Marine Trades Association Report
 - i. HMTA Regular Meeting Minutes January 6, 2021

INFORMATIONAL MATERIALS

- I. Memo from City Clerk to City Advisory Bodies Re: Reports to Council
- J. Certificate & Letter of Recognition for Glen Carroll
- K. Certificate & Letter of Recognition for Daniel Donich

**Homer Marine Trades Association
Regular Meeting Minutes
January 6, 2021
NOMAR**

The meeting was called to order by President Mark Zieset at 6:10 p.m.

Directors Present: Mark Zieset, Kate Mitchell, Jen Hakala, Cinda Martin, Eric Engebretsen, Bruce Friend, Joshua Hankin-Foley, Matt Alward and Aaron Fleenor. A quorum was established.

Guests Present: none

Approval of Agenda: Motion by Matt Alward to approve the agenda with the addition of Anchorage Boat Show under Old Business, 2nd and carried.

Approval of December 6th 2020 meeting minutes: Motion by Aaron Fleenor to approve the minutes of the last meeting as written, 2nd and carried.

Treasurer's Report: Jen Hakala presented a current Balance Sheet and Aging Report; Morris has paid his account in full. A copy is attached for the record. AP balance of \$4,946 that includes Fish Expo for the 2nd installment of the 2021 booth and Pacific Fishing Magazine Jan 2021 ad. The remainder of the CARES grant will be written to KPC for spring course assistance. The Finance Committee will meet this month to draft the budget.

Committee Reports:

- Advertising/Web/Social Media –
 - Tide Books – Kate reported that the Tide Books are in and there are boxes for each advertiser that need to be delivered/picked up.
 - Pacific Fishing – Kate reported that this is the only print advertising being done this year with the City of Homer covering 50% of the ad invoice.
 - Website – Mark reported that several board members met with Grady Avant regarding re-vamping our website and social media presence and found him to be a good fit for the organization. His proposal seemed very reasonable.
 - Brochures – Kate reported that we have not yet revised the brochures since there we did not attend the Fish Expo however we should get them printed prior to the Anchorage Boat Show; suggestion to reduce the quantity to 1,000 from 1,500.
- Workforce Development – no report
- Scholarship – Cinda reported that she is working with Marissa Albaugh to help her with her final course to get her Mariner Credentials. She intends to enroll in the PSC course at AVTEC however their campus is closed for room and board. She is investigating housing cost and will let me know if she intends to enroll. The cost of the course is \$950. If we cover this cost, the remaining funds from the CARES grant of \$1,333 will go to KPC toward spring Marine Technology courses.

Old Business:

- January meeting with Grady Avant – Mark will set up an Advertising Committee meeting that all board members would be invited to in order to meet with Grady to discuss his ideas. Tentative date/time Tuesday, January 26th at 5pm at NOMAR.

- Anchorage Boat Show – Eric reported that Bay Welding is planning to participate at this point but can be flexible if the show is cancelled. HMTA is not participating this year due to the outdoor venue. Eric suggested that any member wanting to participate be directed to him for assistance with booth registration. He also reported that he has been invited to a Mat-Su Outdoorsmen Show in April that he is considering.

New Business:

- Round Haul – Eric would like to get Bay Welding on the schedule for a future Round Haul; COVID restrictions dependent.

Comments:

- Aaron Fleenor reported that the Boat Yard is scheduled to get the 200 ton lift mid May!! The next task is to get the transporter.
- Jen Hakala reported that they are doing a Filson Live Instagram meeting. Between Salmon Sisters and Filson, they've been keeping quite busy. The expansion project has started and is estimated at taking a full year to complete.
- NPFA is meeting at NOMAR on the 19th with Zoom capability.

Next Meeting: Wednesday, February 10th at 6pm at NOMAR.

Adjourn: There being no further business to come before the membership, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Cinda Martin, Secretary



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Memorandum

TO: CITY ADVISORY BODIES

FROM: MELISSA JACOBSEN, MMC, CITY CLERK

DATE: JANUARY 26, 2020

SUBJECT: REPORTS TO COUNCIL

Mayor Castner has requested that the scheduled reports from Boards, Commissions, and Committees at the Council meetings be revised so that each group reports at the Council meeting following their regularly scheduled meeting.

A revised Council meeting attendance schedule has been prepared and will be included in your meeting packets.

RECOMMENDATION

Informational Only



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Office of the Mayor

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mayor@ci.homer.ak.us

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January 26, 2021

Glen Carroll
P.O. Box 551
Homer, AK 99603

Glen,

Thank you for serving the City of Homer on the Port and Harbor Advisory Commission. Your contributions of time, energy, and sincere concern for responsible development are much appreciated.

You served as a commissioner from April 10, 2006 to February 1, 2021. During that time the Port and Harbor Commission brought prosperity to the community through the changes you assisted in working for.

Once again, thank you for your dedication!

Ken Castner, Mayor

cc: Port & Harbor Advisory Commission

THANKS FOR YOUR YEARS OF SERVICE!
GLEN. YOU HAVE PLAYED AN IMPORTANT
ROLE IN MAKING OUR PORT
THE MOST SOUGHT AFTER
BERTH IN ALASKA.
Ken

City of Homer
Homer, Alaska
Mayor's Certificate of Recognition

Greetings
Be It Known That

Glen Carroll

is hereby recognized for his service on the
“Port and Harbor Advisory Commission”

as

“Commissioner”

from

April 10, 2006 to February 1, 2021

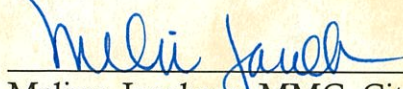
This recognition is made because of your dedication to the cause of good government, your contributions to your community, and your willingness to serve your fellow man.

*In Witness whereof I hereunto set my hand
this 25th day of January 2021.*



Ken Castner, Mayor

Attest:



Melissa Jacobsen, MMC, City Clerk





City of Homer

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Office of the Mayor

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mayor@ci.homer.ak.us

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(f) 907-235-3143

January 26, 2021

Daniel Donich
P.O. Box 918
Homer, AK 99603

Daniel,

Thank you for serving the City of Homer on the Port and Harbor Advisory Commission. Your contributions of time, energy, and sincere concern for responsible development are much appreciated.

You served as a commissioner from October 14, 2013 to February 1, 2021. During that time the Port and Harbor Commission brought prosperity to the community through the changes you assisted in working for.

Once again, thank you for your dedication!

Ken Castner, Mayor

*Thank you for your time & efforts,
Dan. Stay Safe!
Ken*

cc: Port & Harbor Advisory Commission

City of Homer

Homer, Alaska

Mayor's Certificate of Recognition

Greetings

Be It Known That

Daniel Donich

is hereby recognized for his service on the
"Port and Harbor Advisory Commission"

as

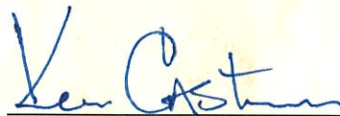
"Commissioner"

from

October 14, 2013 to February 1, 2021

This recognition 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 25th day of January 2021.*



Ken Castner, Mayor

Attest:



Melissa Jacobsen, MMC, City Clerk

