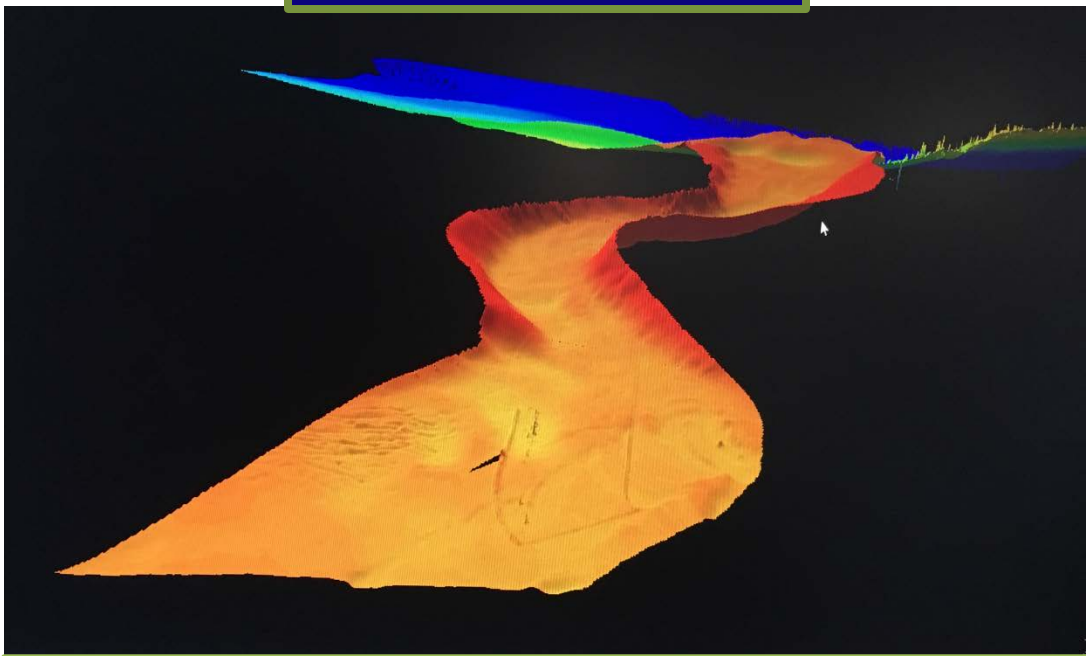


PORT AND HARBOR ADVISORY COMMISSION

Regular Meeting
July 26th, 2017,
Wednesday
6:00p.m.



3D Color Depth Image of Homer Harbor Entrance

City Hall Cowles Council Chambers



491 E. Pioneer Avenue

Homer, Alaska 99603

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**NOTICE OF MEETING
REGULAR MEETING AGENDA**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

4. RECONSIDERATION

5. APPROVAL OF MINUTES

- A. June 20th, 2017 Special Meeting Minutes and June 28th, Regular Meeting Minutes **Page 5 & 8**

6. VISITORS/PRESENTATIONS

- A. Parks and Recreation Commissioner Deb Lowney- Garbage Cans & Uniformity

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

- A. Port and Harbor Director's Report for July 2017 **Page 13**

8. PUBLIC HEARING

9. PENDING BUSINESS

- A. Capital Improvement Plan

I. Memo to Port & Harbor Advisory Commission from Special Projects and Communications Coordinator RE: Selection of Top 2 Priority Projects from the 2018-2023 CIP dated July 20, 2017

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10. NEW BUSINESS

- A. Caretakers RV's on the Spit

I. Memo to Port & Harbor Advisory Commission from Deputy City Planner Re: RV's in the Marine District dated July 19, 2017

Page 17

- B. Sportsman's Supply Lease

I. Memo to Port & Harbor Advisory Commission from City Manager Re: Sportsman's Supply & Rental Lease dated July 17, 2017

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C. INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report

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- B. Water/Sewer Bills Report

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- C. Crane and Ice Report

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- D. Deep Water Dock Report

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- E. Pioneer Dock Report

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- F. Dock Water Report

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- G. Commission Attendance at City Council

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12. COMMENTS OF THE AUDIENCE

13. COMMENTS OF THE CITY STAFF

14. COMMENTS OF THE COUNCILMEMBER (If one is assigned)

15. COMMENTS OF THE CHAIR

16. COMMENTS OF THE COMMISSION

**17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, August 23, 2017
at 6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer,
Alaska**

Session 17-07 a Special Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 12:30 p.m. on March 22, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, ULMER, ZEISET, ZIMMERMAN

ABSENT: DONICH, HARTLEY, STOCKBURGER

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
CITY CLERK JACOBSEN
DEPUTY CITY CLERK SMITH
CITY MANAGER KOESTER
EXECUTIVE ADMINISTRATIVE ASSISTANT HARNESS-FOSTER

APPROVAL OF THE AGENDA

Chair Ulmer asked for a motion to approve the agenda.

ZIMMERMAN/CARROLL SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

Bill Sullivan commented in support of approving the transfer and new lease. He thinks it's a good idea to have more fish processing in Homer and maybe there will be more jobs if it continues to grow.

NEW BUSINESS

- A. Lease Transfer from Auction Block to Southwind Foods, LLC, from Carson, CA on lot 12C City of Homer Port Industrial Subdivision No. 4.

Sam Galletti of Southwind Foods/Great American Seafoods participated telephonically.

Harbormaster Hawkins reviewed the lease application and attachments included in the packet. He explained that the recommendation is to authorize the transfer and approve the new lease without going through the RFP process because it's in the best interest of the City to do so. This is based on the applicants initial investment and future investment plan, they are continuing the fish processing operation on Fish Dock Road, and bringing some new energy into the property.

The Commissioners were in favor of the recommendation because it looks like they are planning to increase the capacity of processing, they appear to have a great business plan, and there aren't any planning and zoning concerns as there are no changes to the property at this time.

ZIMMERMAN/CARROLL MOVED TO APPROVE THE MEMORANDUM FROM THE COMMISSION AND ASK THE COUNCIL TO AUTHORIZE THE CITY MANAGER TO ASSIGN THE HARBOR LEASING LEASE TO SOUTHWIND/GREAT AMERICAN SEAFOOD FOR A 20 YEAR LEASE WITH FIVE YEAR RENEWALS WITHOUT BEING ADVERTISED. WE FIND IT'S IN THE BEST INTEREST OF THE CITY.

There was no discussion.

VOTE: YES: ZIMMERMAN, ULMER, ZEISET, ULMER

Motion carried.

Mr. Galletti thanked the Commission for their quick work and he appreciates the opportunity to work in Homer.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMISSION

ADJOURN

There being no further business to come before the Commission Chair Ulmer adjourned the meeting at 1:00 p.m. The next Regular Meeting is scheduled for Wednesday, June 28, 2017 at 6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska

MELISSA JACOBSEN, MMC, CITY CLERK

Approved: _____

Session 17-08, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 6:00 p.m. on June 28, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ULMER, ZIMMERMAN, CARROL, DONICH, HARTLEY

ABSENT: COMMISSIONER STOCKBURGER, ZEISET (EXCUSED)

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
DEPUTY CITY CLERK SMITH
CITY CLERK JACOBSEN

APPROVAL OF THE AGENDA

HARTLEY/ZIMMERMAN-MOVED TO APPROVE THE AGENDA

There was no discussion

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. May 24, 2017 Regular Meeting Minutes

CARROL/ DONICH-MOVED TO APPROVE AS PRESENTED

There was no discussion

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion Carried.

VISITORS/PRESENTATIONS

A. Parks and Recreation Commissioner Deb Lowney- Garbage Cans & Uniformity

Deb Lowney, resident and Parks Art Recreation and Cultural Commissioner, talked to the commission about uniformity and the need for having lids on garbage cans around the harbor. Ms. Lowney explained that litter and pollution is a huge issue in Homer since we are a coastal city and litter goes

hs

straight into the ocean, killing birds, fish, etc. She's unsure if there is a reason some cans are blue and some cans are green, but thinks uniformity in color and strategic placement would benefit the harbor greatly.

Harbormaster Hawkins responded by saying that the green garbage cans are Parks and Recreations and the Blue cans are Port and Harbors and that each department empties their own garbage cans. Hoe goes on to say that the garbage cans do need lids on them, because he can see trash blowing around when the wind picks up.

The group discussed lid style and concluded that the dome lids would be the best option to keep people from putting their large household trash in them. Ms. Lowney agreed to work with Parks and Recreation to get pricing information and bring it back at the next meeting.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

A. Port and Harbor Director's Report for June 2017

Harbor Master Hawkins commented on the following

- Trip to Seward to talk about Project Funding with Deputy City Manager.
- Operations 10 EMS or Police department assists
- Road signage brought in by DOT report. Have found a way to make signs last longer.
- Informational Signage
- Ice Plant is getting crane 1 back in working order
- Spray on Bird Deterrent did not work as planned

The group briefly discussed traffic laws and safety concerns of the new Signage on the Spit. Overall they agreed the signage will help decrease the chances of a pedestrian getting hit by a car.

Commissioner Donich added that he thought the new fish cleaning table was a really nice addition to the harbor.

PUBLIC HEARING

PENDING BUSINESS

A. Concrete Pad Usage

I. Memo to Port and Harbor Advisory Commission from Port Director Re: Concrete Pad Upgrades & Wash-down use dated June 21, 2017

Harbormaster Hawkins commented that he doesn't have much for new information at this time. He does know that the water run off cannot go back into the ocean. He said the water runoff will have to go back into the sewer, which will be noted in the design once it is finished. He will have more updates in the future.

NEW BUSINESS

A. Electrical Signage Requirements in Harbor

I. Electric Shock Drowning Prevention Association Info Sheet

Harbormaster Hawkins commented that the state is requiring signage be put up to prevent electric shock drowning.

B. Wood Grid Rehabilitation

I. Memo to Port and Harbor Advisory Commission from Port Director Re: Wood Grid Rehabilitation Dated June 21, 2017

Harbor Master Hawkins recommends that the Commission puts the Wood Grid Rehabilitation Project on to the Capital Improvement Plan. Noting that the Grid is very active all year long, but is falling apart. There was some discussion on this project about the retaining wall and designing

HARTLEY/ZIMMERMAN MADE A MOTION TO PUT WOODGRID PROJECT ON THE CAPITAL IMPROVEMENT PLAN

There was no discussion

VOTE. ROLL CALL. YES: CARROLL, HARTLEY, DONICH, ZIMMERMAN, ULMER

Motion Carried.

C. Capital Improvement Plan

I. Everything You Always Wanted To Know About the Capital Improvement Plan

II. Capital Improvement Plan Project Nomination Form

III. Draft Capital Improvement Plan

Jenny Carroll, special projects and communication coordinator, commented that Harbormaster Hawkins and she have been working on projects that can be brought to the Capital Improvement plan. She is recommending that the commission moves to combine the Barge Mooring Project and the Haul Out Repair Facility Project together, but keep it as a 2 phase project to keep end costs down. Barge Mooring being Phase 1 and Haul Out Repair Facility being Phase 2.

HARTLEY/DONICH MADE MOTION TO COMBINE BARGE MOORING AND HAUL OUT REPAIR FACILITY PROJECTS

There was some discussion to follow, clarifying the Barge Mooring Plan

VOTE. ROLL CALL. 5 YES. NON- OBJECTION. UNANIMOUS CONSENT.

Motion Carried.

Ms. Carroll noted that the Commission now needs to nominate their top two projects to send before City Council for the Capital Improvement Plan Project.

There was some discussion on this topic.

Voting results as of now is Barge Mooring and Haul Out Facility as the first choice and the Large Vessel Harbor Project as the second choice.

Ms. Carroll noted that the commission did not have to make a final decision today and could wait until the next meeting. It was a unanimous decision of the Commission to wait on their final vote for the Capital Improvement Plan Improvement Nominations.

INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report
- B. Water/Sewer Bills Report
- C. Crane and Ice Report
- D. Deep Water Dock Report
- E. Pioneer Dock Report
- F. Dock Water Report
- H. Council Meeting Attendance

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Harbor Master Hawkins commented that the Planning Commission is having a meeting about Rv's caretaking certain lots on the Spit during the summer. He suggests that we put this issue on the next meeting agenda and that the Port and Harbor Commission and the Planning Commission gather in a work session on this topic.

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

COMMENTS OF THE CHAIR

Chair Ulmer commented that the commission is going to miss City Clerk Jacobsen and that they will try and make Deputy City Clerk Smith's job "super easy" in the meetings to come

COMMENTS OF THE COMMISSION

Commissioner Carroll commented that the special meeting on the 20th was very good for every one that missed it. He especially liked the lunch aspect of the meeting.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:49p.m. The next regular meeting is scheduled for Wednesday, July 26, 2017 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
June 28, 2017

HAYLEY SMITH, DEPUTY CITY CLERK

Approved:_____



JULY 2017 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- R&M Consulting – Homer Harbor Project Update
- City Manager & City Attorney – Mental Health Trust Land Transfer to City
- HVFD, KESA, Port & Harbor Staff, City Manager, & USCG Auxiliary – Maritime Response Capacity Meeting
- Lease Advisors – Sportsman's Supply Lease & Airport Leasing
- USCG Hickory Commander – Proposed Changes & Additions to the Cutters Mooring Systems
- Department Head Staff Meeting
- Jenny Carroll, Special Projects & Communications Coordinator – Ramp 2 Restroom Replacement Project
- Project Works Director – Ramp 2 Restroom Replacement Project
- Mike Riley, Buildings Maintenance Supervisor – Ramp 2 Restroom Replacement Project

2. Operations

The 4th of July holiday brought about the summer's peak recreational week at the Port of Homer with over 800 vessels moored in the small boat harbor. Parking lots and camp grounds experienced maximum occupancy.

Operations staff conducted 20 vessel tows over the course of the month. Reasons for towing vessels range from the basic assist of a disabled vessel, to general housekeeping and organization of the congested transient areas, to alleviation of a stall conflict by removal of vessel. Safety of life and property is of the utmost importance while conducting vessel tows and these services could not be provided without properly trained staff and reliable equipment. On Demand Marine has recently been hired to provide a mechanical inspection/evaluation of the harbor tug's main engines.

Landings at all harbor facilities included the following vessels: Kennicott, Wild Alaskan, Coastal Nomad, Scorpius, Amsterdam, Bob Franco, Pacific Wolf & DBL54, Sea Strike, Mustang, and CISPRI Endeavor.

Other notable events:

- On 6/23, the Port and Harbor Office facilitated a christening ceremony for the F/V Saint Lawrence, built by Bayweld Boats for Norton Sound Economic Development Corporation.
- On 6/23, harbor officers responded to a 30' pleasure craft sinking in the vicinity of the green can. Dewatering pumps were implemented and the vessel safely returned to the harbor and hauled out at the Load and Launch Ramp.
- On 6/24, a harbor officer prevented a 24' sailboat from sinking by implementing dewatering pumps.
- On 6/25, harbor officers directed traffic at the Load and Launch Ramp during peak weekend usage that coincided with extreme low tides.
- On 6/27, a harbor officer assisted a motorist whose boat trailer became stuck in a drainage ditch.
- On 6/28, operations staff installed a No Wake advisory sign on the northern fuel float adjacent to the harbor entrance.
- On 6/29, operations staff provided the owner of the Klahowya his bill for unpaid moorage, salvage, removal and disposal fees associated with the vessel sinking in the harbor in 2016.

- On 7/1, harbor officers responded to a local restaurant for a 60 year old female suffering from abdominal pain.
- On 7/2, harbor officers responded to the Load and Launch Ramp for a 55 year old male suffering from a head injury.
- On 7/5, an outboard engine was reported stolen from a vehicle parked at Ramp 4. HPD was advised.
- On 7/5, harbor officers assisted HPD and EMS with a motorcyclist that collided with a vehicle on Homer Spit Road.
- On 7/7, operations staff responded to the Load and Launch Ramp for a 76 year old male suffering from a broken collar bone and a laceration to the head.
- On 7/10, operations staff assisted a 110' vessel maneuver on System 5.
- On 7/12, harbor officers secured a diesel fuel spill originating from a pickup truck parked at the Seafarer's Memorial.
- On 7/15, a harbor officer responded to an EMS call involving a male who had fainted at a local hotel.

3. Ice Plant

Ice Plant personnel have so far issued a total of 143 crane operator permits in 2017. Crane #1 has been returned to service and staff is manning the Ice Plant until midnight now Monday through Friday.

4. Port Maintenance

Notable events for Port Maintenance:

- Completed the visual structural inspection of the Deep Water Dock and Pioneer Dock from the skiff.
- Pumped out 9,000 gallons of used oil via NRC for disposal.
- Assisted Puffin Electric adjust the fixture angles on High Mast Light 7.
- Met with USCG Hickory Captain and provided feedback to engineers regarding proposed changes to the vessel's mooring plan.
- Repaired in-the-road pedestrian signage.
- Sweeping docks for cruise ship landings.
- Patched concrete throughout the Harbor.
- Tested non-metallic water line connection hardware.
- Attended a Marine Security meeting with the Port Director.
- Repaired a missing ladder rung on Deep Water Dock inside berth.



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: City of Homer Port and Harbor Advisory Commission
FROM: Jenny Carroll, Special Projects & Communications Coordinator
THROUGH: Katie Koester, City Manager
DATE: July 20, 2017
SUBJECT: Selection of Top 2 Priority Projects from the 2018-2023 CIP

Thank you for taking time at your last meeting to review and provide input on the draft 2018-2023 CIP.

Part of your input includes recommending two projects to City Council that you feel are priority and should be considered for the Legislative Request. You initiated this discussion at your June 28, 2017 meeting, but chose to wait until your July 26, 2017 meeting to make your final selections.

Please take the time to formally recommend two projects the Commission would like to see as Legislative Priorities. The projects may be selected from any projects (not just Port & Harbor projects) in the draft CIP or from proposed new projects, of which (to date) the Wood Grid is the only City of Homer one.

For your convenience, I provide a list of CIP Projects:

LEGISLATIVE REQUEST FY2017

Public Safety Building, Phase I
Homer Large Vessel Harbor
Fire Department Fleet Management Plan
Storm Water Master Plan
Large Vessel Haul Out Repair Facility

MID-RANGE PROJECTS

Local Roads

East to West Transportation Corridor
Heath Street - Pioneer to Anderson
Land Acquisition for New Roads

Parks, Art, Recreation and Culture

Baycrest Overlook Gateway Project
Bayview Park Restoration
Ben Walters Park Improvements, Phase 2

Homer Spit Trailhead Restroom
Jack Gist Park Improvements, Phase 2
Karen Hornaday Park Improvements, Phase 2
Main Street Sidewalk Facility: Pioneer Avenue North
Multi-Use Community Center, Phase I

Port and Harbor

Barge Mooring Facility, Phase I
Deep Water/Cruise Ship Dock Expansion, Phase 1
Harbor Ramp 2 Public Restroom Upgrade
Harbor Ramp 8 Public Restroom
Ice Plant Upgrade
Seafarers Memorial Parking Expansion
System 4 Vessel Mooring Float System
Truck Loading Facility Upgrades at Fish Dock

Public Safety

City of Homer Radio Communication System Upgrades
Fire Department Rescue 1 Remount

Public Works

Water Storage Distribution Improvements

STATE PROJECTS

Homer Intersection Improvements
Kachemak Drive Rehabilitation/Pathway
Main Street Reconstruction
Sterling Highway Reconstruction - Anchor Point to Baycrest Hill

PROJECTS SUBMITTED BY OTHER ORGANIZATIONS

Beluga Slough Trail Extension
Haven House: Safety/Security Improvements
Homer Council on the Arts: Re-configuration and Facility Upgrade
Homer Hockey Association: Kevin Bell Ice Arena Acquisition
Homer Senior Citizens: Alzheimer's Unit
Kachemak Shellfish Growers Association: Kachemak Shellfish Hatchery
Kachemak Ski Club: Rope Tow Motor House Relocation
Pratt Museum: New Facility and Site Redesign

NEW PROPOSED PROJECTS

Port & Harbor - Wood Grid
South Peninsula Hospital – Hillside Stability Survey

Thank you. I will forward your selections in a memo to City Council when they take the CIP up on their agenda.



City of Homer

www.cityofhomer-ak.gov

Planning

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(f) 907-235-3118

Staff Report PL 17-65

TO: Homer Advisory, Port and Harbor Advisory Commissions
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: July 19, 2017
SUBJECT: RV's in the Marine Commercial District

Introduction

Council has directed a memo to the Planning Commission to review whether a single RV for a caretaker is an acceptable use in the Marine Commercial District. Currently caretakers such as the owner or an employee may live in a building onsite but not in an RV. Staff would like to include the Port and Harbor Commission in this discussion.

Staff recommends the Commissions schedule a joint work session to discuss this issue.

Meeting opportunities:

~ August 16th at 5:30 pm, during the HAPC work session

~ Another time and date?

Analysis

Staff note: Caretakers are allowed in both Mariner Commercial and Marine Industrial zones. Staff recommends treating these zones the same if a caretaker RV is allowed on the Spit.

Current zoning rules on the Spit, camping in an RV is limited to RV parks and campgrounds. Under 21.54.210, in an RV park, an RV may not be occupied for more than 30 days, and also for no more than 120 days in a 12 month period. Individual RV's cannot hook up to city water and sewer services. Under Title 19, Parks, Campgrounds and Public Places, camping in public campgrounds is limited to 14 days.

Options -

- A. Recommend against allowing a caretaker to live in an RV
- B. Allow one RV onsite for a caretaker in the Marine Commercial and Marine Industrial Districts, with other rules based on conversation from the Commissions (sanitation, length of time, mobility of RV, etc).
- C. ?

Staff Recommendation

1. Discuss the concept of a caretaker/employee/business owner living in an RV on the Spit.
2. Schedule a joint work session to discuss the idea.

Attachments

1. Memorandum 17-097 <http://www.cityofhomer-ak.gov/memorandum/memorandum-17-097-rvs-marine-commercial-district>
2. Excerpt of Homer City Council Minutes of 6/26/17 https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/city_council/meeting/16221/cc_062617.pdf
3. Homer News article "City to consider caretaker motorhomes on Spit," July 7, 2017
4. Griswold email dated 7/10/2017

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Memorandum 17-097 RV's in Marine Commercial District

Memorandum ID:

17-097

Memorandum Status:

No Status

Related Meetings

[City Council Regular Meeting](#) - Mon 6/26/17

Details

Memorandum 17-097

TO: HOMER ADVISORY PLANNING COMMISSION

THROUGH: HOMER CITY COUNCIL

FROM: COUNCILMEMBER SMITH

DATE: JUNE 20, 2017

SUBJECT: RECREATIONAL VEHICLE (RV) ALLOWANCES IN THE MARINE COMMERCIAL DISTRICT

The purpose of this memo is to introduce the concept for a draft ordinance to the City Council for review prior to recommending the Planning Commission work on an ordinance. This serves two purposes:

1.) An opportunity for the public to be aware of an item proposed for the consideration of the Planning Commission (hopefully for their comment and future

participation) and

2.) An opportunity for the City Council to express their support for the concept and to discuss any refinement that may lead to a better recommendation for the Planning Commission.

The use of RV's in the Marine Commercial District outside of RV parks continues to proliferate despite code enforcement efforts. Several businesses desire to utilize RV's for caretaker use or to house employees and/or guests. I propose that the Planning Commission review the allowance for a maximum of one RV in the Marine Commercial District and make a recommendation to the City Council.

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City of Homer (907) 235-8121
491 E. Pioneer Avenue Homer, AK 99603

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VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no discussion on the main motion as amended.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

- A. **Memorandum 17-096** from City Clerk Re: Vacate that portion of the 33-foot public roadway easement that lies along the western boundary of Lot 12-A-1 of DeGarmo Subdivision No. 2, Plat HM 2009-05, as granted in United States Patent 1137121 on December 15, 1952; within the SW1/4 NW1/4 of Section 23, T6S, R13W, S.M., Alaska and within the City of Homer and the KPB; Location: off Kachemak Drive; KPB File 2017-005V; KPBPC Resolution 2017-15.

Mayor Zak asked for a motion for the approval of the recommendation in Memorandum 17-096 to vacate a portion of the public roadway easement.

LEWIS/REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. **Memorandum 17-097** from Councilmember Smith Re: Amending City Code to Allow a Caretaker RV on Lots in the Marine Commercial District.

Mayor Zak asked for a motion to forward Memorandum 17-097 to the Planning Commission to discuss and draft an ordinance for consideration.

ERICKSON/REYNOLDS SO MOVED

Councilmember Smith explained that there are a number of RV's on the spit at business locations that are used for residence throughout the season and is a violation the way current code is written. This is an attempt to provide an opportunity for those and any business in the district to have one there to facilitate the needs of that business.

Councilmember Lewis questioned if this is for employee housing also or leaving it up to the Planning Commission to decide.

Councilmember Smith responded the Planning Commission and staff will bring us something that is functional for the district. We're trying to offer an opportunity and some flexibility so it doesn't hamper our small businesses and their ability to be an important part of our community.

There was brief discussion regarding an RV allowed at the parks for oversite, the camp host program at Karen Hornaday Park and would be allowed at other city camping areas if needed.

Councilmember Stroozas asked if the Planning Commission would be considering sizes and Councilmember Smith replied there are a lot of sizes and they can iron that out.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

RESOLUTIONS

- A. **Resolution 17-070**, A Resolution of the Homer City Council Authorizing STANTEC to Perform Stakeholder Engagement on Behalf of the Police Station Project. Aderhold.

Mayor Zak asked for a motion for the adoption of Resolution 17-070 by reading of title only.

ADERHOLD/REYNOLDS SO MOVED

There was discussion of some stake holder engagement that was facilitated by STANTEC in a public meeting for the first Public Safety Building effort, but not a significant survey done.

Councilmember Lewis suggested they should have something to present, such as which lot, method of payment and etc., before going ahead with a survey and other councilmembers agreed.

Councilmember Aderhold explained at their last meeting council was going in circles saying we don't know what residents are willing to pay for, their preference on site selection, and what the city is willing to do regarding a police station. They talked about getting some input from the public so that is why she brought this forward. It's fine if they don't want to go in this direction, but we still need to come up with a way forward.

Councilmember Stroozas thinks it's important to get public input and recalled discussing an online or telephone survey at the last meeting, but doesn't see hiring someone from the outside doing it when we can do it ourselves.

Councilmember Smith commented that right now this group isn't on the same page in what to present to the public. As a council we know many things and need to look at the reality of what it is and work amongst ourselves to come to some agreement on what we can take to the people and unify them with the message.

VOTE: YES: LEWIS, ADERHOLD

NO: ERICKSON, REYNOLDS, STROOZAS, SMITH

Motion carried.

COMMENTS OF THE AUDIENCE

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HOMER NEWS^(/)

City to consider caretaker motorhomes o Spit

By: MICHAEL ARMSTRONG (/authors/michael-armstrong-0),

Homer News

Posted: Thu, 07/06/2017 - 8:27am



For the past 18 years, along Freight Dock Road near the Homer Spit, L.H. and Marcia Pierce have run sweet little Spit operation, Sportsman's Supply. Halfway between the Nick Dudiak Fishing Lagoon and load-launch ramp, the tackle and bait shop serves fishermen heading out to Kachemak Bay or trying

luck at the Fishin' Hole.

The Pierces also run a small, 10-space recreational vehicle campground by the store. From Soldotna, Pierces live in a motorhome parked next to the shop, their home from February to October as well as store's office.

Too bad, the city has told the Pierces.

When their lease is up for renewal in March 2018, they will have to shut down their small motorhome campground and maybe even move their summer home.

Built on a 7,800-square-foot lot leased from the city, the RV park violates city zoning regulations that : RV park must be a minimum of 40,000 square-feet. When they started the process to renew their lease another 10 years, the city told the Pierces they couldn't operate a campground. They also were told they couldn't live in their own motorhome there, not even using it as a caretaker's home.

At the June 26 Homer City Council meeting, the council unanimously approved a memorandum directed City Planner Rick Abboud to write an ordinance to change zoning in the Marine Commercial district to allow Spit businesses like Sportsman's Supply to use motorhomes or trailers as caretaker or owner lodging. The ordinance will go to the Homer Advisory Planning Commission and the Port and Harbor Commission for their review over the next few months. After the commissions have had their say, the ordinance comes back to the council for its consideration.

"I don't want our actions to be so burdensome it inhibits them from being successful," said council member Heath Smith, who introduced the memo. "We're partners. We depend on the tax revenues they produce. We want to create a climate that helps them succeed."

Marcia Pierce said they get a lot of return visitors who come up to stay at their small campground. The park earns the couple about \$70,000 annually — \$5,250 in taxes that goes to the city and Kenai Peninsula Borough.

How many motorhomes would be allowed per business or lot would need to be worked out.

"It can't be one per business," Smith said. "If you look at those boardwalks, they have 10 businesses on there. It might have to be one per lot owner. It has to be zoned right."

In the Marine Commercial district, as long as they meet the 40,000-square-foot minimum and other conditions, RV parks are allowed, such as Heritage RV Park on English Bay Native corporation land or Homer Campground on city land. Caretaker cabins are allowed as an accessory use. Many Spit businesses, such as the buildings on the Cannery Row Boardwalk across from Coal Point Trading Company, have upstairs apartments. Some businesses have motorhomes parked on their lots, though, such as Happy Restaurant and Coal Point.

Parking an RV is legal, but outside of a permitted RV park, in the Marine Commercial District, staying in one is not. In residential zoning districts, people can stay in recreational vehicles parked next to homes for up to 90 days total in a year. City code uses the term "recreational vehicle" to refer to "temporary lodging for travel, recreational and vacation use, and which is either self-propelled, mounted on or pulled by another vehicle."

vehicle.”

Smith noticed the issue with noncomplying motorhomes used as caretaker homes when the Sportsman Supply issue came up.

“It became clear that was one of the code violations there,” Smith said. “That opened our eyes to the fact that there are several businesses out there that have that need.”

Pierce said the issue initially arose when the natural gas pipeline came in, and surveyors checked lot corners. That survey found all of one and half of another of the motorhome lots were over the property line. In the history of Sportsman’s Supply, the issue of not having a large enough lot for an RV park never came up.

The Pierces bought the business from the John Chapple III family, who in turn bought it from Dickie Gregoire.

When the Pierces renewed their lease in 2008, Sportsman’s Supply got to have the RV park.

“Everything you see was here when we came,” Marcia Pierce said last Thursday. “Nothing (about the RV park) was brought up then. Not a thing,” Pierce said.

Homer Harbormaster Bryan Hawkins said the Pierces aren’t the first people to be told to move motorhomes. Not that many people stay in them, but a few do. Some people have been caught by surprise, he said.

“They realize that wasn’t allowed and we’ve had to call them to task over it,” Hawkins said. “Sometime there was resistance because it didn’t meet their plans.”

Hawkins, Abboud and City Manager Katie Koester’s team review the about 25 upland leases around the harbor. None of them were senior officials with the city in 2008 when the Pierces last renewed their lease. The lease renewal process gives the city leverage to address zoning issues.

“There was an issue that got through. Now we’re scrutinizing that lease because it’s coming up for its term,” Hawkins said. “At that time we have to sit down and look at that property and see what’s going on.”

So why didn’t the 10-unit RV park get dinged before? Hawkins said partly that reflects the growing demand for leases. When Gregoire built the park in the 1980s, the Spit had a lot of available land.

“Today there’s not. Every time a lease comes up for renewal or transfer, we’re looking at it through to view,” Hawkins said. “Is this the highest and best use? ... It’s more strict now than it used to be.”

Hawkins said he understands how a business owner might feel.

“Now you’re the one in the hot seat. Of course you’re going to look at your neighbor and say ‘What about them?’” he said.

The city also could enforce zoning regulations more strictly.



"Then we'd be accused of not being business friendly," Hawkins said. "You're trying to balance it. You're trying to be fair."

Pierce said they plan to comply with the city's lease renewal conditions and hope that the caretaker change will come through.

"I'm just trying to get this past," she said. "I've been here 18 years. It's not like I haven't paid my taxes."

Michael Armstrong can be reached at michael.armstrong@homernews.com (<mailto:michael.armstrong@homernews.com>).

Comments

A Facebook login using a real name is required for commenting. Respectful and constructive comments are welcomed. Abusers will be blocked and reported to Facebook.

CONTACT US

3482 Landings St.

(907) 235-7767

Fax: (907) 235-4199

Homer, Alaska 99603

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MORRIS ALASKA NEWS

Julie Engebretsen

From: Rick Abboud
Sent: Tuesday, July 11, 2017 10:10 AM
To: Julie Engebretsen
Subject: FW: Proposed Ordinance Re: Legalizing Caretaker Motorhomes on Homer Spit

-----Original Message-----

From: Frank Griswold [mailto:fsgriz@alaska.net]
Sent: Monday, July 10, 2017 9:15 AM
To: Department Planning <Planning@ci.homer.ak.us>
Cc: Melissa Jacobsen <MJacobsen@ci.homer.ak.us>; Rick Abboud <RAbboud@ci.homer.ak.us>
Subject: Proposed Ordinance Re: Legalizing Caretaker Motorhomes on Homer Spit

Dear Planning Commissioners:

Eighteen years of not enforcing the zoning code requirements re: caretaker motorhomes on the Homer Spit has erroneously led some flagrant zoning violators, as well as some Councilmembers, to believe that longstanding illegal use becomes an entitlement. The size requirements for RV parks within the Marine Commercial District and associated restrictions on caretaker motorhomes have a presumption of validity and should not be arbitrarily changed to accommodate private business interests. Not only would this constitute spot zoning but it would set a precedent leading to a barrage of requests for further "business friendly" code changes by other zoning code violators. What might be friendly to one business could be unfriendly/unfair to another, such as the English Bay Corporation which constructed Heritage RV Park in accordance with the zoning laws. Promoting caretaker motorhomes and relaxing the standards for RV parks in the Marine Commercial District is not an objective of the Homer Comprehensive Plan and rightfully so. There is no public need for relaxing RV park standards in the Marine Commercial District or anywhere else on the Homer Spit where another tsunami is long overdue. Homer does not need to pander to zoning violators in order to be "business friendly." If the City's zoning code enforcement policy is to abate violations by continually relaxing the zoning code then there is no point in having a zoning code. It would be prudent for the Planning Commission to seek a formal legal opinion addressing spot zoning concerns before considering any amendments to the current RV park requirements within the Marine Commercial District.

Frank Griswold



City of Homer

www.cityofhomer-ak.gov

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

TO: Port and Harbor Advisory Commission
From: Katie Koester, City Manager
Date: July 17, 2017
Subject: Sportsman's Supply and Rental lease
Legal: Tract 1-C The Fishin' Hole No. 2

The lease for *Sportsman's Supply and Rental* expires on March 31, 2018 and the lease has exceeded all options for renewal. Based on the *Property Management Policy and Procedures* (Chpt 11) when a lease expires the property shall be offered through the competitive bid process, or the City may elect not to require the competitive bid process.

L.H. and Marcia Pierce, the owners/operators of *Sportsman's Supply and Rental* have applied for a new 20-year lease. The City administration reviewed their application based on HCC 18.08 and the *Property Management Policy and Procedures, Chapter 6*. Due to *Sportsman's Supply & Rental's* commitment to servicing the fishing, recreational, and tourist community, including showers, the administration recommends entering into a new 20-year lease without the parcel being advertised through the competitive bid process.

Over the years *Sportsman's Supply and Rental* provided utilities for ten Recreation Vehicles (RVs) sites, with most of the RVs located in the public right-of-way, not on the leased lot. City code requires that RV parks be located on lots that are greater than 40,000 square feet, this lease lot is 7,803 square feet. In lieu of RV sites, the leaseholder will focus on boat storage.

The new lease will be different in several ways:

- **No RVs:** Starting in 2018, *Sportsman's Supply and Rental* will offer showers, bait, tackle, freezer space and boat storage.
- **Lease area increase:** The lease area will increased from 7,803 square feet to approximately 12,500 square feet to provide room for boat storage which is a permitted use, HCC 21.28.020(b). This increase in square footage will reflect the actual usage needed for boat storage.

HCC 21.28.020 Marine Commercial District "b. Marine equipment sales, rentals, service, repair and storage;"

- **Lease rate increase:** The parcel will be appraised this year, hence the new annual lease rate will be based on the updated appraisal.

Included in the *Sportsman's Supply & Rental* application is a site plan that illustrates an onsite caretaker's RV, which is not allowed in the Marine Commercial District, HCC 21.28. On a totally separate issue, the Homer Advisory Planning Commission is reviewing the zoning standards for RVs in the Marine Commercial District, but to date, RVs are not allowed on this size of lot. The leaseholders are prepared to replace the RV with a permanent caretaker's residence, which will require a Conditional Use Permit through the Planning Office. In the end, a new lease requires compliance with the zoning standards.

Please review the Lease Application and forward a recommendation to the City Council to authorize the City Manager to negotiate a new 20-year lease for the purpose of operating a retail fishing store offering showers, freezer space, and boat storage without the parcel being advertised through the Request for Proposal process. Prior to entering into a lease, the site and any proposed improvements must be in compliance with Homer City Code.

Att: Aerial image
 Lease application with site plan

The Sportsman Supply and Rental lease expires 3/31/2018. This business caters to the boating and fishing community with a general store, ten Recreational Vehicle sites and winter boat storage. The lot is 7,803 sf and City code requires at least 40,000 sf for an RV park, HCC 21.54.220.





Lease Application/Assignment Form

Directions:

1. Please submit this application form to the City Manager's Office, 491 Pioneer Avenue, Homer, AK, 99603.
2. Please answer all questions on this form, or put "N/A" in the space if it is non-applicable.
3. Please include all applicable fees in the form of a check, made payable to the City of Homer.

Applicant Name:	MARCIA & L.H. PIERCE		
Business Name:	SPORTSMAN Supply & Rental		
Social Security Number:	MARCIA 574-24-4009	L.H. 459-96-2885	
Mailing Address:	P.O BOX 524		
City, State, ZIP code:	KENAI ALASKA 99611		
Business Telephone No.	235-2617		
Representative's Name:	MARCIA - L.H. PIERCE		
Mailing Address:	P.O. BOX 524		
City, State, ZIP code:	KENAI, ALASKA 99611		
Business Telephone No.	235-2617		
Property Location:	1114 FREIGHT DOCK Rd. HOMER ALASKA		
Legal Description:	TRACT 1-C FISHING HOLE SUBDIVISION No 2		
Type of Business to be placed on property:	(Existing) Retail Store - LAUNDRY - SHOWER		
Duration of Lease requested:	20 years		
Options to re-new:	20 years		

**The following materials must be submitted when applying for a lease of
City of Homer real property**

1.	Plot Plan See Attached Photos	<u>A drawing of the proposed leased property showing:</u> ☒ Size of lot - dimensions and total square footage (to scale) 7,803 square ☒ Placement and size of buildings, storage units, miscellaneous structures planned (to scale). ☒ Water and sewer lines – location of septic tanks, if needed. ☒ Parking spaces – numbered on the drawing with a total number indicated																		
2.	Development Plan FREEZER 10x20 Storage units 8x8	☐ List the time schedule from project initiation to project completion, including major project milestones. <table border="0"> <thead> <tr> <th>Dates</th> <th>Tasks</th> </tr> </thead> <tbody> <tr> <td></td> <td>ALL Projects to be done</td> </tr> <tr> <td></td> <td>IN 2-3 years</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table> For each building, indicate: <table border="0"> <thead> <tr> <th>Building Use</th> <th>Dimensions and square footage</th> </tr> </thead> <tbody> <tr> <td>BAIT FREEZER</td> <td>10x20</td> </tr> <tr> <td>Storage Sheds</td> <td>8x8</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	Dates	Tasks		ALL Projects to be done		IN 2-3 years					Building Use	Dimensions and square footage	BAIT FREEZER	10x20	Storage Sheds	8x8		
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	ALL Projects to be done																			
	IN 2-3 years																			
Building Use	Dimensions and square footage																			
BAIT FREEZER	10x20																			
Storage Sheds	8x8																			
3.	Insurance Yes ON-File	☒ Attach a statement of proof of insurability of lessee for a minimum liability insurance for combined single limits of \$1,000,000 showing the City of Homer as co-insured. Additional insurance limits may be required due to the nature of the business, lease or exposure. Environmental insurance may be required. If subleases are involved, include appropriate certificates of insurance.																		
4.	Subleases None	☐ Please indicate and provide a detailed explanation of any plans that you may have for subleasing the property. The City of Homer will generally require payment of 25% of proceeds paid Lessee by subtenants. Refer to chapter 13 of the Property Management Policy and Procedures manual.																		
5.	Health Requirements None	☐ Attach a statement documenting that the plans for the proposed waste disposal system, and for any other necessary health requirements, have been submitted to the State Department of Environmental Conservation for approval. Granting of this lease shall be contingent upon the lessee obtaining all necessary approvals from the State DEC.																		

9.	Partnership Statement Sole - Proprietor	☐ <u>If the applicant is a partnership, please provide the following:</u> Date of organization: _____ Type: ☐ General Partnership ☐ Limited Partnership Statement of Partnership Recorded? ☐ Yes ☐ No Where _____ When _____ Has partnership done business in Alaska? ☐ Yes ☐ No Where _____ When _____ Name, address, and partnership share. If partner is a corporation, please complete corporation statement. <i>Please attach a copy of your partnership agreement.</i>																														
10.	Corporation Statement None	☐ <u>If the applicant is a corporation, please provide the following:</u> Date of Incorporation: _____ State of Incorporation: _____ Is the Corporation authorized to do business in Alaska? ☐ No ☐ Yes. Is so, as of what Date? _____ Corporation is held? ☐ Publicly ☐ Privately If publicly held, how and where is the stock traded? _____ Officers & Principal Stockholders [10%+]: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Name</th> <th style="text-align: left; border-bottom: 1px solid black;">Title</th> <th style="text-align: left; border-bottom: 1px solid black;">Address</th> <th style="text-align: left; border-bottom: 1px solid black;">Share</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> ☐ Please furnish a copy of Articles of Incorporation and By-laws. Please furnish name and title of officer authorized by Articles and/or By-laws to execute contracts and other corporate commitments. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Name</th> <th style="text-align: left; border-bottom: 1px solid black;">Title</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Name	Title	Address	Share																	Name	Title								
Name	Title	Address	Share																													
Name	Title																															

11.	Applicant References	Please list four persons or firms with whom the Applicant or its owners have conducted business transactions with during the past three years. Two references named shall have knowledge of your financial management history, of which at least one must be your principal financial institution. Two of the references must have knowledge of your business expertise. Name: <u>PATRICK QUINN</u> Firm: <u>ALASKA ICE & Public Cold Storage</u> Title: <u>OWNER</u> Address: <u>5261 KACHEMAK DR HOMER</u> Telephone: <u>235-8373</u> Nature of business association with Applicant: <u>Buy Bait - Ice</u> Name: <u>KENNY QUINN</u> Firm: <u>LFS & KACHEMAK GEAR Shed</u> Title: <u>OWNER - ? WAS - ?</u> Address: <u>3625 EAST END RD HOMER</u> Telephone: <u>235-8612</u> Nature of business association with Applicant: <u>Buy - supply</u> Name: _____ Firm: <u>V. F. GRACE</u> Title: <u>Wholesale Dealer For ALASKA</u> Address: <u>603 EAST 13th Ave P.O. Box 260728 Anch</u> Telephone: <u>907-272-6431</u> Nature of business association with Applicant: <u>Buy Supply</u> <u>Equipment</u> Name: <u>SUMMER</u> Firm: <u>ALASKA Bait Company, Inc</u> Title: <u>OWNER</u> Address: <u>P.O Box 190212 Anch, Alaska 99519</u> Telephone: <u>907-562-2248</u> Nature of business association with Applicant: <u>Buy Bait</u>
-----	----------------------	---

I hereby certify that the above information is true and correct to the best of my knowledge.

Signature:

Date:

Marcia Pierce
L. H. Pierce

6-20-2017
6-20-2017

MARCIA & LH PIERCE
JUNE 25, 2017
PO BOX 524
KENAI, ALASKA
99611
907-262-9749



CITY MANAGER
CITY OF HOMER
491 EAST PIONEER AVENUE
HOMER, ALASKA 99603

DOTTI HARNESS-FOSTER

MARCIA AND LH PIERCE d.b.a. SPORTSMAN'S SUPPLY & RENTAL,
LOCATED ON THE HOMER SPIT AT 1114 FREIGHT DOCK RD.,
TRACT 1-C OF THE FISHING HOLE SUBDIVISION,
NO. 2 (KPB # 181-031-19),
WOULD LIKE TO EXERCISE OUR OPTION FOR A NEW LEASE WITH THE CITY OF
HOMER.... WE WOULD LIKE TO ASSUME A (20) TWENTY YEAR LEASE
STARTING APRIL OF 2018 ENDING APRIL OF 2038.

THANK YOU
MARCIA AND LH PIERCE

Sportsman's Supply and Rentals
1114 Freight Dock Road
Homer, Alaska 99603
Business 907-235-2617 Home 907-262-9749

JUNE , 2017

City Of Homer
491 East Pioneer Avenue
Homer, Alaska 99603



In regards to the lease application for Sportsman's Supply and Rental est.1993:

LEGAL DESCRIPTION OF PROPERTY, APPRAISAL, AND LEASE RENTAL RATES

Marcia And L.H. Pierce d.b.a. Sportsman's Supply and Rental
1114 Freight Dock Road Homer Spit
Tract 1-C Fishing Hole Subdivision
No. 2 (KPB # 181-031-19) Rate \$0.91/sf
KPB: L \$39,000.00 Rate \$597.48/m
KPB: S \$13,300 Rate \$7100.93/y
Insurance \$1M liability State Farm Ins. On File

PROPOSAL OF LEASE TERMS

20 year lease ...USE OF PERSONAL RV FOR OWNERS OFFICE AND SLEEPING
QUARTERS ONLY.. TO SQUARE OFF THE PROPERTY WITH PERMITTED USE .

PROPOSED USE OF PROPERTY WITH PUBLIC NEEDS AND BENEFITS

Public laundry facility including (4) each coin operated washers and dryers.
Four public shower cubicles with private sinks and toilets.
Equipment rentals related to Homer tourism activities.
Supplying for sale general hardware and merchandise related to recreational use, i.e.
convenience food, beverages, clothing, and dry goods. Sporting goods; not limited to but
including poles, tackle, bait, ice, boating and camping items, etc. Souvenirs and like items.
Hunting & Sport Fishing Licenses, and Homer Derby Tickets.
Information, maps, fishing updates, general recreation ideas and referrals.
Customer Parking
Winter Storage

(1)

SINCE ACQUISITION OF LEASE

Purchased from John and Margaret Chapple September of 1999.
Complete with laundry and showers in need of improvement and repair.

Improvements and Upgrades:

As a prerequisite to our existing lease dated 1992, the City of Homer required improvements to the land such as paying for installation of water and sewer lines, bringing the property 3.5 feet up to grade before it could be used, and survey and re-plat the area which is recorded in the Book 0224, page 878, exhibit A, which is all public record.

2006 Grade of lease property brought up with crushed rock due to rain and Spring flooding.

Property improvements include hauling away trash, decayed lumber, logs and rusted items.

Building improvements include handicap ramps, new decks, improved building exterior, new roofing, paint and stain. New sign in compliance with City Code.

Interior improvements include paint, heating, new freezers, fixtures, lighting, electrical upgrade, and stocking requested merchandise.

See attached comparison photographs.

PROPOSED DEVELOPMENT

Currently the entire property includes 7,803 sq. ft. of useable space. Should more property becomes available we would consider leasing options.

BENEFIT TO CITY 2017

Property Tax Revenue	\$1235.00
Sales Tax Revenue	\$31,475.08
Derby Ticket Sales	\$1500.00
Utility Purchases	\$28,000.00
Lease	\$7100.23
FISHING LICENSE SALES OF	\$150,000.00
Local Hire 5-7 employees @	\$12.00per hour
Local Contract Labor as needed i.e. plumbing, mechanical, labor etc.	

(2)

BENEFIT TO HOMER MERCHANTS 2017

Regular Purchasing and Resupplying from:

Alaska Bait and Ice House: Example of bait purchased: \$30,414.05

Suburban Propane

Gear Shed

Save-U-More

Ulmer's Drug and Hardware

Radio Shack

Homer Chamber of Commerce

Homer Tourism Newspaper

Homer News
Safeway
Bank (First National Bank)
Many others.....
Referrals to Homer Merchants, Restaurants, Charters and Activities

PERSONAL CONDITIONS OF LEASE TERMINATION

Lost Income Revenue \$450,000.00 per year
Building \$55,000.00 per year
Unemployment of 5-7 Staff Members
Rebound to Local Merchants

ON FILE WITH CITY OF HOMER

Letter of Intent
Legal Description
Survey and Re-Plat
Appraisals
Credit History
Prior Lease History
Compliance History
Rental Rate
Insurance

Sincerely,

Sportsman's Supply and Rentals
d.b.a. Marcia L. Pierce And L.H. Pierce
Owners

(3)

INTENT (FOR NEW LEASE)

NEW LEASE FOR SPORTSMAN'S SUPPLY & RENTAL : FUTURE UPGRADES

2 STORAGE UNITS.....WALK IN FREEZER ... WINTER BOAT STORAGE AND OPERATE THE BAIT, TACKLE RETAIL STORE AS WE HAVE FOR THE LAST 18 YEARS.. THIESE UPGRADES TO BE DONE WITHIN THE NEXT 2YEARS.. WE WOULD LIKE TO AQUIRE THE NEW LEASE WITHOUT AN R.F.P ---- REASONING ENCLOSED WITH DOCUMENTS.. WE HAVE OPERATED THE STORE FOR 18 YEARS AND WOULD LIKE TO CONTINUE OPERATING IT FOR ANOTHER 20 YEARS.... WE WOULD LIKE TO LEAVE OUR OWN PERSONEL RV ON SITE AS AND OFFICE AND LIVING QUARTERS FOR OWNERS ONLY.. NO OTHER RV'S TO BE ALLOWED. WE WOULD LIKE TO SQUARE OFF THE PROPERTY FOR PERMITTED USE... . POSSIBLE UPGRADES IN THE FUTURE TO COME....

MARCIA AND LH PIERCE...
SPORTSMAN'S SUPPLY AND RENTAL



FREE Shipping Over \$49*

Regis



Departments

Rooms

Inspiration

Sale

Find

Categories

- Sheds
- Deck Boxes & Patio Storage
- Garden Hose Reels
- Bike & Sport Racks
- Shed Accessories
- Patio Furniture Covers
- Carports
- Vehicle Covers
- Outdoor Storage Sale

Buying Guides

- Storage Sheds Guide
- Deck Box Buying Guide

Rowlinson 6 ft. W x 8 ft. D Wood Sto



3.3 (3 Reviews)



264 results



Type

Material

Price Per Item

Brand

Construction



2x4 Basics

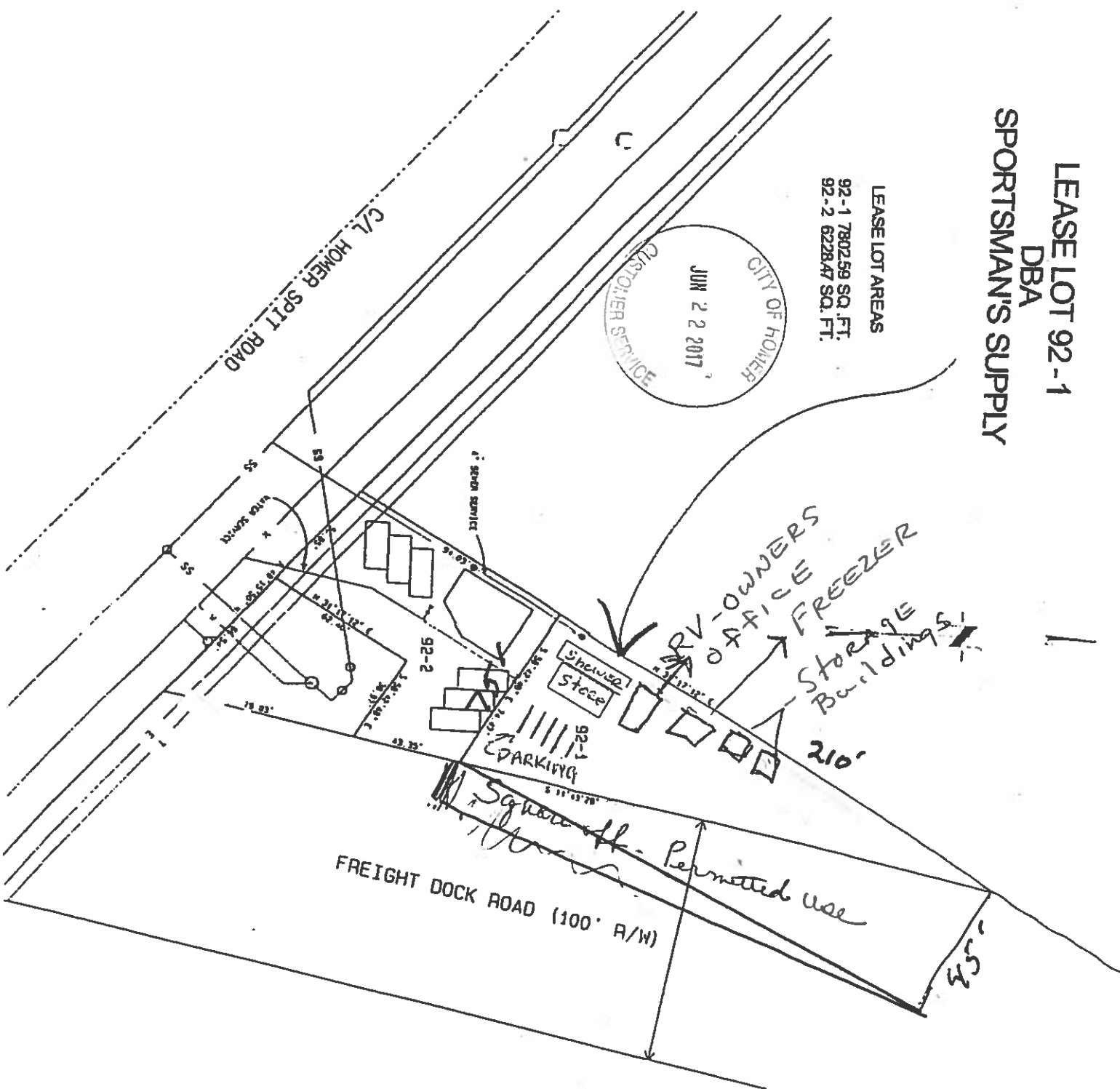
Barn Roof 7 ft. W x 8 ft. D Storage Shed Kit Bra

★★★★★ (37)

FREE Shipping

LEASE LOT 92-1
DBA
SPORTSMAN'S SUPPLY

LEASE LOT AREAS
92-1 780259 SQ. FT.
92-2 622847 SQ. FT.



Port & Harbor Monthly Statistical & Performance Report

For the Month of: **June 2017**

<u>Moorage Sales</u>			<u>Stall Wait List</u>		
	<u>2017</u>	<u>2016</u>		<u>2017</u>	<u>2016</u>
Daily Transient	605	617	No. on list at Month's End		
Monthly Transient	284	285	20' Stall	2	4
Semi-Annual Transient	5	6	24' Stall	54	45
Annual Transient	12	5	32' Stall	77	78
Annual Reserved	0	0	40' Stall	31	29
			50' Stall	25	21
			60' Stall	5	4
			75' Stall	5	3
			Total:	199	184
<u>Grid Usage</u>			<u>Docking & Beach/Barge Use</u>		
1 Unit = 1 Grid Tide Use	<u>2017</u>	<u>2016</u>	1 Unit = 1 or 1/2 Day Use	<u>2017</u>	<u>2016</u>
Wood Grid	49	48	Deep Water Dock	14	16
Steel Grid	7	9	Pioneer Dock	14	30
			Beach Landings	11	42
			Barge Ramp	22	11
<u>Services & Incidents</u>			<u>Marine Repair Facility</u>		
	<u>2017</u>	<u>2016</u>		<u>2017</u>	<u>2016</u>
Vessels Towed	2	2	Vessels Hauled-Out	0	0
Vessels Moved	32	53	Year to Date Total	0	7
Vessels Pumped	3	7			
Vessels Sunk	0	0			
Vessel Accidents	2	2			
Vessel Impounds	0	1			
Equipment Impounds	6	7			
Vehicle Impounds	0	0			
Property Damage	1	6			
Pollution Incident	1	9			
Fires Reported/Assists	0	1			
EMT Assists	6	9			
Police Assists	0	3			
Public Assists	36	39			
Thefts Reported	0	0			
			<u>Wharfage (in short tons)</u>		
			In Tons, Converted from Lb./Gal.	<u>2017</u>	<u>2016</u>
			Seafood	76	3
			Cargo/Other	1,012	1,172
			Fuel	57,196	74,433
<u>Parking Passes</u>			<u>Ice Sales</u>		
	<u>2017</u>	<u>2016</u>		<u>2017</u>	<u>2016</u>
Long-term Pass	35	10	For the Month of June	341	419
Monthly Long-term Pass	7	5			
Seasonal Pass	0	3	Year to Date Total	893	938
<u>Crane Hours</u>			<u>Difference between</u>		
	<u>2017</u>	<u>2016</u>	<u>2016 YTD and 2017 YTD:</u>	<u>45 tons less</u>	
	278.7	369.4			

Port & Harbor Water/Sewer Bills									
Service Period End Date: June 30, 2017					Meter Reading Period: 5/12 to 6/16/17				
Meter Address - Location	Acct. #	Meter ID	Service/ Customer Charge	Water Charges	Sewer Charges	Total Charges	Previous Reading	Current Reading	Total Usage (gal)
810 FISH DOCK ROAD - Fish Grinder	1.0277.01	84810129	\$19.00	\$79.57	-	\$98.57	1,160,800	1,168,100	7,300
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.01	84872363	\$19.00	\$3,848.79	-	\$3,867.79	11,690,500	12,043,600	353,100
4166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$19.00	\$2,763.15	-	\$2,782.15	22,954,900	23,208,400	253,500
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$19.00	\$697.60	-	\$716.60	1,483,700	1,547,700	64,000
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$19.00	\$92.65	-	\$111.65	3,210,500	3,219,000	8,500
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$19.00	\$117.72	-	\$136.72	479,100	489,900	10,800
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$19.00	\$1,902.05	-	\$1,921.05	8,829,600	9,004,100	174,500
4448 HOMER SPIT RD - Steel Grid	1.0230.01	80394966	\$19.00	-	-	\$19.00	-	-	-
795 FISH DOCK ROAD - Fish Dock/Ice Plant	1.0180.01	70291512	\$19.00	\$2,234.50	\$27.84	\$2,281.34	867,030,000	867,235,000	205,000
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$19.00	\$161.32	\$343.36	*	-	35,800	28,300
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$19.00	-	-	\$19.00	-	-	-
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713	\$19.00			*	-		*
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$19.00	\$87.20	\$185.60	\$291.80	757,200	765,200	8,000
4667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820	\$9.50	-	-	\$9.50	320,400	320,400	-
4667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900	\$19.00			*	-		*
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$19.00	\$28.34	\$40.82	\$88.16	56,400	59,000	2,600
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$19.00	\$372.78	\$536.94	\$928.72	-	87,400	47,700
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$19.00	\$1,303.64	-	\$1,322.64	407,800	527,400	119,600
Overall Charges: \$14,594.69 Overall Water Usage: 1,282,900									

Water/Sewer Monthly Comparison CY 2013 to Current										
	2013		2014		2015		2016		2017	
January	\$1,039.71	62,100	\$3,545.49	288,500	\$2,526.35	183,700	\$1,216.22	68,800	\$2,142.85	122,300
February	\$995.09	57,300	\$4,042.38	322,400	\$2,015.14	140,800	\$1,891.14	122,500	\$1,287.76	59,600
March	\$3,777.17	91,400	\$3,968.26	320,400	\$3,339.49	253,700	\$2,341.13	162,300	\$4,076.62	292,100
April	\$2,825.07	208,200	\$5,792.92	452,200	\$4,997.38	467,700	\$3,532.78	256,700	\$1,726.84	113,100
May	\$11,647.05	1,176,600	\$12,019.73	973,600	\$6,982.27	541,900	\$9,770.89	709,300	\$7,807.49	413,000
June	\$19,728.26	1,660,800	\$13,396.30	1,106,200	\$14,116.19	1,134,100	\$21,628.74	1,800,700	\$14,594.69	1,282,900
July	\$73,511.61	6,344,600	\$16,516.50	1,348,000	\$12,038.01	919,900	\$19,490.97	1,583,400		
August	\$18,766.53	1,547,500	\$15,883.21	1,279,500	\$15,033.97	1,197,000	\$22,468.25	2,189,100		
September	\$12,784.77	1,057,600	\$13,105.89	1,073,100	\$15,661.07	1,307,300	\$19,710.24	1,651,300		
October	\$6,823.64	558,200	\$3,874.68	266,000	\$5,445.90	406,300	\$8,887.32	708,200		
November	\$5,696.76	456,800	\$3,658.86	283,400	\$1,917.85	106,100	\$2,582.53	167,600		
December	\$2,699.74	186,900	\$1,748.09	111,900	\$1,284.30	30,100	\$1,154.76	44,900		
YTD Total	\$160,295.40	13,408,000	\$97,552.31	7,825,200	\$85,357.92	6,688,600	\$114,674.97	9,464,800	\$31,636.25	2,283,000

*Due to changes into a new meter/meter reading program, some of the meters were read incorrectly last month and have a credit balance.

2017 Ice & Crane Report						
Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
1/8/2017	27.8			shut down for maintenance		
1/15/2017	23.3			shut down for maintenance		
1/22/2017	5.6			shut down for maintenance		
1/29/2017	13					
Jan Total		69.7	69.7		0	0
2/5/2017	24.1			shut down for maintenance		
2/12/2017	33.5			shut down for maintenance		
2/19/2017	36.4			shut down for maintenance		
2/26/2017	23.6			shut down for maintenance		
Feb Total		117.6	187.3		0	0
3/5/2017	4			shut down for maintenance		
3/12/2017	30.3			0		
3/19/2017	36.2			0		
3/26/2017	40.4			15		
4/2/2017	34			3		
Mar Total		144.9	332.2		18	18
4/9/2017	38.1			6		
4/16/2017	55.7			33		
4/23/2017	26.1			23		
4/30/2017	30.6			31		
Apr Total		150.5	482.7		93	111
5/7/2017	21.8			28		
5/14/2017	37.4			59		
5/21/2017	58.1			60		
5/28/2017	47.9			44		
May Total		165.2	647.9		191	302
6/4/2017	45.4			50		
6/11/2017	47			32		
6/18/2017	59.2			73		
6/25/2017	63.4			113		
7/2/2017	63.7			73		
Jun Total		278.7	926.6		341	643
7/9/2017	85.2			83		
7/16/2017	74.7			167		
7/23/2017						
7/30/2017						
Jul Total		159.9	1086.5		250	893
8/6/2017						
8/13/2017						
8/20/2017						
8/27/2017						
Aug Total		0	1086.5		0	893
9/3/2017						
9/10/2017						
9/17/2017						
9/24/2017						
10/1/2017						
Sep Total		0	1086.5		0	893
10/8/2017						
10/15/2017						
10/22/2017						
10/29/2017						
Oct Total		0	1086.5		0	893
11/5/2017						
11/12/2017						
11/19/2017						
11/26/2017				shut down for maintenance		
12/3/2017				shut down for maintenance		
Nov Total		0	1086.5		0	893
12/10/2017				shut down for maintenance		
12/17/2017				shut down for maintenance		
12/24/2017				shut down for maintenance		
12/31/2017				shut down for maintenance		
Dec Total		0	1086.5			

Deep Water Dock 2017

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/4	Perseverance INSIDE	207	0800/1800	Cispri	394.00	na
1/5	Perseverance	207	0900/2100	Cispri	788.00	52.00
1/5	Barge 141	300	0900/1400	Cispri	788.00	52.00
1/19	DBL 106	383	0600/	Kirby Offsho	1,206.00	52.00
1/19	Bismark Sea INSIDE	125	0600/	Kirby Offsho	506.00	na
1/20	DBL 106	383		Kirby Offsho	1,206.00	
1/20	Bismark Sea INSIDE	125		Kirby Offsho	506.00	
1/21	DBL 106	383	/1915	Kirby Offsho	1,206.00	
1/21	Bismark Sea INSIDE	125	/1915	Kirby Offsho	506.00	
1/24	DBL 54	288	1000/	Kirby Offsho	788.00	52.00
1/25	DBL 54	288	/0815	Kirby Offsho	788.00	
1/26	PacFree outside DBL 54	288	1715/	Kirby Offsho	788.00	52.00
1/27	PacFree outside DBL 54	288		Kirby Offsho	788.00	
1/28	PacFree outside DBL 54	288	/1745	Kirby Offsho	788.00	
1/30	Perseverance	207		Cispri	788.00	
1/31	Perseverance	207	/1230	Cispri	788.00	
2/1	Pacific Freedom&DBL 54	288	0930/	Kirby Offshore	788.00	52.00
2/2	Pacific Freedom&DBL 54	288	/1700	Kirby Offshore	788.00	
2/14	Katrina Em	101	1415/1600	Alaskan Acce	506.00	52.00
2/15	Perseverance	207	0805/	Cispri	788.00	52.00
2/16	Perseverance	207		Cispri	788.00	
2/17	Perseverance	207		Cispri	788.00	
2/18	Perseverance	207		Cispri	788.00	
2/19	Perseverance	207		Cispri	788.00	
2/20	Perseverance	207		Cispri	788.00	
2/21	Perseverance	207		Cispri	788.00	
2/22	Perseverance	207		Cispri	788.00	
2/23	Perseverance	207		Cispri	788.00	
2/23	Millennium Star	105	0800/1330	Olympic	506.00	52.00
2/24	Perseverance	207	/0900	Cispri	788.00	
2/28	Katrina Em	101	1300/1500	Alaskan Acce	506.00	52
3/11	DBL 78 (JAVA SEA)	370	0800/	Kirby Offsho	1,098.00	52.00
3/11	Pacific Freedom INSIDE	120	0800/	Kirby Offsho	506.00	na
3/12	DBL 78 (JAVA SEA)	370	/1450	Kirby Offsho	1,098.00	
3/12	Pacific Freedom INSIDE	120	/1430	Kirby Offsho	506.00	
3/12	Millennium Star INSIDE	105	2130/	Olympic	506.00	na
3/13	Pacific Wolf&DBL54	395	0800/1730	Kirby Offsho	1,206.00	52.00
3/13	Millennium Star INSIDE	105		Olympic	506.00	
3/14	Millennium Star INSIDE	105	/1630	Olympic	506.00	
3/18	Millennium Star INSIDE	105	1000/	Olympic	506.00	na
3/19	Millennium Star INSIDE	105		Olympic	506.00	
3/20	Millennium Star INSIDE	105		Olympic	506.00	
3/21	Millennium Star INSIDE	105	/0800	Olympic	253.00	
4/9	Pacific Wolf& DBL 54	395	1400/	Kirby Offshore	1,206.00	52.00
4/10	Endurance / Alyeska	207	0545/1900	Alyeska Pipe	788.00	52.00
4/13	Endurance / Alyeska	207	1544/?	Alyeska Pipe	788.00	52.00
4/15	Endurance / Alyeska	207	1530/2130	Alyeska Pipe	788.00	52.00
4/26	Perseverance	207	0700/1800	Cispri	788.00	52.00
5/1	USS Hopper	505		Ship Supply	1,996.00	
5/2	USS Hopper	505	/0700	Ship Supply	1,996.00	
5/6	Eastern Hunter	100	0900/1000	Fog Marine	56.31	inside /MC
5/10	Maia H & Brightwater	280		Global Div	788.00	52.00
5/11	Maia H & Brightwater	280	/0800	Global Div	788.00	
5/12	DBL 289&SeaPrince abreas	289		Crowley	788.00	
5/13	DBL 289&SeaPrince abreas	289		Crowley	788.00	
5/14	DBL 289&SeaPrince abreas	289	/1500	Crowley	788.00	
5/17	Silver Shadow	610	0800/1715	AK Maritime	2,957.00	481.53
5/19	CISPRI Responder	175	0900/1600	CISPRI	506.00	52.00

5/22	CISPRI Endeavor	181	0930/1715	CISPRI	506.00	52.00
5/23	Ramblin Rose	96	0900/1000	Diamond Ba	56.31	inside /MC
5/23	Eastern Hunter	100	0900/1000	Fog Marine	56.31	inside /MC
5/24	Europa	651	0645/1900	Cruise Line	3,917.00	481.53
5/26	CISPRI Endeavor INSIDE	181	0800/1200	CISPRI	84.30	na
5/30	Amsterdam	781	0900/1745	Holland Am	7,459.00	481.53
6/13	Amsterdam	781	0930/1800	Holland Am	7,459.00	481.53
6/20	Wild Alaskan	110	1100/1330	Byler	84.30	inside/BH
6/21	Scorpius	89	1545/1615	Larrivee	56.31	na
6/22	Sundog INSIDE chrg Larrivee	42	0930/1100	Larrivee	56.31	na
6/27	Amsterdam	781	0930/1745	Holland Am	7,459.00	481.53
07/20/17				Year to Date Totals:	\$74,302.15	\$3,447.65

Pioneer Dock 2017

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/7	Perseverance	207	1000/1130	Cispri	788.00	52.00
1/9	Pacific Freedom & DBL 54	345	1545/2230	Kirby Offshore	788.00	52.00
1/21	Pacific Freedom & DBL 54	345	1700/2030	Kirby Offshore	788.00	52.00
1/25	Pacific Freedom & DBL 54	345	0840/1900	Kirby Offshore	788.00	52.00
1/30	Bob Franco	120	1300/1715	Olympic	506.00	52.00
2/24	Pacific Wolf & DBL 54	395	0730/1800	Kirby Offshore	1,206.00	52.00
3/20	Bob Franco	120	1000/1500	Olympic	506.00	52.00
3/27	Pacific Wolf & DBL 54	395	0700/1545	Kirby Offshore	1,206.00	52.00
3/28	Pacific Wolf & DBL 54	395	1500/	Kirby Offshore	1,206.00	52.00
3/29	Pacific Wolf & DBL 54	395	/1745	Kirby Offshore	1,206.00	
4/4	Pacific Wolf & DBL 54	395	0645/1345	Kirby Offshore	\$1,206.00	\$52.00
4/10	Pacific Wolf & DBL 54	395	0430/1315	Kirby Offshore	1,206.00	52.00
4/19	Pacific Wolf & DBL 54	395	2300/	Kirby Offshore	1,206.00	52.00
4/20	Pacific Wolf & DBL 54	395	/0715	Kirby Offshore	1,206.00	
4/21	Bob Franco	120	0815/1115	Olympic	506.00	52.00
4/27	Pacific Wolf & DBL 54	395	1500/	Kirby Offshore	1,206.00	52.00
5/1	Brightwater barge	280	1345/	Global Diving	788.00	52.00
5/2	Brightwater barge	280		Global Diving	788.00	
5/3	Brightwater barge	280		Global Diving	788.00	
5/4	Brightwater barge	280	/0830	Global Diving	788.00	
5/5	Pacific Wolf & DBL 54	395	1030/1600	Kirby Offshor	1,206.00	52.00
5/9	DBL 289 & SeaPrince abreast	289	0900/	Crowley	788.00	52.00
5/10	DBL 289 & SeaPrince abreast	289		Crowley	788.00	
5/11	DBL 289 & SeaPrince abreast	289	/0830	Crowley	788.00	
5/11	Pacific Wolf & DBL 54	395	1545/2130	Kirby Offshor	1,206.00	52.00
5/24	Coastal Nomad	260	1400/1830	Coastal Trans	788.00	52.00
5/25	Pacific Wolf & DBL 54	395	0700/	Kirby Offshor	1,206.00	52.00
5/31	Pacific Wolf & DBL 54	395	0515/1800	Kirby Offshore	1,206.00	52.00
6/13	CISPRI Endeavor	181	0900/1630	Cispri	506.00	52.00
6/13	PacWlf&DBL 54	395	1715/	Kirby Offshore	1,206.00	52.00
6/14	PacWlf&DBL 54	395	/1700	Kirby Offshore	1,206.00	
6/18	PacWlf&DBL 54	395	1930/2000	Kirby Offshore	1,206.00	52.00
6/28	PacWlf&DBL 54	395	0615/1600	Kirby Offshore	1,206.00	52.00
07/20/17				Year to Date Totals:	\$4,864.00	\$312.00

Ferry Landings 2017

	Pioneer Dock	Deep Water Dock
January	22	0
February	24	0
March	6	0
April	5	0
May	6	0
June	7	0
July		
August		
September		
October		
November		
December		

Pioneer Dock - 2017 Water Usage							Deep Water Dock - 2017 Water Usage						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee	Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
2/24	Pacific Wolf	475,540	479,100	3,560	\$ 194.05	\$ 102.00	1/5	Bob Franco	8,689,000	8,693,000	4,000	\$ 194.05	\$ 102.00
3/7	Tustumena	3,176,500	3,186,100	9,600	\$ 372.58	\$ 102.00	1/5	Perseverance	8,693,000	8,708,850	15,850	\$ 615.14	\$ 102.00
3/9	Tustumena	3186100	3195100	9,000	\$ 349.29	\$ 102.00	1/13	Bob Franco	8,708,000	8,710,000	2,000	\$ 194.05	\$ 102.00
4/19	Pacific Wolf	3195100	3197700	2,600	\$ 194.05	\$ 102.00	1/24	Pacific Freedom	8,710,000	8,714,000	4,000	\$ 194.05	\$ 102.00
4/27	Pacific Wolf	3197745	3199480	1,735	\$ 194.05	\$ 102.00	2/21	Perseverance	8,729,800	8,741,750	11,950	\$ 463.78	\$ 102.00
5/11	Pacific Wolf	3207375	3210510	3,135	\$ 194.05	\$ 102.00	2/23	Millennium Star	8,741,750	8,764,750	23,000	\$ 892.63	\$ 102.00
5/25	Pacific Wolf	480800	483600	2,800	\$ 194.05	\$ 102.00	3/13	Pacific Wolf	8,764,750	8,769,850	5,100	\$ 197.93	\$ 102.00
5/31	Pacific Wolf	483600	486600	3,000	\$ 194.05	\$ 102.00	3/14	Millennium Star	8,769,850	8,774,850	5,000	\$ 194.05	\$ 102.00
6/13	Cispri Endeavor	3213940	3219190	5,250	\$ 203.75	\$ 102.00	3/19	Bob Franco	8,774,850	8,775,500	650	\$ 194.05	\$ 102.00
6/13	Pacific Wolf	488500	489900	1,400	\$ 194.05	\$ 102.00	3/29	Bob Franco	8,775,000	8,779,800	4,800	\$ 194.05	\$ 102.00
6/28	Pacific Wolf	491100	494200	3,100	\$ 194.05	\$ 102.00	4/20	Bob Franco	8,778,000	8,783,000	5,000	\$ 194.05	\$ 102.00
				-			4/25	Bob Franco	8,783,000	8,784,000	1,000	\$ 194.05	\$ 102.00
							4/29	USS Hopper	8,794,450	8,823,775	29,325	\$ 1,138.10	\$ 102.00
							5/8	Bob Franco	8,824,000	8,828,000	4,000	\$ 194.05	\$ 102.00
							5/17	Silver Shadow	8,834,100	8,899,000	64,900	\$ 2,518.77	\$ 102.00
							5/19	Bob Franco	8,902,000	8,905,050	3,050	\$ 194.05	\$ 102.00
							5/20	wash down	8,905,500	8,906,100	600	nc	
							5/22	Cispri Endeavor	8,908,670	8,940,000	31,330	\$ 1,215.92	\$ 102.00
							5/23	wash down	8,940,000	8,941,000	1,000	nc	
							5/30	wash down	8,944,000	8,944,850	850	nc	
							5/30	Amsterdam	8,945,000	8,998,000	53,000	\$ 2,056.93	\$ 102.00
							6/5	Bob Franco	8,998,040	9,002,980	4,940	\$ 194.05	\$ 102.00
							6/13	wash down	9,002,990	9,003,610	620	NC	
							6/20	Wild Alaskan	9,008,000	9,010,000	2,000	\$ 194.05	\$ 102.00
							6/25	Bob Franco	9,024,000	9,025,400	1,400	\$ 194.05	\$ 102.00
							6/27	wash down	9,030,000	9,033,000	3,000	nc	
				-							-		
Year to Date Totals:				45,180	\$ 2,478.02	\$ 1,122.00	Year to Date Totals:				256,515	\$ 10,424.56	\$ 1,734.00
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						

2017 HOMER CITY COUNCIL MEETINGS
PORT & HARBOR ADVISORY COMMISSION ATTENDANCE

Commissions are invited to report to the City Council at the Council's regular meetings under Item 8. Announcements/Presentations/Borough Report/Commission Reports. This is the Commission's opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The following Meeting Dates for City Council for 2017 is as follows:

January 9, 23	<u>Ulmer</u>
February 13, 27	<u>Ulmer</u>
March 13, 27	<u>Ulmer</u>
April 10, 24	<u>Hartley</u>
May 8, 30	<u>Carroll</u>
June 12, 26	<u>Stockburger</u>
July 24	<u>Zeiset</u>
August 14, 28	<u>Zeiset</u>
September 11, 25	<u>Zimmerman</u>
October 9, 23	<u>Carroll</u>
November 27	<u>Hartley</u>
December 11	<u>Zimmerman</u>