
City of Bethel, Alaska

Port Commission Minutes

Date 9/19/2005

Regular Meeting

City Council Chambers

CALL TO ORDER

A regular meeting of the Port Commission was held on 9/19/2005 at 7:30p.m. in the City Manager's Office, Bethel, Alaska.

Chairmen: Brandon Leary called the meeting to order at 7:35p.m.

ROLL CALL

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

Brandon Leary
Allen DeSousa
Clair Grifka
Thor Williams - late
Heath Martin

Absent: Donna Chris

Also in attendance were the following:

Pete Williams
Anna Hoggard

PEOPLE TO BE HEARD

None

APPROVAL OF MINUTES of August 15, 2005 regular meeting

MOVED BY:	Allen DeSousa	Minutes need revision, tabled until October meeting
SECONDED BY:	Clair Grifka	

VOTE ON MOTION	Passed unanimously
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APPROVAL OF CONSENT AND REGULAR AGENDA

MOVED BY:	Thor Williams	To approve the consent agenda and regular agenda
SECONDED BY:	Clair Grifka	

VOTE ON MOTION	Passed unanimously
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PORT DIRECTOR REPORT

Item #1:

Allen: Why is Crow Property still on agenda?

Heath: EPA report on Crow Property not completed. Barrels were placed in containment but soil remediation was not done. We may need to install a liner in the containment area. Hope to have everything done by end of October, weather permitting. There are two people interested in two of the buildings on the Crow property. We are going to do a public outcry auction for demolition of the two smaller buildings on September 30, 2005. No bids were received on the third building.

Item #2:

Material costs were omitted on page 2 of handout. Remaining balance should be around \$121,000. This figure includes the refund of the money for the move and material expenses. There is also included a Condition Survey fee proposal for approximately \$11,000. from P & D, Inc. but it does not take into consideration expenses for diver's fees. Original estimate of \$20,000 is accurate. For Port Commission's info, bid to be approved by City Manager.

Item #3:

Updated schedule in budget for Erosion Control – Bank Stabilization Maintenance. Work has been completed. The project is charged for sand, gravel and rock, but since we used materials from our stock piles we were able to afford to hire private haulers, which saved time. \$300,000 worth of rock was approved by City Council prior to the end of the Fiscal Year, and was delivered to the Port in September. Port Director recommends looking into purchasing more gravel instead of rock.

Allen: Plans are in place to resurface the City dock if we take over ownership. We need to be careful that come spring we have some money in reserve for the Seawall Fund in case there is an unforeseen problem, like more sinkholes.

Heath: We plan on using Super sacks if there are any other blowouts.

Item #4:

Coast Guard was here on August 23rd to perform an Oil Spill Response inspection at the Petro Port with Crowley & Yukon, that we participated in. They then did a Facilities inspection at the City Port. The City Port is exempt in some areas, but that could change at any time. A deficiency list is included in the meeting info packet. Recommendations were made by Chief Durdon to purchase fire extinguishing equipment. Two dry chemical extinguishers were purchased, one Purple K for the Petro Port and one ABC for the City Dock. Other recommendations that were made were lighting at the Petro Port, lights were purchased, will be delivered in October, will be installed immediately. The big issue was security. A security building is to be constructed at the City Dock gate using a 20' container. More sophisticated video surveillance equipment needs to be purchased. Also need to have file of all dangerous cargo held at the Port readily available. Pete has compiled a list that is kept at the office. Delinquent accounts total around \$100,000. Memo was sent out to everyone that all accounts must be brought current by May 1, 2006.

Allen: That's how Joanne did it.

Heath: The biggie is that Swalling Construction in Anchorage won the bid for the seawall repair, at \$312,000 and another \$8,000 to do the deductive alternates. This total is \$100,000 less than was expected. Materials and equipment are on the way. As a sidebar, I talked to Allen Jeffries today about the Brown Slough Bank Stabilization Project. He is anxious to get started on it again and was glad to hear that we had decided to delete the seawall there and go with rock. He would like to incorporate the lot next to the bridge that the city owns as an area where people would be able to tie off their boats.

Allen: I can see a lot of aluminum boats with damage if they pull up on the rocks.

Heath: If we put a seawall in instead there won't be anything there. We would have to enforce a NO WAKE rule in that area. We could grout the rock so it will be somewhat smooth.

CHAIRMAN'S COMMENTS

Brandon: Just want to say the guys have done a great job on the seawall at Beach #2, especially since it was all done in house. Crowley bought out Yukon / Yutana Barge Lines as of September 6, 2005.

COUNCIL REP'S COMMENTS

Thor: Nothing has come through Council, has been quiet this month. They did appreciate the recommendations from the Port Commission that were included in their packets. I would highly recommend that we continue to include things in their packets.

COMMISSIONER'S COMMENTS

Allen: Port crew has done a bang up job this year. Most work I've seen done in one summer. Port attendants have been on the ball checking stickers and being very helpful. Honorary Port Captain Fred Pete passed away, so a new one will have to be nominated at the next meeting. The HPC gets free moorage for **their** boat only.

Brandon: Are we going to just put names in a hat?

Allen: Last time we advertised it and took nominations from the public, then we picked someone and the City Council approved it. We may want to wait a month or two since he just passed away.

Heath: We can do PSA and a newspaper ad.

Brandon: Maybe wait until spring, around March.

Clair: We should send a letter of condolence to the family.

Allen: Do we want to put a limit on the length of time they can hold the position? We had a lot of names the last time.

Brandon: Maybe do it annually.

Allen: Put that on an agenda to be discussed later this winter.

Brandon: That reminds me, Search and Rescue wanted a space for something.

Allen: They wanted a guarantee that they wouldn't have to move. They wanted something close to the gas station. We couldn't do that. We offered other solutions but they declined.

Brandon: How about by Beach #2? They would have access to the river and fuel year round.

Heath: I talked with them too; a corner of the Crow property might also be an option.

Brandon: This can be put on the agenda too.

Allen: We should try to contact someone from Search & Rescue and get them to come to the next meeting too. We would like to do something for them but they have to come talk to us first.

OLD BUSINESS

A. Review transfer documents from State of Alaska to the City of Bethel

Heath: Quick update on this, nothing has been done with the documents and nothing can be done until the Condition Survey is done in October. It's recommended that we table this until the next meeting.

Allen: Once the survey is done we may need to look at the \$600,000 again, it may be lite.

Heath: The engineers will be looking at that too. They don't think \$600,000 is going to be enough either.

B. Discussion of propane storage

Heath: I've included a schedule in your packets.

Allen: What propane storage facility? I thought the Port didn't want to get into that business.

Brandon: I was the most vocal against it. We don't want people to just set up a propane business on the city dock.

Heath: It's not our intention to start a propane business but we are bound by 33 CFR to have a hazardous materials storage facility, which we do not currently have. The best place to put one would be on Beach #2. The schedule shows the cost for contracting out the job. We can eliminate some of the cost by using the city engineer.

Allen: Where exactly is this facility going to be located?

Heath: At the top of the road near the trees at the left. There would be a berm, a drainage ditch and a gravel pad. If the mine opens there will be all kinds of hazardous materials coming through the port that can not be left sitting on the dock.

Allen: There will still be a lot of traffic through that area because of the launching ramp.

Heath: It will have to be surveyed, but I think we can provide other access, and the area will be fenced. May have to put up some barricades. We may be able to get some security grant money to complete the project.

Allen: Need to make it easy to expand.

Heath: Right now we're getting wharfage on propane tanks but we may start charging a haz mat fee too.

NEW BUSINESS

A. Declare 1 vacant Port Commissioner seat.

M/M To declare one vacant position on the Port Commission be given to the City Clerk so that it can be posted.

MOVED BY:	Thor Williams	Approved motion
SECONDED BY:	Allen DeSousa	

VOTE ON MOTION	Passed unanimously
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B. Discussion of Tariffs on containers of unknown weight

M/M To table this for discussion later this winter

MOVED BY:	Allen DeSousa	Approved motion
SECONDED BY:	Thor Williams	

VOTE ON MOTION	Passed unanimously
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C. Purchase of uplands on City Dock from Crowley

Heath: Lot 28 Block 19 belongs to Crowley is approx 7250 sq ft.

Brandon: Before we continue, Chairman Brandon Leary will abstain from any involvement in this discussion.

Allen: I move that we table this until we have enough people to vote on it.

Thor: The body has to declare a conflict of interest.

Allen: There's no personal gain involved so there's no conflict of interest.

M/M To allow Brandon Leary to vote on the interest on the Crowley property

MOVED BY:	Thor Williams	Decide if there's a conflict of interest. Brandon Leary does not have a financial interest in this matter so there so no conflict of interest.
SECONDED BY:	Allen Desousa	

VOTE ON MOTION	Passed unanimously
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Heath: Email from Bruce Barto, stating that they are interested in selling to the City for \$45,000 plus closing costs.

Thor: We should make recommendation to the Council to purchase the land even if the Port doesn't take ownership, we may need the land in the future.

Heath: The title still has to be cleared up. The argument has been made that why would the city want to take over the dock. This particular piece of property is 7300'sq ft in the middle of the dock, so we haven't been charging Crowley for storage, and we don't get charged for using their space.

Allen: This has been going on for a long time. We need to get Crowley off the middle of the dock. The intent was always to eventually buy it. I would suggest that it be put in the budget to purchase it next year.

Brandon: There shouldn't be an issue with the title since Pacific / Alaska Fuel is part of Crowley Marine.

Allen: Just a technicality.

Thor: We have to follow municipal code and get a new appraisal.

Allen: If Council agrees we can let Crowley know we want it, so that they don't offer it to someone else.

M/M Recommendation to Council to purchase the property from Crowley once the appraisal is complete.

MOVED BY:	Thor Williams	Approved motion
SECONDED BY:	Clair Grifka	

VOTE ON MOTION	Passed unanimously
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D. Fiscal 2007 Capital Improvements

M/M To table this for discussion later this winter, this is something that will take several sessions

MOVED BY:	Allen DeSousa	Approved for discussion at October meeting. Has to be done by January. To be introduced April 15 th .
SECONDED BY:	Thor Williams	

VOTE ON MOTION	Passed unanimously
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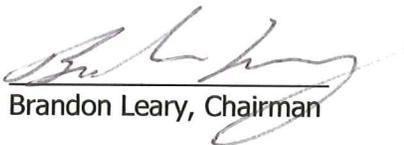
DISCUSSION

Nothing more to be discussed.

ADJOURNMENT:

NEXT MEETING: October 17, 2005

Respectfully Submitted:


Brandon Leary, Chairman

APPROVED THIS 19 **day of** December **2005.**

ATTEST:

Heath Martin, Port Director