

KODIAK CITY COUNCIL

WORK SESSION AGENDA

Tuesday, March 26, 2013

Kodiak Island Borough Conference Room

7:30 p.m.

Work sessions are informal meetings of the City Council where Councilmembers review the upcoming regular meeting agenda packet and seek or receive information from staff. Although additional items not listed on the work session agenda are sometimes discussed when introduced by the Mayor, Council, or staff, no formal action is taken at work sessions and items that require formal Council action are placed on a regular Council meeting agenda. Public comments at work sessions are NOT considered part of the official record. Public comments intended for the "official record" should be made at a regular City Council meeting.

Discussion Items

- 1. Public Comments (limited to 3 minutes)
- 2. Planning and Zoning Commission Applicant Interviews1
- 3. Shipyard Rate Structure Discussion.....4
- 4. March 28, 2013, Agenda Packet Review

To Be Scheduled

- 1. Summer Meeting Schedule



KODIAK ISLAND BOROUGH

OFFICE OF THE BOROUGH CLERK

710 Mill Bay Road, Room 101

Kodiak, AK 99615

Phone: (907) 486-9310 Fax: (907) 486-9391

njavier@kodiakak.us

APPLICATION FOR APPOINTMENT TO BOARDS, COMMITTEES, AND COMMISSIONS

Board/Committee/Commission: Planning & Zoning

Designated seat or group representation (if applicable): City of ~~Kodiak~~ *Seat*

Please be aware that the information given on your application is made available to the public. Staff will require the use of a mailing address, email address, and contact phone number to provide board and meeting information.

Name: John J. Kennedy Daytime Phone: 907-486-6276

Residence Address: 1610 Larch Street Evening Phone: 907-486-6276

Mailing Address: P.O. Box 3338 Cell Phone: 907-654-4498

Email Address: kpsvc@netscape.net Fax Number: 907-6278

Length of Residence in Kodiak: _____ Registered to vote in Kodiak? Yes No

Please provide one of the following: Date of Birth 7/20/1949 Last 4 digits of SSN# _____

Employer/Occupation: Horizon Lines/ longshoreman

Organizations you belong to or participate in: ILWU, Alaska Longshore Division

Explain your main reason for applying: Concern 2008 Comp. Plan does not take a broad or comprehensive look at the future needs of the community.


What background, experience, or expertise will you bring to the board/committee/commission membership?

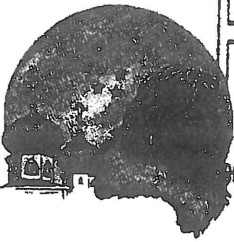
B.A., Pennsylvania State University; thirty-eight year resident of the City of Kodiak; past member Ports & Harbor Advisory Committee; Sec./Treas., ILWU, Alaska Longshore Division; and a trustee Alaska Longshore Division Pension Trust.

Are you available for regular meetings? Yes Pursuant to KIBC 2.100.070 (A.6) Other than by expiration of the members term, the assembly shall declare a seat vacant when a member misses three consecutively held regular meetings and is not excused.

Signature of Applicant: [Signature] Date: 3-1-2013

A resume or letter of interest may be attached, but is not required. This application will be kept on file for one year. Please be aware that there may be an application deadline. Application deadlines, if applicable, are available on the Borough website at www.kodiakak.us or in the Notice of Vacancy announcements advertised in the Kodiak Daily Mirror.

| - STAFF USE ONLY - | | |
|---|---|--|
| Registered voter of the Borough: Yes (<input checked="" type="checkbox"/>) No () | Appointment Letter: _____ | Date Received: (date stamp below) |
| Applicant's Residence: Borough () City (<input checked="" type="checkbox"/>) | Roster: _____ | <div style="border: 2px solid black; padding: 5px; text-align: center;"> RECEIVED MAR - 1 2013 </div> |
| Date of Appointment: _____ | Oath of Office: _____ | |
| Term Expires on: _____ | APOC POFD Statement: Attached () On File () |  |
| BOROUGH CLERK'S OFFICE KODIAK, ALASKA | | |



RECEIVED
KODIAK ISLAND BOROUGH
 AUG 1 9 2012
 OFFICE OF THE BOROUGH CLERK

710 Mill Bay Road, Room 101
 Kodiak, AK 99615

COMMUNITY DEVELOPMENT DEPARTMENT -9310 Fax: (907) 486-9391
 njavier@kodiakak.us

APPLICATION FOR APPOINTMENT TO BOARDS, COMMITTEES, AND COMMISSIONS

Board/Committee/Commission: PLANNING & ZONING

Designated seat or group representation (if applicable): CITY REP.

Please be aware that the information given on your application is made available to the public. Staff will require the use of a mailing address, email address, and contact phone number to provide board and meeting information.

Name: William Kerson Daytime Phone: (907) 486 4723

Residence Address: 1812 MISSION RD Evening Phone: (715) 475 8336

Mailing Address: KODIAK AK 99615 Cell Phone: (715) 475 8336

Email Address: williamusps@yahoo.com Fax Number: _____

Length of Residence in Kodiak: 6 YEARS Registered to vote in Kodiak? Yes No

Please provide one of the following: Date of Birth 7/25/68 Last 4 digits of SSN# 2504

Employer/Occupation: US POSTAL SERVICE

Organizations you belong to or participate in: EKS, LIONS, CGAUX, CIVIL AIR PATROL, LEOS AND COACH FOR VARIOUS YOUTH ACTIVITIES

Explain your main reason for applying: RE-APPLIED; HAVE SERVED (3) PREVIOUS TEAMS

What background, experience, or expertise will you bring to the board/committee/commission membership?

KODIAK COMMISSIONER SINCE 2007 AND CURRENTLY POSTMASTER OF KODIAK ISLAND

Are you available for regular meetings? YES. Pursuant to KIBC 2.100.070 (A.6) Other than by expiration of the members term, the assembly shall declare a seat vacant when a member misses three consecutively held regular meetings and is not excused.

Signature of Applicant: [Signature] Date: 8/15/12

A resume or letter of interest may be attached, but is not required. This application will be kept on file for one year. Please be aware that there may be an application deadline. Application deadlines, if applicable, are available on the Borough website at www.kodiakak.us or in the Notice of Vacancy announcements advertised in the Kodiak Daily Mirror.

| | | |
|--|---|----------------------------------|
| STAFF USE ONLY | | |
| Registered voter of the Borough: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Appointment Letter: _____ | Date Received (date stamp below) |
| Applicant's Residence: Borough <input type="checkbox"/> City <input checked="" type="checkbox"/> | Roster: _____ | RECEIVED AUG 17 2012 |
| Date of Appointment: _____ | Oath of Office: _____ | |
| Term Expires on: _____ | APOC POFD Statement: Attached <input type="checkbox"/> On File <input type="checkbox"/> | |

for reappointment

BOROUGH CLERK'S OFFICE



KODIAK ISLAND BOROUGH

PLANNING AND ZONING COMMISSION

| NAME | TERM | HOME PHONE | WORK PHONE | CELL PHONE | EMAIL |
|--|------|------------|-------------------|--------------|--|
| Kathy Drabek (C) 220 Mill Bay Road Kodiak, AK 99615 | 2015 | | 486-6181 | 654-4905 | kathleendrabek@hotmail.com |
| Frank Peterson (B) PO Box 8868 Kodiak, AK 99615 | 2015 | 486-2582 | 486-4449 | 539-0202 | frank.peterson@hotmail.com |
| Alan Schmitt (C) 3295 Woody Way Loop Kodiak, AK 99615 | 2014 | 486-5314 | | 942-0404 | schmitt@gci.net |
| Alan Torres (B) (Chair) 2746 E. Rezanof Dr. Kodiak, AK 99615 | 2013 | 486-0217 | 486-9345 | | arjj.torres@yahoo.com |
| Rick Vahl (B) 1324 Mountain View Drive Kodiak, AK 99615 | 2015 | 486-3344 | 486-5308 | 907-947-5489 | rdvahl@gmail.com |
| Sonny Vinberg (B) (Vice Chair) PO Box 78 Kodiak, AK 99615 | 2014 | | 486-2530 x4127 | 206-790-4502 | hvinberg@koniag.com |
| Vacant (C) | 2013 | | | | |

B=Borough Seat
C=City Seat

This commission is governed by Kodiak Island Borough Code 2.105

STAFF:

| | | |
|--|----------|--|
| ACTING CDD DIRECTOR, DUANE DVORAK | 486-9363 | ddvorak@kodiakak.us |
| CDD SECRETARY, SHEILA SMITH | 486-9363 | ssmith@kodiakak.us |

COMMUNITY DEVELOPMENT DEPARTMENT
710 MILL BAY ROAD
ROOM 205
KODIAK, AK 99615

Revision Date: 3/8/2013
Revised by: JK

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Port and Harbor Advisory Board News

To: Mayor Branson and Kodiak City Councilmembers

From: Nick Szabo, Chairman, Port and Harbor Advisory Board

Date: March 14, 2013

Re: **Port and Harbor Advisory Board Recommendations**

The Port and Harbor Advisory Board (PHAB) met Mar 12, 2013. Below is a synopsis of the discussion and motions. Official minutes will follow in due course.

After discussion of the shipyard rate option with the City Council on Feb 26, the PHAB has reconsidered its recommendation for a multi-year rate increase. The PHAB was attempting to meet the Council's goal of eliminating the deficit within the first five years of operation. But if the Council is not hard over on this requirement, smaller rate increase increments are prudent so not to price Kodiak out of the shipyard business by losing market share.

Instead of a 40/20% two-step increase, we suggest that the council take the more conservative approach of 20% per year for three consecutive years.

Although the number of vessels using the shipyard is growing, the PHAB realizes that user fees must cover at least the operational costs. The PHAB agrees that rates must be set at sustainable levels thus to avoid depleting boat harbor's fund balance.

Specific recommendations:

| | | |
|--------------------------|--------|------------------|
| Lift and lay days | Year 1 | + 20% (Apr 2013) |
| | Year 2 | + 20% |
| | Year3 | + 20% |

| Other services: | Current | Proposed |
|---------------------------------|------------|------------|
| Electrical service | | |
| 120v 1-Ph 30 amp or actual kWh | \$15 /day | \$20 /day |
| 208v 1-Ph 50 amp or actual kWh | \$35 /day | \$40 /day |
| 208v 3-Ph 100 amp or actual kWh | \$40 /day | \$50 /day |
| 480v 3-ph 100 amp or actual kWh | \$50 /day | \$70 /day |
| Hang time on wash pad | None | \$200 /hr |
| Hang time on heated wash pad | None | \$300 /hr |
| Pressure washer/day | \$125 /day | \$250 /day |
| Strap set up | None | T/M+15% |
| Vendor fee, annual | \$300 /yr | \$500 /yr |
| Vendor fee, per vessel | None | \$250 /vsl |

Combined, the increases will be enough to eliminate the \$300K operational shortfall, but will not fund the non-cash \$530K depreciation expense. These new rates may result in retained earnings that can be used for maintenance and eventually a new structure for painting.

The Board recommends that the increases be implemented by April 2013 to capture revenue from the 25 vessels that will use the yard this spring.

Proposed Three-Year Shipyard Rate Structure
(20% increase each year for three years for lift and lay days)

| 9.16 Boat Shipyard | • <i>Payment, without pre-approved credit, is 50% of the estimated yard fees and is due before the lift; the remainder must be paid prior to launch.</i> | • <i>Lifts taking more than four hours will be assessed extra labor and/or machine time.</i> | • <i>Dry dockage is assessed the entire time the vessel remains in the yard.</i> | Current Fee | Increase | | |
|-------------------------------|--|--|--|-------------|-------------|-------------|--------|
| | | | | | Year 1 | Year 2 | Year 3 |
| 9.16.1 | Lift, Block, and Launch | | | | | | |
| 9.16.1.1 | Vessels up to 80' | | 44.00/£ | 53.00 | 65.00 | 76.00 | |
| 9.16.1.2 | 81' to 100' | | 50.00/£ | 60.00 | 72.00 | 86.00 | |
| 9.16.1.3 | 101' to 120' | | 60.00/£ | 72.00 | 86.00 | 104.00 | |
| 9.16.1.4 | 121' to 150' | | 71.00/£ | 85.00 | 102.00 | 122.00 | |
| 9.16.1.5 | 151' and up | | 77.00/£ | 92.00 | 111.00 | 133.00 | |
| 9.16.1.6 | After hours surcharge | | + 20% / ft | | | | |
| 9.16.2.1 | Nonstandard Lift (operator and lift) | | 1,500.00/hr | | | | |
| 9.16.2.2 | Travel strap set up | | | T,M&E + 15% | No change | No change | |
| 9.16.2.3 | Inspection Lift, includes 1 hour hang time free | | 75% of lift per launch | | | | |
| 9.16.2.4 | Hang Time (other than wash pad) | | 275.00 ea. addl. hour | | | | |
| 9.16.2.4.1 | Hang Time, on wash pad | | | 200.00/hr | No change | No change | |
| 9.16.2.4.2 | Hang Time, on heated wash pad | | | 300.00/hr | No change | No change | |
| 9.16.5 | Delay of Lift | | 250.00/half hour | | | | |
| 9.16.6 | Pressure Wash (and scrape if necessary) | | T, M, & E* | | | | |
| 9.16.7 | Reposition | | 50% of lift / launch | | | | |
| 9.16.8 | Scheduling Deposit (credited to lift or forfeited if the vessel is late or no show) | | 750.00 | | | | |
| 9.16.9 | Dry Dockage Space (lay day) | | 2-20/£/day | 2.65/ft/day | 3.18/ft/day | 3.82/ft/day | |
| 9.16.10 | On-site Storage | | | | | | |
| 9.16.10.1 | Daily (first three days or portion thereof no charge) .. | | 0.05/ft/day | | | | |

| Ship Yard Proposed Rate Structure | Current Fee | Increase Year 1 | Increase Year 2 | Increase Year 3 |
|---|-------------------------|-------------------|-----------------|-----------------|
| 9.16. 11 <u>10</u> .2 Minimum charge | 15.00 | | | |
| 9.16. 12 <u>11</u> .1 Vendor (must be preapproved and have \$1 million liability coverage) | | | | |
| 9.16. 12 <u>11</u> .1 Registration Annual vendor fee(paid by vendor) | 300.00/yr | <u>500.00/yr</u> | No change | No change |
| 9.16.11.2 Per vessel vendor fee (one-time use) | | <u>250.00</u> | No change | No change |
| 9.16. 13 <u>12</u> .1 Utilities (includes water) | | | | |
| 9.16. 13 <u>12</u> .1 120v single-phase 30 amp or actual kWh cost, whichever is greater..... | 15.00/day | <u>20.00/day</u> | No change | No change |
| 9.16. 13 <u>12</u> .2 208v single-phase 50 amp or actual kWh cost, whichever is greater..... | 35.00/day | <u>40.00/day</u> | No change | No change |
| 9.16. 13 <u>12</u> .3 208v three-phase 100 amp or actual kWh cost, whichever is greater..... | 40.00/day | <u>50.00/day</u> | No change | No change |
| 9.16. 13 <u>12</u> .4 480v three-phase 100 amp or actual kWh cost, whichever is greater..... | 50.00/day | <u>70.00/day</u> | No change | No change |
| 9.16. 14 <u>13</u> .1 Equipment Rental | | | | |
| 9.16. 13 <u>14</u> .1 Fork lift..... | 75.00/half hr | | | |
| 9.16. 14 <u>13</u> .2 Man lift..... | 75.00/half hr | | | |
| 9.16. 14 <u>13</u> .3 Pressure Washer, 3-hour minimum <u>\$125.00-day maximum</u> | 25.00/hr | <u>250.00/day</u> | No change | No change |
| 9.16. 14 <u>13</u> .4 Other..... | T, M & E* Cost + 15% | | | |
| 9.16. 15 <u>14</u> .1 Environmental Tarp (ground tarp required for all bottom work)..... | | | | |
| 9.16. 16 <u>15</u> .1 Waste Disposal | | | | |
| 9.16. 16 <u>15</u> .1 Used oil | 1.00/gallon | | | |
| 9.16. 16 <u>15</u> .2 Dumpster (5.5 yard) | 100.00/tip | <u>110.00/tip</u> | No change | No change |
| 9.16. 16 <u>15</u> .3 Non-Hazardous liquids, including oil bilge water | 2.25/gallon | | | |
| 9.16. 16 <u>15</u> .4 Hazardous | Cost + 15% | | | |
| 9.16. 16 <u>15</u> .5 Other, e.g., metals and wood | Cost + 15% | | | |
| 9.16. 17 <u>16</u> .1 Labor | | | | |
| 9.16. 17 <u>16</u> .1 City Employee, straight time | 65.00/hr | | | |
| 9.16. 17 <u>16</u> .2 City Employee, overtime | 95.00/hr | | | |
| 9.16. 17 <u>16</u> .3 Contract service provider (e.g., diver, lift operator, etc)..... | Cost + 15% | | | |
| 9.16. 18 <u>17</u> .1 Environmental Surcharge | 2.5% of gross | | | |
| 9.16. 19 <u>18</u> .1 Other Fees and Services | Cost + 15% | | | |

*T, M, & E: Time (i.e., labor hours), materials, and equipment hours