

PORT COMMISSION MINUTES - JUNE 20, 1994

CALL TO ORDER Buster Richardson called the regular Port Commission meeting of June 20, 1994 to order at 7:35 p.m.

ROLL CALL Present: Allen DeSousa, Allen Wintersteen, Buster Richardson, and Bill Bergen.

Absent: (not excused) Manny Konig and Grant Fairbanks.

Also Present: Port Director - Stuart Greydanus, City Manager - William Hunter, Crowley Marine Services - Jerry Galiart and Port Admin Assistant - Suzanna Maloy.

Greydanus reported that Manny Konig requested to be excused for the Summer. Discussion on how many months this would be. Richardson stated that he would discuss with Konig whether he wanted to resign or exactly what he had planned.

APPROVAL/MINUTES Richardson wanted to amend the minutes from last meeting: (Page 6 under "Richardson") - wanted minutes to read: **"I have asked you three times whether you called the dock a dump. And three times you did not answer."**

Motion M/M by Desousa, 2nd by Wintersteen to approve the amended minutes of the meeting of May 23, meeting. Voice vote. Motion carried.

APPROVAL/AGENDA Desousa suggested adding under "Old Business" Item A: Take over of the Dock from the State and under "New Business" Item D: Elections.

Motion M/M by Wintersteen, 2nd by Desousa to amend agenda as suggested. Voice vote. Motion carried.

PORT DIRECTOR REPORT Stuart Greydanus reported that Crowley Marine Services is now working with the Sealand Company to unload and store freezer vans. When they are full they will be transported to Dutch and

PORT COMMISSION MINUTES - JUNE 20, 1994

then out of the United States. This will hurt the dock as far as dockage revenue goes, but we will still get monies from wharfage and storage. Greydanus reported that he checked with the Port at Naknek and verified that freezer containers get charged storage fees and therefore the Port of Bethel will do the same.

The Port Director also reported that the Port has had complaints regarding the ramps at the Small Boat Harbor due to the fact that there is erosion taking place and a lot of boat trailers are falling in and getting damaged. We need emergency gravel put in place, but we have been waiting on the bid process. The bid expired last year, and now we have been waiting to go through the process again. He stated that he was going to work with the Public Works Director and the City Manager in order to get some loads of gravel put in as soon as possible.

It was suggested that signs be put up: "Use Ramps at Your Own Risk" and "No Wake" .

Wintersteen commented that he had taken the tour of the Port and he had enjoyed it very much. *

COUNCIL REPRESENTATIVE REPORT

Wintersteen reported on:

1. The Lunch Wagon in Lousetown - said there was a "for sale" sign. He discussed that the City Council had decided to begin the lease process for the lunch wagon, but now that it is not in business.
2. Ramifications of new budget - Port attendants have been reinstated and extended to 5 months. The administrative assistant has been reinstated. The Port Coordinator did not get reinstated.
3. Bruce Crow issue (Lot 4, block A, USS 3790). City Manager met with J.B. and Lucy Crow. City Council voted to give the land free to the Crows because they said there was evidence that they had submitted a claim to Bureau of Land Management.

COMMENTS OF

PORT COMMISSION MINUTES - JUNE 20, 1994

COMMISSIONERS

Bergen - No comment.

Desousa - Warren Tarren at the Chamber of Commerce meeting stated that there will be men coming in from the Coast Guard to possibly set up a river patrol. He will keep the commission apprised of the details as he is made aware of them.

Wintersteen- Commented on the safety of people drinking and driving in Brown Slough. Also reported that something had to be done about parts of derelict boats in the slough. Greydanus reported that he has made attempts to take out the parts, but was unsuccessful. Greydanus also suggested that maybe the Public Works engineer could assess the situation.

Richardson - He commended the Port Attendants in the harbor; said he was glad to see it was working. He was concerned about the lunch wagon. Also wanted to report that the street light over the South Ramp in the Small Boat Harbor was out and it should be checked. One last item was that may be the Port Commission could suggest buying an aerial photograph of the Port from the Moravian Bookstore. Suggested that this would be a great reference during the Port Commission meetings.

Another suggestion was to use a comprehensive land use map. Whatever map is decided to use, the Port Commission all agreed that they would like it to be put up on the wall.

COMMITTEE REPORT Desousa stated that he would report on this under Old Business.

PEOPLE TO BE HEARD - City Manager, William Hunter. He commented on the DNR negotiations meeting that was held, and directed the Port Director to report on it.

Greydanus explained that the negotiation committee consisted of the Rick Thompson and Dick Lefebvre of DNR, the Planning Manager, the City Manager and himself (the Port Director). The negotiations consisted of appraisal of reclaimed lands and what would be fair market value based on the submerged land before the fill was put in. This would be approximately \$2,000/acre for

PORT COMMISSION MINUTES - JUNE 20, 1994

approximately 8 acres. Greydanus expounded on the fact that this would be a lease and that negotiations resulted in DNR receiving 10% of revenues from wharfage, moorage and sublease of the land. The Port Director believes that once the land is secure, the Port can sublease it and therefore break even. Another result was that the agreement would provide access to all upland owners, but the easement did not necessarily have to be in front of their property. This would benefit the City because the fishing industry would not be adversely affected.

- Jerry Galliert, Crowley Marine Services. He appreciated the effort by the Port lately in watering the dock. He continued by stating that the dock still needed gravel to fill in the holes where the water remains. The Public Works engineer should be able to tell what should be filled in. He also said that he had seen the port attendants patrolling at night and that he appreciated the additional security.

OLD BUSINESS

A. Take Over of the Dock:

Desousa stated for the record that the attendance at the last committee was: Norm Silta, Stuart Greydanus, Allen Desousa (City Manager was expected, but did not attend.) Desousa's recommendation is that we sit tight until it is determined whether the lease is to be continued. At this point there is not an advantage to take over the dock - right now all the liability is on the State.

It was reported that it is typical for DOT to take a long time deciding whether they will re-new a lease or take some type of action.

Greydanus recommended that we go to DOT and request a lease. If we choose this direction then we will have a little more control and time in taking some type of action.

The recommendation was that the Port Director work with DOT instead of City Manager because the Port Director has more of a working relationship instead of a position of too much authority.

The commission requested that the Port Director keep them apprised of what the status is.

PORT COMMISSION MINUTES - JUNE 20, 1994

NEW BUSINESS

A. Security on Port properties -

Greydanus reported that \$25,000 was allocated for security cameras for boat harbor and City Dock in an effort to offset theft and vandalism. O'Shea at the police department will forward literature and recommend what is best for the dock.

Direction from the Commission is that the Port Director determine several options and present them to the Port Commission.

Moneys allocated for the new fiscal year is as follows:

\$100,000 for dredging, fencing and cameras

\$5,000 for new sliding gate for City Dock

\$80,000 for gravel

\$8,000 for lighting at the Petro Port

\$20,000 in a contingency fund (damage to seawall, etc.)

Lighting at the Petro Port was discussed - there should be 3 lights and 1 pole quoted (from BUC) at \$8,000. It was suggested that maybe Bethel Fuel Sales should pay 1/2. However, it was decided that since we earn a lot of money from their company, it is time to invest some into the facility.

B. Dock Safety

The general consensus was that there should no longer be fisherman at the face of the dock. It is dangerous and a big liability to the City if someone were to fall in. Any decision will have to wait until the gate gets put in and then we must give adequate notice over KYUK to inform the public.

It was also recommended that there should be warning signs on the seawall to inform fisherman that fishing on the seawall is dangerous. Another suggestion was to create an ordinance that required people to wear life jackets if they were fishing on the seawall. We will need an opinion from the attorney to determine whether this is enforceable.

Wintersteen informed the commission that he would be out of town for the next two City Council meetings.

C. Improvements for Port Properties

PORT COMMISSION MINUTES - JUNE 20, 1994

- Galliert commented that the City should consider purchasing a Travel All to move boats. It is becoming too much trouble for Crowley to move these boats (in the water, out of the water and around the dock). They are charging a minimal amount to use the crane, but he is not sure who is going to pay if the crane breaks while lifting a boat. All issues were discussed regarding the Travel All: price of equipment, dredging, storage, etc. Another issue involved in pulling boats is that these boat owners do not have an account with Crowley - therefore it is against company policy. **The final recommendation was that the City manage the pulling out of boats and Crowley would bill the City. There should also be a change in the tariff regarding storage of boats on the dock.**

D. Elections of Chairman and Vice Chairman for Port Commission

Motion

M/M by Bergen, 2nd by Wintersteen to elect Richardson as chairman. Roll Call: Bergen: Yes, DeSousa: Yes, Richardson: Yes, Wintersteen: yes. Motion carried unanimously.

M/M by Bergen, 2nd by Wintersteen to elect Desousa as Vice Chairman. Voice vote. Motion carried unanimously.

ADJOURNMENT

9:25 P.M.

APPROVED BY:

DATE