

CALL TO ORDER Allen DeSousa called the regular Port Commission meeting of July 17,1995 at 7:30 p.m.

ROLL CALL Present: Allen DeSousa, Clair Grifka, Manny Konig, Donna Chris, Grant Fairbanks, Stuart Greydanus.

UNEXCUSED Buster Richardson. One vacant port position.

PUBLIC Nick Pollock, Richard Nolan, and Amiee Jones (Port Admin.Asst.)

APPROVAL/MINUTES M/M by Fairbanks, 2nd by Chris to approve the minutes of June 19,1995 meeting. Voice vote. Motion carried unanimously.

APPROVAL/AGENDA DeSousa moves on to agenda. Requests Port director's report.

PORT DIRECTOR

Report Greydanus submitted written report.
Summarizes report highlight:
1. Redd Samm: Approximately 4,000 tons of rock for dock stabilization.
2. 250 Super bags placed at base of the bank at the lower end of mission road.
3. South Coast: Contracted with Redd Samm. 4 barge loads tentatively through course of summer.
4. Bid proposals: Foundation Services approx.\$7,940.00.

COMMENTS Konig asked for clarification on super bags.
Greydanus city received approximately 660, 1 cubic yd. bags of sand from Dept. of Transportation to aid in bank stabilization.

COUNCIL REPRESENTATIVE REPORT

Chris states that the task of phone and electric lines were given to her. Recommends usage of committee/commission form (made up by Connie Tucker) to present items in the future to city manager or city council. Purpose of form is to aid in goal orientation and adherence to assigned representative role. DeSousa agrees.
Chris suggests that the forms be part of the minutes.

COMMENTS

Fairbanks asked whether the issue of lines were specified in writing, that was approved in the budget.

Greydanus answers that council's approval for electrical lines were not in writing. However it was approved.

Further discussion by Fairbanks, why the city council needs to know if lines are being buried if it has been approved in the budget.

DeSousa comments on past behavior of some representatives losing sight of commission goals in difference to personal opinion.

Chris reiterates committee/commission form would streamline responsibilities of the council representative.

Fairbanks adds that the form could be a project justification tool.

Chris upset about lack of understanding about commission and committee roles.

Council will meet sometime in October to discuss the role of the port commission roles with the city council.

COMMENTS

Grifka asked about plans for dredging mouth of the harbor, and additional floats.

Greydanus will answer Grifka's question when he addresses the cable line issue.

Fairbanks recognizes Grifka on attending Riparian Rights meeting.

Fairbanks brings up the sunken boat owned by Wally Wallace that the city is doing nothing about.

Greydanus mentions that the city does not have control over that particular section. It would be costly to have it removed and time consuming.

Fairbanks suggested that from an legal standpoint, give the owner or agent a chance to remove the property. If the notification failed to elicit action; then the problem should become city's responsibility as a safety issue.

Chris answers in regard to comments made by DeSousa and Fairbanks about complaints from the public about lack of space in boat harbor and number of floats. States that there is a revenue enhancement meeting July 20, 1995.

If justification and proper procedure are met, along with availability of revenue; the council then would be able to work on the requested items.

Fairbanks suggested a map of ownership on the agenda.

DeSousa suggested an contingency fund be on the next port agenda meeting.

PEOPLE TO BE HEARD Nolan, and Pollock

Pollock presented pictures taken last fall during low tide, of the boat harbor to illustrate the need for dredging. Also mentioned maintenance problem of boat ramps, especially the south ramp.

Referred also to picture of concrete beams pulled apart, that created unsuitable and dangerous situation.

Greydanus reported that the city had dumped 4 loads of gravel at the end of the launching ramp to mitigate the problem.

Pollock had expounded on earlier comments about the sunken boat. Asked about usage of 3 phase direct burial lines mentioned in a letter to Murph O'Brien. Greydanus informed everyone that in the letter to O'Brien, the 3 phase is a typo-error. The correct term is triplex. Fairbanks suggested using volunteers to help clean and assess problem sites. Greydanus validated Pollocks concerns and described some of the efforts done with his Port attendants. DeSousa asked Greydanus if his staff could assess damage this fall, to present for next year's budget. Pollock inquired about unit price per dock. Greydanus replied that the grant was for \$150,000 x 50 floats.

OLD BUSINESS

Item A. Burying power line.

Chris council needs recommendation on burying power lines and relocation of Port Director's office.

DeSousa thought that the city manager's letter was an error, due to the old business of burying lines.

Greydanus reiterated and summarized last year's fiscal budget.

1. City council approved burying line.
2. Bids were made and materials brought.
3. City manager apparently didn't remember the council approving burial of lines.
4. \$100,000 was requested for dredging project.
5. Additional lights.
6. Grading and Seawall improvements.
7. Total of \$180,000 requested. City manager cut the requested budget to \$84,000.

Greydanus posed concerns to the commission. If city council approves funding for a project, it should get done. The problem with the way the system is set up, the city manager did not submit a breakdown of projects with a dollar figure to the city council when he submitted the budget. Greydanus submitted a budget to hunter with input from the Port Commission of 184,000 itemizing different projects that were requested to be funded with the breakdown of cost per project. Hunter cuts a hundred thousand dollars out of Port directors recommendation and submits \$84,000 contract fees to the city council. The city manger did not submit to the city council a line item breakdown list of project that the port was going to accomplish along with dollar figure attached. Greyd felt that is why we are currently having a problem with burying lines on the dock because there was no line item b budget breakdown and it basically fell through the crack.

Grey stated that he wrote a letter to Murph O'Brien seeking permission and input to bury the utility lines on the dock. a response came back from Murph. O'Brien in which he says the State supports the project of burying the utilities underground. Greydanus also reported getting a letter from Bethel utilities who concurred that it would be an safe operation to bury the lines underground. Greydanus also reported a letter from husky elec. that burying lines does not violate any elec. codes. Greydanus recommended that the city proceed with burying the utilities lines on the dock. Greydanus reported that he had recommended a couple of years ago to Bartz Englishoe that it might be a good idea to relocate the port office to the area adjacent to Nerbys warehouse. Greydanus also stated that after thinking about the issue he felt that it was necessary to keep the office in its current place because it is in an area where he can monitor the majority of port operations including the fuel dock, Sewall, beach section of dock, cargo dock and up to crows. Greydanus reported that most of the traffic that comes on the dock are people here to pick up freight. Greydanus also stated that the City council has allowed people to fish on the dock starting September 1 which is one of the busiest barge shipping months of the year. Greydanus stated that moving the office at the dock will not solve the problem of having to bury the power lines due to the fact that there is the lighting on the dock and we have to contend with those lines. Greydanus recommended that the Port office remain in its current spot. There is a gray area on the authorization of Port projects; \$84,000 is just sitting there due to lack of direction. Greydanus also shared his uneasiness over the city manager's statement of "DOT having a problem with burying lines." Why would the DOT want to keep the proposal confidential? Greydanus then referred to the letters of support for underground lines from the State, Bethel Utility, and Husky Electric company. Fairbanks supported Greydanus' viewpoint-that Port lacked guidance and support for its projects. Chris responded by stating that priorities needed to be met by the department heads. In order to priorities those needs, not every department was going to receive what they requested. Chris emphasized the procedure of prioritizing projects and submitting them to the council for approval. Greydanus restated that project list had been submitted in proper procedural fashion.

Item B. Port office relocation.

Chris brought up the relocation of Port office. Greydanus admitted that the relocation of Port office by the Seawall was fine until further consideration of the needs best suited for the operation of the Port. Lot is open right now-just needs change of zones.

Fairbanks commented that perhaps the city manager did not fully understand the problem.

1st MOTION

Fairbanks made a motion to recommend to the council to proceed with burying the lines on the dock. Motion seconded by Grifka.

COMMENTS ON M/M

Fairbanks stated primary reason for supporting his motion.

1. Safety issue: Having lines above is a liability. Pointed out that the lines have fallen three times already.

Nolan made a statement that he had drafted the city manager's proposal on the underground utility system and noted that he had never seen the information regarding the city manager's contact with the DOT.

DeSousa commented on Port building relocation not a problem

Nolan commented that burying power lines should be a safety issue: Since the State approves, the lines could be buried. Also, moving the office to the originally cited location would not be possible due to its current zoning. It would also not solve the problem of burying the lines because the light poles are still there.

OTHER COMMENTS

Grifka asked for clarification on three phase power line. Greydanus asserted again that the letter to DOT was an typo error.

2ND MOTION

Fairbanks made a 2nd motion to have the Port office stay in place all year-around. Motion seconded by Chris. One dissenting vote by DeSousa.

COMMENTS ON M/M

Fairbanks clarifies his motion: Port office stay in place as an Port operation twelve months. Chris retracted vote on 2nd motion.

MOTION

Chris made a motion to have Port office stay in place as an Port operation from Spring break up to freeze; and the remaining months be utilized as an city storage. Motion seconded by DeSousa. One dissenting vote by Fairbanks.

COMMENTS

Greydanus would like the council to have a consensus on issues. Chris responded that the correct procedure for requests was to have consensus with Port commission, then to ask the council.

MOTION

Chris made a motion to have building remain in place. Voice vote unanimous.

NEW BUSINESS

Item A. I-Beam disposal.

Greydanus requested commission's input on disposal of I-Beams, and to make recommendations to the city. First bid to be offered within the city departments, then to the Public. Fairbanks asked what the I-beams were purchased for, quantity, and measurements of Beams.

Greydanus responded that the I-Beams were purchased for the purpose of extending the Seawall; not probable due to agreement with all owners were not possible. Approximately 150 beams, 100' long were purchased.

The price/pound is unknown, since contractors did not respond to inquires.

Fairbanks recommended revenue building ideas for the I-Beam, depending on cost of I-Beams. Otherwise, to store the beams for future use.

DeSousa questioned the ownership of the tiles. Also echoed Fairbanks recommendation.

Pollock suggested putting the discussion of building relocation and I-Beam disposal on next Port agenda.

MOTION

Chris made a motion to put I-Beam disposal on next agenda. Konig seconded the motion.

Item B. Budget/Project priorities.

Chris commented that the city council decides on funding according to information received and that council felt 84,000 could accomplish a lot of tasks.

Fairbanks did not realize that the budget submitted to council was not Port's.

Chris reemphasized the importance of taking proper steps for results. Greydanus re-articulated the procedural problems of getting tasks accomplished which require dept. head signatures. Fairbanks commented that the problem was having to go through the city manager rather than directly to the city council.

DeSousa replied that the city structure states that the city manager is not between the council and port commission. If the manager cuts budget, he needs to go through the line veto process. DeSousa also called for a better communication system with the mayor and the city manager and council.

Chris recommended utilizing the commission if you're not a dept. head. Have projects down on paper with justification and if refused; to accept that there is a valid reason

MOTION

Chris recommends budget line item proposal to commission for support. City council be informed and receive budget report prepared by the Port director along with city manager's report at budget time. Voice vote. Unanimous.

Grifka would like explanation of line item budget. DeSousa clarifies line item budget list.

Greydanus suggested that all department heads utilize line item list.

Chris expounded on line item budget; large sum of projects difficult to figure.

DeSousa recommended discussion of priority list for a project between council and port.

MOTION

DeSousa made a motion to have a set Seawall budget and to have it placed in next agenda as soon as possible. Voice vote.

Unanimous.

Chris suggested on reviewing the 84.000 budget on next agenda.

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Wanted to know estimate needed for fence repair and installing lines.

Greydanus reported that approximately \$4800 to install lines and \$7200 for fence repairs. DeSousa suggested port contingency funding be on next agenda. January is the next six month budget review. Asked Chris about budget match. Chris turned question over to Greydanus..

Greydanus reported that Skip Barber of DOT was putting together a capital improvement or emergency status report. Strongly feels that port will receive financial backing. Especially since EMS repair came out of port funding.

FINAL COMMENTS

Grifka asked whether there were any port applicants. Chris answered that currently there were none.

Pollock requested that the I-Beams be available to the public.

Grifka suggested using I-Beams to make additional floats.

MOTION

Fairbanks made a motion to adjourn. Chris seconded the motion. Meeting adjourned at 10:00pm.