
City of Bethel, Alaska

Port Commission Minutes

Date 6/16/2008

Regular Meeting

City Council Chambers

CALL TO ORDER

A regular meeting of the Port Commission was held on 6/16/2008 at 7:10p.m. in the City Manager's Office, Bethel, Alaska.

Chairmen: Brandon Leary called the meeting to order at 7:10 pm.

ROLL CALL

Comprising a quorum of the Commission, the following were present:

Brandon Leary
Harry Faulkner
Tundy Rodgers
Alan Murphy

Absent: Greg Roczicka-Excused

Also in attendance were the following:

Pete Williams
Lee Foley
Dana Peltola

PEOPLE TO BE HEARD

None

APPROVAL OF MINUTES of May 19. 2008 Work Session meeting

MOVED BY:	Tundy Rodgers	Approval of minutes
SECONDED BY:	Alan Murphy	

VOTE ON MOTION	Passed unanimously
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APPROVAL OF AGENDA

MOVED BY:	Alan Murphy	Approval of agenda
SECONDED BY:	Tundy Rodgers	

VOTE ON MOTION	Passed unanimously
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PORT DIRECTOR REPORT -

Lee: Added one category which is the budget financial-seeing where were are as of may 31st. Projected schedule for June since its one month behind -City Council has approved - the FY 09 budget. BC Contractors rep will be here next week, looking for materials to be here end of July first part of August. Survey of the small boat harbor was completed by McClintok, waiting for the report and the billing-had them send all the paperwork to me so the agreement between me and Ana Hoffman is that BNC will pay a quarter and the city pays three quarters. The bill is to be paid all by the city

and bnc will refund their portion, which the agreement between bnc and the city . Dana is selling a lot of SBH permits.

I brought in 2 types of plans - expansion of port office one was done local and one is prefab- look and see what is best- based on that. Then we can send on to the council I. council did include 50,000 starting at least to build or add on for the office-also did include 60,000 for a work boat I have found a boat --2 bids locally one from the prop shop and Swanson's we are waiting --- went to Dewy 's and found a sea ark -using it as a work boat- included in the port envelope is equipment list, other is a study on the enterprise fund- wasn't managed correctly, money shouldn't go into the general fund- we need a port fund that needs to be separate - recommend to the commission is to put forth a recommendation to the council taking this and establishing its own account in the same bank -so we cant play around with have a fund that we can use for the betterment of the port- finance can still do everything the same- for retirement payroll etc..... council will be the only ones to touch this account- right now in the BMC is the court house--thats the only on written in stone and in 2006- recommend to the commission to go forward that the council ---on this thing to go forward the council and they would look at this very strongly .

Tundy: I would ask for unanimously consent that the port director work on such a pkg and bring it back to the commission and then we forward it to the council and recommendation that way we will know that no one is playing with that money . Its all together separate from all the port budget and the enterprise fund is the upkeep of the seawall.

Question : Tundy: Any word since June 2nd^{d O} on the city dock if Lyman has a answer from the state dot said they cannot tell anyone what happened with Lyman and the DOT commissioner. They are stone walling each other. Meantime, the dock is still sitting there and the DOT will divest themselves of it some way

shape or form whether that is good for Bethel we will see. When all members were here asking about some kind of paint we have the paint on board--- LADDERS-paint on board will be done this season. Blast your eyes will stand out- underneath - its on board

Harry: One thing we will need is reflector tape-

Lee: We are not going to do any painting until all they are done finishing putting up the new seawall.

ladder as part of the new sea wall project we will have to put in new ladders at the Petro port, put in more at the city dock ;and then we will do them all.

Lee: We talked about accountability for vehicles even though we are doing a port equipment list, the way to account for each vehicle how they are being used and time spent we know have logs for our heavy equipment as well as our small trucks for each vehicle and Pete's monitoring them on a some what daily basis. We should be able to see what we are spending on repairs, fuel and gas and who is operated it and why they operated it and did public works borrow it and for what reason and we will be able to better track what we have.

Harry: that is only the first step , the 2nd step is actually getting something for it.

But that is a good step.

CH AIRMANS COMMENTS

dock is pretty empty. Slim pick ens

COUNCIL REP'S COMMENTS

good to be back—his Doctor said no more eventually said to resign.

COMMISSIONERS COMMENTS

Alan: no flood

have to do something with the floats they are getting bad like #3 had rotten stuff—a lot better when we get those heads in there and lower that down a little bit. Its all that little buoy's and stuff out in the middle.

Pete: We can use better buoy's those are the (cant understand)

Lee: We have some better anchor's too

Alan: yeah just didn't know what that was out there

Pete: its a mess is a mess, we must of lost most of the 250 anchors last year this is got a trip in the line so you can pull on em so you can mark them.

Lee: you got to know where they are so you can recover them.

Harry: ya you find em every year when you dredge

Brandon: You cant leave a buoy hook to em?

Pete: well we do but that is what he is saying there all over the place.

Alan: at least that s what I know they are for—that way go right by them and you wont be having to hook on em.

Brandon: Well you hook and you pull it up and hook the cable to the end of the float right?

Harry: There all laid out here—buoy's here

Brandon: Ah but you have a cable that runs to the anchor why don't you just disconnect the buoy from the after you hook up the buoy

Pete: But what the buoy is on is the crown of the anchor so when you go to pull they can trip the line

Harry: What Brandon is trying to say is that we need longer buoy lines. Put the buoy's somewhere else.

Harry: Get filled in on the security and enforcement of small harbor now that we have been cut on labor-what is available and attendant or security

Lee: One person making tours from 5pm- midnight I have talked to the police chief about running to or three patrols-

Harry: can we get a check off list that we can get back from them saying that checked the boat harbor on this date and time , so that if there was an incident that we can have on file.

Lee: He and I are working on that.

Harry: Does that attendant have SBH license's for sale?

Lee: Yes

Pete: We are adding some attendants at the start of July the budge allows us to have 4 attendants a year

Lee: The budget allows me to have 4 port attendants one for winter, to work with Pete , work on floats inside -work at the sand shed

Harry: Starting now or in winter?

Lee: Some are starting now , got one already working, some are working through season until small boat harbor closes this winter, and bring another one on in the winter, that will work through out the winter with him and bring in the rest of them and work in may to finish the fiscal year.

Harry: Looking at the users of the boat harbor they require a place to park, life jackets, boat ramp working, and there is some kind of authority there to keep the peace and keep people from hiding from not buying permits, to conflicts. Very important to the users to see an attendant.

Pete: there should be coverage 16 hours a day 7 days a week and they have been told not to go past the Joe Lomack bldg there is not a reason for them to go to the Petro port they can see that Petro from Joe Lomack -

Harry: So the police dept as our back up from such a time forward just have them drive buy or say they did -really doesn't work as much as someone parked by the ramp do a quick survey write something down and a piece of paper and moved on. People getting in the habit of seeing that that will deter them from doing this out of line. And it really doest cost the city more for doing that back when we had lots of attendants- people got too comfortable with there boats and now that the hand strings have been cut we would have a adapt to that-but it was very comfortable facility if we could get a little bit back-

Lee: Man coming out in July will look at the camera system. People seeing the cameras will help

Brandon: has one at the Petro dock has a good system. Will email lee his quote.

Pete: Police doesn't enforce any of that area---state troopers---city police--

Lee: Has tried to call the police and the dispatcher didn't respond to his call.

Brandon and Pete-Police problems

Brandon: why don't we fence in the small boat harbor? Might be far fetched?

Have gates? Fences are a great deterrent- cameras are great this time

have the sides fenced in-keeps people from stealing etc.....easy to maintain-

north side is easily done- things will still happen.

Fence the whole boat harbor-

Pete: Recommends that people take there props home and gas cans home for the winter

had only one guy complain..

Lee: thats the only complaint all winter was that one guy

Pete: so its a little better than what you think -gate would definitely keep the yahoo's from yah whooing.

Alan: Pete went down to see who was parked in his side someone moved it on me- don't have a clue-

Brandon: small boat harbor s have gates etc

Harry: back when we had security we would keep

Pete: harry is right sometimes they will come from the water ways

Brandon: you have one camera on the mouth of the harbor and you will see who is coming in and going out you will know who it is bi lights and camera

Harry: definitely cut down the man power

Brandon: camera on each gate camera on the no put the boat harbor

Lee: That would really help man power wise

Harry: But you still would have to man power the gates or have one person man one gate and button for the other one

Brandon: you would still have to decide on how you would have

Pete: keep them open a certain amount of hours

Brandon: Open during the day and at night locked

Lee: And the guy down there at night if they needed too

harry: Yeah, There is gong to be people coming in at 3 in the morning

Brandon ya there is various ways you could have this done—
-keys, cards combination lock,
you can have a button push and the attendant comes out

Harry: After hours buzzer
as long as you keep that person up and about
Brandon and you will have some people that will bitch no one will
be happy

Harry: Well we all bitched when they fenced off the airport but we
got use to it-

Brandon: when people know that there stuff is secure eventually

Harry: there is a lot of people with a lot of invested there

Lee: It just amazes me the amount of money that goes into these
boat's snow machines
people let em lay in the ice in ditches all winter long
motor costs 10 grand

Tundy: Everything is all brand new

OLD BUSINESS

A) Small Boat Harbor Increase

Brandon -no one here last public hearing
fee s will be increased in July

people who bought them already are exempt

NEW BUSINESS

A. Work boat listing

Lee: will have quotes from dewy s, Swanson's Polaris, and Prop Shop

quotes are all under 30,000 with motor trailer-
work things out with shipping-
no pictures with quote-

Brandon: Save a lot on shipping put everything in the boat trailer etc

Lee: Anyway the quotes are for p[rop or jet seems to me -props are what we need
front end of this is open-push to the seawall man can work on this
looked at putting a swivel we can do that here

Harry: First of all I would like to see where the money is coming from and 2ndly have locals bid on this item-

Lee: Went to Prop Shop

Harry: Would be why we would be new

Pete: Have the motor new

Lee: Council provided 60,000 with the least amount possible

Harry: Need to see picture

Lee: It's a Sea Ark

Tundy: It's a Sea Ark

Lee: Deep in the front you can stand in

Harry: Are they trained proper gear

Lee: Only 2 people can drive it

Harry: We need a boat so many questions arise

Brandon: All 22 footers

Lee: Should be 20 on price
money you know all these trinkets you can get here

Lee: Yeah we can get these here

Lee: Depth sounder -so we can go around and see how the harbor is

B) Port of Bethel Enterprise Fund

Lee: I have already discussed that

Tundy: Ask unanimously consent that the director put a pkg
together so I could bring to the council with recommendation to
council

Lee: That would be the next meeting in July and what ever meeting
after that for the council

Tundy: You can call a special meeting or call and take a poll

Brandon: Are u calling for a motion?

Tundy: Yes I move

Brandon: 2nd?

Brandon: Seconded by Harry

Brandon: Any discussion?

Brandon: Unanimously consent

Harry: I wonder if you have enough information? Should be written down

Lee: Oh I hope so

Harry: I wonder if we need to write it down - I mean now

Brandon: Were suppose to any motions are to be written down so we hand it to him and he take it

Lee: When we write it out take a lot of language-

Harry: Aren't suppose to do that now

Brandon: Off the minutes

Lee: Take to Brian send to Tundy and he take it to the council

Harry: Got it

C) Port Building Expansion

Lee: Here is the 2 possibilities prices are FOB delivered to Bethel then you would only have a contractors to put it together and connect it to the one we have - this is one that we could have materials bought here or obtained here local people and attaching this to our building, We don't have prices because Swanson's and Lumber Yard wouldn't give prices

Pete: They would go through the port and do the work

Brandon: Unless the price of lumber is fluctuating like steel is

Lee: Trying to get this for awhile

Harry: Yeah but this is a business

Lee: If your in business than you out to be able to give a quote

Pete: We had the material list asked for the prices
lee and they did have the materials

Harry: I am not for adding on to anything not that piece of shit
little bldg

Lee: You don't like that bldg????

Harry: You can build a new one

Lee:

Harry: You can have this one sold off

Tundy: SQ Foot?

Lee: 15 by 18

Lee: This is from Spenard and there prefabs and once you got it
here hire locals to put together

Pete: Will go down in price since you don't need all the appliances

Lee: But then you will need a bathroom if your going to get rid of
the bldg we got now

Tundy:

Brandon: Have to have handicap

Lee: Have this ramp will make it work etc

Brandon: Like you said its got to be a commercial bldg not a residential cost will be more

Harry: In order to have a fire Marshall permit you have to have a set of drawings and an engineer has to be involved so as soon as you have a stamped set of drawings you can apply for the permit

Brandon:

Harry: Part of that Fire Marshall Permit is location

Tundy:

Harry: I am all for a new bldg

Brandon: We did that a year ago

Lee: 110,000 max with putting it together wit the freight on board

Brandon: Thats not put together

Harry: Thats not together

Lee: No but i am saying these are all 80,000 70,000

Tundy: Double the price

Brandon: Freight will double that

Lee: Freight to Bethel is what he is included said on the phone

Tundy: Double that and construction is what you have

Harry: Glad that this came up Anica

Lee: Ready to lease that building

Harry: Would have to rent part of that out to some of these barge companies and to make that work

Lee:

Harry: And I am still going that direction on this new bldg you are taking about

can we set so, me 8 10's or 10 10's aside in that bldg to rent out to help with the cost

you know we need all the help we can get with income coming in from the bldg

at Least the bldg itself is covered

Tundy: Would eliminate all them little offices

Pete: We brought that idea before

Lee: Will get hold of tom and went to see the bldg

Harry: Unless you get creative have to think outside of the box

Lee: If they continue to---get MOA with each one of those begs to start paying for them

Harry:

Tundy: Check with Spenard and see what they have is twice the size of the office if that FOB have a commercial one get the motions with Fire Marshall

Harry: Are we set in stone

Lee: No need a bldg

Harry: Agreed

Lee: Talked a little bit to Rick About he doesn't see no problem with adding or new bldg

Harry: Relocate the existing bldg and start fresh---need to stay in business you either borrow office space or relocate the bldg

Lee: Is enough to get a space top work out off

Harry: As long it isn't not on boat season question the footage needing to know what can be on that property

Brandon: Remember Crowley's trailer was on that water sewer on the back

Harry: Get the planning dept to see what footprint we have 16 and 36

Pete: This is the existing bldg

Lee: This is the existing bldg

Harry: Build it on a zero lot line then move the bldg later just plan on moving it

Lee:

Pete: Remember lots of work has been in that bldg very expensive work has been in to that electronics

Lee: Heavy duty things that work

Harry: 36 by 20 will work

E.) Waterfront

Lee: Update Is in my report contact has been sent to BC Contractors Heath Martin will be out here next week Mike Salzburn will be doing some sub work funds have been expended is engineering and fixing to get some money to BUC because I have to get a advanced payment not to exceed 4300 dollars things not used will be reimbursed

Harry: Make sure

when you do a contract with BC contractors they give you a set values-

these are the times I am going to ask you for money don't stick your neck out so far make sure you see some of th work before you pay em and go to the next step. First thing I would ask is for the schedule of values and really think that through okay they re asking for 75 % for the entire thing as a mob-

Lee: I had no hand in writing this contract finance had this took them a month to do this

Brandon: Heath coming out?

Lee: Yeah he is coming out

Lee: Letter of intent to BC Contracting so they can start ordering

Harry: And so when there materials land here and are at the dock next thing you know you have a bill-for freight and materials yeah well you can pay that as long see the freight and materials- and that should be on the schedule of values they have to get paid along the way-

See if they can submit those invoices bi monthly, monthly or how ever you decide.

Brandon: Anything else ?

f.) Hydro Graphic Survey:

Brandon: Peter

Pete: Went out and well talked to the Army Corp of Engineers said that we didn't need to have and with this new boat we are going to have e a good Fathom Meter and GPS.

Built in so we can mark the depth that we should be

Lee: When they did the bank stabilization and for the first 3 years was completed it as a requirement for them to do a survey in the thing that we do a survey every year and that was accomplished . In 2006 port decided to do every other year, and this year would of the been the year for the survey and we skipped 2006 ---however if you read the language in the bank stabilization thing -that if you had a easy break up and those kind of thing very unlikely you would have e any deep scouring - I don't 43,000 in the budget to do this. Lee wants to go to the corp and see what they said written assessment could go without the survey-and we can do the survey with a lead line using side with a speedometer depth sound—next year will include the survey-
City pays for the survey

Brandon: If things look good always expect monitor the river every year- match to water levels track the holes we don't know what the current is doing- gives things a new start current is changing sandbars are changing building up on the far bank current is coming down he seawall monitoring what we cant see- Harry : still do own monitoring with simple tech and know monthly what this river is doing

Brandon: Not saying that we should pay these guys to do it We can do this our selves

Pete: Doing all right with the little boat

Brandon: You now they ave been doing all right with these sonars maybe set something every 2 years some kind of equipment that we can do on our own

Harry: Part of the Port

Lee: What should we do?

Harry: Agree put it off until it goes into the budget

Lee: Agree, we planned on doing it ourselves
To monitor ourselves

Harry: Put some grass - see changes

Lee: Yes will do something to monitor

Went from 26-28 to 46 and its one company that does it

Brandon: Corp uses them

Brandon: Can this come out of the Enterprise Fund? As seawall maintenance?

Lee: Do it in July

Brandon: When the water is the lowest

Pete: Were the weak spots July 4th where every one is gone
Picked the time

Lee: Tis company is fine with that

Brandon: What about winter?

Could actually see water, its clear

Lee: Approach them and see

Brandon: Be interesting February, March good solid river

Pete: Using the wrong tide chart using Nushagak

Brandon: Maybe we should do this ourselves

Harry: Isn't there a graph whats the final product?

Pete: Costs 10,000 for the paper

Harry: Do it our selves??

Lee: Like to delay the full blown

Brandon: Invest in the good depth finder

Harry: Recording Device

Pete: Yeah will even have a picture of the bottom

Lee : Yeah if we can do that then we could afford to go every
year or every 3 year

Harry: Were are u going with this boat has been out to bid

Lee: Council has given me 60,000 listings of what I can obtain left money in the budget for this purpose

Harry: So your at that point?

Lee: We looked at these 3 looking at purchasing having boat here in July

Harry: All trinkets can be purchased here

Lee: Boat will be locked inside running the winter

Harry: Once we leave here you have it under control

Lee: Once we get the bids we go forward

Pete: You almost have to be one year ahead

Lee: We can get this delivered bu the end of July first of August

Brandon: Give the locals one more time

Lee: Council 24th

Harry: Send a demand letter

Lee: Already have done that

Brandon: All have gotten there new boats they are busy putting boats and motor's together.

Lee: Will do that in writing.

Adjournment

NEXT MEETING: August 21st, 2008

Respectfully Submitted:



Brandon Leary, Chairman

APPROVED THIS 20 day of June 2008.