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PORT COMMISSION MINUTES
APRIL 20, 1992

CALL TO ORDER Allen DeSousa called the regular Port Commission meeting of April 20, 1992, to order at 7:35 p.m.

ROLL CALL Present: Allen DeSousa, Allen Wintersteen, John Hawkins, Manning Konig, and Buster Richardson Port Director - Stuart Greydanus. Absent: Bruce Nerby (excused) Grant Fairbanks (not excused).

APPROVAL/MINUTES There were no minutes available for the last meetings due to garbled minutes of the March 16, 1992 meeting.

APPROVAL/AGENDA DeSousa asked that Item A, Port Ordinances be deleted because they have already been completed.

M/M by Konig, 2nd by Hawkins to approve the agenda as amended. Voice vote. Motion carried unanimously.

**PORT DIRECTOR RE-
PORT** Port Director report submitted to commission in writing. Port Director also reported on the Port boat, warehouse upgrade, piling at boat harbor and the local cooperative agreement with the corps.

**COMMENTS OF
COMMISSIONERS** None

**COUNCIL REPRESENTATIVE
REPORT** Wintersteen reported on the proposal submitted to the City Council regarding the outbound wharfage on fish. He reported that after some discussion the City Council was satisfied with the Port Director's recommendation.

COMMITTEE REPORT DeSousa gave a brief report on the take-over of the dock from the state. He will continue working on gathering information regarding the dock take-over.

PEOPLE TO BE HEARD None

OLD BUSINESS None

NEW BUSINESS Ben Barnes Fish Operation. Greydanus reported the petition submitted by Louie Andrew regarding designating lots 2, 3, and 4 from

general use to open space. Greydanus gave his reasons why he felt that it would not be in the best interest of the City not to redesignate lots 2, 3 and 4.

M/M by Hawkins, 2nd by Konig to recommend to the planning commission that the zoning in lots 2, 3, and 4 should not be changed from general use to open space. Voice Vote 3 to 1. Motion not carried. After more discussion on the issue, a motion was made by Hawkins, 2nd by Konig to reconsider the last motion. Voice Vote. Motion carried unanimously.

M/M by Wintersteen, 2nd by Hawkins to recommend to the planning commission that the zoning in lots 2, 3, and 4 should not be changed from general use to open space. Voice Vote. Motion carried unanimously.

M/M by Konig, 2nd by Hawkins to adjourn meeting.

Voice vote. Motion carried unanimously.

ADJOURNMENT

8:55 P.M.

CALL TO ORDER Allen DeSousa called the regular Port Commission meeting of May 18, 1992, to order at 7:32 p.m.

ROLL CALL Present: Allen DeSousa, Allen Wintersteen, John Hawkins, and Buster Richardson. Also present were: Port Director - Stuart Greydanus, Suzanna Maloy, Lloyd Samstrom, Tommy Chase, John Aker, Marc Hitchcox. Absent/not excused: Manny Konig and Grant Fairbanks .

APPROVAL/MINUTES M/M by Richardson, 2nd by Hawkins to approve minutes. Voice vote. Motion carried unanimously.

APPROVAL/AGENDA M/M by Nerby, 2nd by Wintersteen to approve the agenda. Voice vote. Motion carried unanimously.

PORT DIRECTOR REPORT Port Director report submitted to commission in writing. Port Director also reported that thawing caused problems with the floats, but they are in the process of being repaired. A jail crew has been lined up and the parts are on the way. Next year the floats will be pulled out for the winter.

Port Director also reported that 45 slots have been issued for the Small Boat Harbor. Telephones will be re-connected at the harbor after the water has receded

The new cement floor will be put in the warehouse after the floats have been repaired; approximately the middle of June, 1992.

Further explanation of river erosion project was given by the Port Director.

M/M by Hawkins, 2nd by Nerby to accept Port Directors Report. Voice Vote. Motion carried unanimously.

COMMENTS OF COMMISSIONERS Hawkins suggested that issues be added to the agenda by turning them in to the Port Commissioner Chair prior to the actual meeting.

COUNCIL REPRESENTATIVE REPORT Wintersteen reported on the Emergency Response Plan and how it only used the Port in a support function. He indicated that he had some questions in regards to the Port's contribution to this Plan. He stated that he would comment on these issues at the next Council meeting.

COMMITTEE REPORT DeSousa has not been able to complete the report due to unforeseen personal circumstances.

PEOPLE TO BE HEARD None

OLD BUSINESS None

NEW BUSINESS Moorage space designation. Greydanus reported that the Co-op will not be buying fish for Inlet Salmon, therefore the Yute Biat will need space along the seawall. (The vessel is 149' long.) The issues are as follows:

- Inlet would like the same spot that they have had in prior years.
- Inlet has a fish pump on part of the Co-op's land and on part of the State's land.

Greydanus reported that if the Yute Biat was moored on it's land, it would be too close to Inlet Salmon and the area would be too congested which would be potentially dangerous.

Another option was to moor the vessel just below the floating dock (which has been termed a "parkland", but actually is termed "general use" in the City Ordinance).

If the Co-op's vessel is moored below the floating dock; Richardson suggested that the Yute Biat have a log boom installed in order to prevent small boats from getting sucked under the barge.

Greydanus suggested that the dock should not be moved because it is too popular and the community is used to it being there.

Nerby opposed the mooring the Yute Biat below the floating dock because the area is the only place where the community can view the river.

Nerby suggested that the space not be allocated

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until the Co-op actually had a buyer.

Richardson commented that fish buying is very important to the community in that it provides much needed revenue for Bethel. River Marine is the only structure that the barge would be blocking.

M/M by Richardson, 2nd by Hawkins to allow Inlet Salmon to tie-up same as in previous years and the Co-op would moor just below the public access floating dock with a log barrier installed to prevent boats from getting sucked under. Voice Vote. Motion Carried.

M/M by Richardson, 2nd by Nerby to adjourn meeting. Meeting adjourned 8:28 p.m. Voice vote. Motion carried unanimously.

ADJOURNMENT

8:55 P.M.

CALL TO ORDER Bruce Nerby called the regular Port Commission meeting of June 15, 1992, to order at 7:35 p.m.

ROLL CALL Present: Bruce Nerby, Allen DeSousa, Grant Fairbanks, John Hawkins, Manny Konig, Buster Richardson. Also present were: Port Director - Stuart Greydanus and Suzanna Maloy. Guests present were: Jerry Galliard (KTC), Jim Lafavor and John Acre (Inlet Salmon).

APPROVAL/MINUTES M/M by Fairbanks, 2nd by Hawkins to approve minutes. Voice vote. Motion carried unanimously.

APPROVAL/AGENDA M/M by Konig, 2nd by Fairbanks to approve the agenda. Voice vote. Motion carried unanimously.

PORT DIRECTOR REPORT Port Director report submitted to commission in writing. Port Director also elaborated on issues regarding:

A. Small boat harbor:

1. Small boat ramp is in need of some type of repair. The dredging this winter created a big hole in which boat trailers get stuck when boats are being launched. Greydanus reported that the public works department will aid in putting gravel to patch up the holes. Question was raised whether to close the ramp. It was concluded that a verbal warning would be given during the "Talk to Talk" radio program.

2. Finger floats have been repaired and permanent anchors were put in. There is a need for more finger floats; Greydanus is researching some grant monies that might be available.

B. Kuskokwim Fisherman's Co-op:

1. Yute Biat will moor at the seawall on 6/1/92.

2. The co-op has a commitment for 300,000

M/M by Hawkins, 2nd by Konig to accept Port Directors Report. Voice Vote. Motion carried unanimously.

**COMMENTS OF
COMMISSIONERS**

Fairbanks had questions regarding the removal of derelict boats in the slough and along river. Greydanus reported that the Coast Guard is looking into the matter. The final suggestion was that Greydanus research the matter to determine whether this is included in the Port Ordinances and report on it at the next meeting.

COUNCIL REPRESENTATIVE REPORT

Wintersteen was absent.

COMMITTEE REPORT

There was no report.

PEOPLE TO BE HEARD

A. John Acre from Inlet Salmon was present to ask for some type of relief on the wharfage fee charged on fish outbound. His reasoning was as follows:

1. Inlet contributes to Bethel's economy by employing local people.
2. Trampler boats will continue to pay dockage fees.
3. Inlet is the only processors paying for both dockage and wharfage.

B. Inlet also asked that herring be taxed at a different rate from salmon. The argument was that the city is making as much money as Inlet on inbound and outbound herring.

C. Greydanus reported that he is charging the same as other ports.

D. Nerby suggested further discussion on subject for next meeting. The change will not affect any current billing to Inlet Salmon.

M/M by Richardson and 2nd by Hawkins to add to next months agenda: Request of Inlet Salmon for some type of wharfage fee relief on fish. Voice Vote. Motion carried unanimously.

OLD BUSINESS None

NEW BUSINESS

A. Change in boat removal procedure.

1. Jerry Galliard of Kuskokwim Transportation Company suggested that the Port (City of Bethel) be responsible for collection of money from boat owners to removal and put boats in the water. KTC would actually do the work and would charge the City a fee based on the procedure used. Galliard's argument was that the dock should be clear for operation by June 1st of each year. he stated that too often people want to leave their boats on the dock which hampers freight removal.

2. It was mentioned that D&G Services should have some input on the issue since they are also in the business of moving small boats.

3. The suggestion was to change the current storage agreement to include fees for taking out, putting in the boat and the first month of storage.

4. Galliard also suggested that the storage agreement contain language that had one rate for removal of boats by June 1st and another rate for boats moved after that date. Any boat moved at a later date would then be moved to the back of the dock and charged an additional rate for the additional moving. This would work as an added incentive for the owner to have the boat ready to put in the water by June 1st. The date to take boats out of the water would be October 1st of each year.

M/M by Richardson, 2nd by Hawkins to add to next meeting's agenda the issue of changing the storage agreement to include removal fees.
Voice Vote. Motion Carried.

M/M by Desousa, 2nd by Konig to adjourn meeting. Meeting adjourned 8:36 p.m.
Voice vote. Motion carried unanimously.

ADJOURNMENT

8:36 P.M.

PORT COMMISSION MEETING

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JULY 20, 1992

CALL TO ORDER Allen Desousa called the regular Port Commission meeting of July 20, 1992, to order at 7:37 p.m.

ROLL CALL Present: Bruce Nerby, Allen DeSousa, Grant Fairbanks, John Hawkins, Buster Richardson. Absent (Excused): Manny Konig. Also present were: Port Director - Stuart Greydanus and Suzanna Maloy.

APPROVAL/MINUTES M/M by Nerby, 2nd by Fairbanks to approve minutes. Motion carried unanimously.

APPROVAL/AGENDA M/M by Nerby, 2nd by Fairbanks to amend the agenda. Voice vote. Motion carried unanimously.

Wintersteen: Add Item E to Agenda. Bethel Fuel Sales would like to change billing time from 30 days to 90 days.

Fairbanks: Move Item D up to the first item to be discussed due to the fact that Nerby has to leave at 9:00 p.m.

PORT DIRECTOR REPORT Port Director report submitted to commission in writing. Port Director also elaborated on issues regarding:

A. Ralph Doyle using City land:

1. Need to set up lease for Ralph Doyle to use land for storing gravel and be charged wharfage on gravel that came onto the beach.

2. Suggested that set it be set up for bids.

B. J. B. Crow refuses to report fish tonnage and pay moorage claiming "riparian rights".

1. Fairbanks suggested that the Port write letters to attorney asking what J.B. Crow's rights are.

2. Richardson suggested billing Inlet Salmon for wharfage and/or fish tonnage.

3. Greydanus will talk to Acre and ask him for the amount. He will also call Alaska Dept of Fish and Game and ask for total fish tonnage for Bethel and then charge the difference to J.B. Crow.

C. Dredging of Small Boat Harbor:

1. Possibility that this will occur during the month of September after the finger floats are removed for the season.

2. Fairbanks suggested posting a sign to alert boaters where the water is shallow during low tide.

M/M by Hawkins, 2nd by Richardson to accept Port Directors Report. Voice Vote. Motion carried unanimously.

**COMMENTS OF
COMMISSIONERS**

Fairbanks: Add to next month's agenda the issue regarding Bush Air landing at the small boat harbor. Also wanted to know if there was any information regarding the derelict boats in Brown Slough. Greydanus stated that Brown Slough needed to be dredged and that the Port would need to find funding for this project, then the Port would be able to deal with the derelict boats.

Richardson: Phones at the small boat harbor are good. Greydanus stated that we are having problems with destruction and repair of the phones and that we are in the process of ordering new phones from GTE. Richardson also reported that the gravel that was put in the ramps at the small boat harbor has been disturbed by a jet boat; but, he did think the gravel was a good addition.

Hawkins: Appreciated Howard Elliott welding the ladders onto the seawall.

DeSousa: The log barrier that was required to be put on the Yute Biat has not yet been installed. Greydanus stated that he would follow-up on it.

Wintersteen: Questioned whether there were any more complaints about the late night noise from Ben Barne's operation. Greydanus stated that there had not been any complaints from the surrounding residences.

COUNCIL REPRESENTATIVE REPORT Wintersteen added Item E to agenda. Bethel Fuel Sales change in billing dates.

COMMITTEE REPORT DeSousa presented draft letter to Kit Duke regarding ownership of the Bethel City Dock. It was discussed in its draft form and would be followed up after a response was received.

PEOPLE TO BE HEARD None

OLD BUSINESS Port Ordinances - changes from attorney's office.

M/M by Wintersteen, 2nd by Richardson to accept changes of Port Ordinances regarding small boat harbor (Chapter 14.1) made by attorney and minor changes made by Hawkins and DeSousa. Voice Vote. Motion carried unanimously.

M/M by Nerby, 2nd by Hawkins to accept changes made in attorney's letter regarding remainder of Port Ordinances. Voice Vote. Motion carried unanimously.

NEW BUSINESS

ITEM A: Establishing Port as a department.

1. Greydanus stated that nothing will change if Port is a department, it will make the dock run more easily and efficiently. He already has the responsibilities of a department head, but is not actually defined as a department.

2. Any construction projects will be discussed with Public Works and will still try to do all projects in-house.

3. There would be a raise in pay for the Port Director, but it will be offset by the overtime that will not be utilized.

4. DeSousa mentioned that the Port is now the 5th largest port in Alaska since Greydanus has become the Port Director. This is an indication of the Port's ability to function as an independent department.

M/M by Nerby, 2nd by Hawkins to add to City Council agenda the issue of the Port becoming a separate department with Port Director as department head be brought before the next Council meeting on July 28, 1992. Voice Vote. Motion carried unanimously.

5. Wintersteen will add this issue to the next City Council meeting on July 28, 1992.

ITEM B: Wharfage relief on herring

1. Fairbanks suggested keep rate as it currently is and talk about it over the winter. His reasoning was that Kuskokwim processors paid the lowest price for fish, second to Goodnews Bay. His suggestion was to offer Inlet a break on wharfage if they would pass it on to the fisherman, i.e. more money per pound for fish.

2. Greydanus stated that he had called other ports and their response was that processors were charged for both inbound and outbound fish. Seward, in particular, was quoted as charging for inbound and outbound herring.

M/M by Richardson, 2nd by Hawkins to retain inbound fish wharfage and eliminate outbound wharfage for herring. Voice vote. For: Wintersteen, Richardson, Hawkins. Opposed: Nerby, Fairbanks, DeSousa. Tie vote. Motion fails.

M/M by Fairbanks, 2nd by Hawkins to take a 5 minute break.

Nerby leaves meeting.

Meeting reconvened at 9:05 p.m.

ITEM C: Storage agreement on dock.

1. KTC will charge two rates to take boats out of the water and put them back in. The Port in turn will charge one month storage and collect monies for taking boat out of water. The Port will then bill KTC for the monies. We would also be able to charge the customer extra to pay for administrative overhead.

2. Fairbanks suggest having the customer pay with 2 separate checks; one payable to KTC and one payable to City of Bethel. This would save time on billing and any liability on the part of the City of Bethel.

M/M by Fairbanks, 2nd by Wintersteen to let KTC handle their own billing and keep our storage agreement the same. Voice Vote. Motion Carried.

ITEM D: Ordinance 208 - Lease of property

1. Greydanus informed the commissioners that Harry Falkner, Jr. wants to lease land on the dock to store gravel that is to be used in Napaskiak. The Port will then be paid with gravel.

2. Fairbanks suggested that the gravel be "paid" on a regular basis versus paid at the end of the season.

M/M by Hawkins, 2nd by Richardson to support lease agreement and include in the lease that payment will be in the form of gravel at the "going rate" and that gravel will be delivered prior to the completion of the job.

ITEM E: Change in frequency of fuel thruput billing dates.

1. Wintersteen read letter from Warren Holbert and explained that it was heard at the last City Council meeting, but was postponed to the next meeting to be held on July 28, 1992.

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2. Wintersteen also reported that the finance committee had a meeting and recommended that the billing be changed from 30 days to 90 days.

3. Greydanus reported that the billing had been 90 days, but that when Bethel Fuel Sales purchased the company from Chevron, that the billing had changed to 30 days.

M/M by Fairbanks, 2nd by Hawkins to concur with Finance Department recommendation to change billing to Bethel Fuel Sales from 30 days to 90 days. Voice Vote. Motion carried. Fairbanks abstained his vote due to conflict of interest.

M/M by Wintersteen, 2nd by Hawkins to adjourn meeting. Meeting adjourned 9:55 p.m. Voice vote. Motion carried unanimously.

ADJOURNMENT

9:55 P.M.

PORT COMMISSION MEETING

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PORT COMMISSION MINUTES
AUGUST 17, 1992

CALL TO ORDER

Allen Desousa called the regular Port Commission meeting of August 17, 1992, to order at 7:38 p.m.

ROLL CALL

Present: Allen DeSousa, Bruce Nerby, John Hawkins, and Allen Wintersteen. Also present were: Port Director - Stuart Greydanus and Suzanna Maloy. Guests were: George Hohman, City Manager; John Acre, from Inlet Salmon, and Larry Elam, City Finance Manager. (Absent, not excused) Buster Richardson, Grant Fairbanks and Manny Konig.

APPROVAL/MINUTES

Minutes were corrected to include Allen Wintersteen in the portion of Roll Call. M/M by Wintersteen, 2nd by Hawkins to approve minutes as corrected. Voice Vote. Motion carried unanimously.

APPROVAL/AGENDA

M/M by Wintersteen, 2nd by Hawkins to approve the agenda. Voice vote. Motion carried unanimously.

**PORT DIRECTOR
REPORT**

Port Director report submitted to commission in writing.

The following issues were also discussed:

A. J. B. Crow dispute concerning his failure to pay fees to the Port.

Greydanus suggested that maybe it should be added to the next City Council agenda.

B. Wintersteen asked about the sign that should have been posted at the mouth of the small boat harbor.

Greydanus stated that 99% of people do not have problems with the channel. He also stated that he had made several trips into the channel and did not think it was a hazard.

Wintersteen said that he thought a buoy might be used to show some type of warning.

Greydanus stated that a buoy would be more dangerous, especially during low tide.

Nerby suggested that it would be a nice courtesy to have a small billboard posted for people who are not familiar with the channel.

C. Status of log barrier on Yute Biat:

Greydanus stated that Jack McMann from the Co-Op has reservations about installing the log barrier. He felt that he was being picked on because Inlet Salmon was not required to have a barrier.

DeSousa reminded Greydanus that it was a requirement for the Yute Biat to be moored at its particular location. He stated that the need for the barrier was due to the fact that the Yute Biat was moored next to a public floating dock.

Greydanus asked the commission if they wanted to take "action" against the Co-Op.

Hohman stated that people had been complaining that it was difficult to tie up to the float.

Hawkins offered a log that he has at his home for the Co-Op to use for the rest of the season.

It was suggested that Greydanus call the Co-Op tomorrow and inform them of Hawkins offer. Greydanus stated that he would.

D. Desousa asked whether the Co-Op had asked permission to open the guard rails.

Greydanus informed the commission that the Co-Op had not asked permission, but that he thought it was a good idea what they had done.

There was definite concern over the fact that the Co-Op had not been authorized to do this action before they actually did it.

COUNCIL REPRESENTATIVE REPORT

New Title 14 must be approved by the commission before it is submitted before the City Council public hearing on August 25, 1992. There is an addition, 14.02.001 which establishes the Port as a department. He had some concerns as to whether the City Council might reject the entire Title 14 because of this added section.

COMMENTS OF COMMISSIONERS

DeSousa had heard good things about the small boat harbor and people were glad to see money going back into the harbor. He also reported that the dredging was good and that he hoped to see Brown Slough dredged this winter.

COMMITTEE REPORT

DeSousa reported that Kit Duke had been by Lowell Humprey. He was also pleased because they had responded so quickly and had answered all his questions. He stated that the funding for the upgrade would be negotiated with them at a time when the commission decided if they wanted to proceed with this matter. DeSousa also said that the biggest concern in the operation of the dock was the purchase of a crane.

Nerby thanked DeSousa and Hawkins for all their work on this project.

PEOPLE TO BE HEARD

I. John Aker/Inlet Salmon.

A. He wanted to know what the rationale was for not approving wharfage relief. He dispelled the rumor that they would no longer use trampers. He also stated that Northland Services was being used to ship fish for the domestic market and the trampers were shipping fish destined for Japan.

Hohman was able to give an answer to Inlet Salmon. He stated that the City was in position to match Corp money; which was 1.6 million dollars. The increased fuel thruput doubled in order to meet the desired amount - it was achieved. The Corp also wants a match of 7 million dollars for the stabilization project. The wharfage fees were increased to show "good faith" on the part of the City of Bethel.

DeSousa stated that the Port had to act expediently (raising fees) or the Corp would

not allocate their part. He also assured Aker that the commission was not out to infringe anyone's operation. He stated that, "we want to keep all processors here in Bethel."

Greydanus stated that he had called other ports and that they also charged for inbound and outbound fish. He also stated that he had "heard that Inlet Salmon was going to make a lot of money on their fish."

Aker responded by stating that they had lost a lot of money on the herring this year. They will use it as a learning process and hopefully not repeat the same thing next year. He stated that they will buy the same amount of herring next year since they already own the tender boats.

B. Aker also questioned why they were being charged moorage rates for tender boats that are tied up their boats. He stated that they believed they should only pay for seawall space." He stated that they usually spend approximately \$2,000 - \$3,000 dollars before the beginning of the season on gravel in order to keep their working area clean. They also have to pay an additional charge for oil dumping. He believed that these services should be included in the price of moorage - as is done in other ports.

Greydanus stated that people around town would love to have their waste oil. For example, D & G Express would dispose of their waste oil.

Greydanus suggested that the tender boats could tie up in the middle of the rive and use a skiff to get back and forth to the shore

Hawkins suggested that the cost of additional mooring be passed on the owner's of tender boats.

DeSousa stated that the state is claiming that they are running out of money for any additional projects, therefore, we must charge a "users fee." He also mentioned that the Port Commission had sent out letters to all people who use the dock that asked for any suggestions that might improve the Port facilities.

Aker stated that the seawall road needs to be paved or the DEC is going to shut down all

operations.

DeSousa said that the land was reclaimed land by the State, therefore everything had to go through them.

Aker said that all these fees are making it harder to operate because of all the overhead they are having to pay. He informed the council that they have been hiring people outside of Bethel because people in Bethel do not want to work in the processing business. He stated that less than 10% of the locals work the entire season.

Aker suggested offering a sliding scale may be lower tax on herring.

DeSousa recommended that this be discussed again next winter. He also suggested that if Inlet would do more to keep money in Bethel, he "personally wouldn't mind lowering it."

II. George Hohman stated that he had invited the Corp team to explain the seawall project. The meeting is set for Thursday, August 27, 1992 at 8:00 p.m. (this was confirmed on August 26, 1992 via telephone).

OLD BUSINESS

Port Ordinance - Section 14.02.001 recommend that this be approved as addition to the document.

Wintersteen stated that he had some doubt as to whether this addition would pass. He asked that member of the Port Commission attend in order to show support for the port becoming a separate department.

Wintersteen also recommended that the Port Director document what the change in salary would be since Greydanus indicated that the difference in pay would be offset due to the fact that he will not be paid overtime. Wintersteen stated that Greydanus was sure to get pushed on this issue.

M/M by Hawkins, 2nd by Nerby to include section 14.02.001 (establishing the Department of the Port) as part of title 14 of the Port Ordinances. Voice Vote. Motion carried unanimously.

NEW BUSINESS

ITEM A: Bush Air should not be in the mouth of the small boat harbor.

1. Greydanus stated that the Council had approved that it operate at the end of the seawall. Council voted to let them operate there. This year he moved his operation to the mouth of the small boat harbor. Greydanus also reported that he is not able to communicate with Mr. Peltola because he had to take a police officer to their last meeting.

Wintersteen suggested making it an agenda item for next City Council meeting.

Hawkins suggested that maybe the "mouth" of the small boat harbor be defined more specifically in the Port Ordinances.

Nerby suggested that they should let the Port Ordinances pass as they are currently written and then amend them later.

ITEM B: Ownership transfer of City Dock

DeSousa would never recommend ownership to Council unless we can maintain it ourselves. DeSousa then asked Larry Elam (Bethel Finance Manager) his opinion on this issue.

Elam recommended that the Port Commission submit a plan for the Port for the next 5 years. Some items on the plan should include what projects are anticipated, where the projected monies will be spent. He also stated that we should apply for grants and that there are people in the City administration that are available to help with the writing aspect.

DeSousa wanted a commitment from all commissioners that they would all participate in drawing up this plan. Everyone agreed. Informal work session set up for Tuesday, September 1, 1992 at the Port office.

DeSousa also asked if everyone still wanted to continue with this process. The consensus was - yes.

M/M by Wintersteen, 2nd by Nerby to adjourn meeting. Meeting adjourned 10:08 p.m.
Voice vote. Motion carried unanimously.

ADJOURNMENT

10:08 P.M.

PORT COMMISSION MEETING

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SEPTEMBER 21, 1992

CALL TO ORDER Allen Desousa called the regular Port Commission meeting of September 21, 1992, to order at 7:32 p.m.

ROLL CALL Present: Allen DeSousa, Bruce Nerby, John Hawkins, Buster Richardson, Manny Konig. Also present were: Port Director - Stuart Greydanus and Suzanna Maloy. Guests were: Jerry Galiart/Manager of Crowley Marine Services, Dwight Lefner/Manager of D & G Express. (Absent, excused) Alan Wintersteen. (Absent, not excused) Grant Fairbanks.

APPROVAL/MINUTES M/M by Hawkins, 2nd by Richardson to accept minutes from August 17, 1992 Port Commission meeting. Voice Vote. Motion carried unanimously.

APPROVAL/AGENDA DeSousa suggested changing agenda as follows: Old Business: Add Title 14; New Business: Add Item E - Port Security. M/M by Hawkins, 2nd by Konig to approve of agenda as amended. Voice Vote. Motion carried unanimously.

PORT DIRECTOR REPORT Port Director report submitted to commission in writing. The following issues were also discussed:

A. DeSousa wanted J.B. Crow issue reported to attorneys.

Greydanus suggested that maybe it should be added to the next City Council agenda. He stated that he would brief Wintersteen and ask him to bring it up at tomorrow night's City Council meeting.

Nerby inquired as to whether part of the issue was regarding State reclaimed land.

DeSousa stated that the land is separate from seawall.

B. Konig verified that the finger float removal would be handled in-house.

C. Nerby asked what the status of the warehouse was. Greydanus reported that there are only 2 men working on the project, therefore, it is not going very fast. Hawkins commented on how good it looks and that Howard Elliott is doing a great job!

M/M by Richardson, 2nd by Hawkins to accept Port Director's report. Voice Vote. Motion carried unanimously.

COUNCIL REPRESENTATIVE REPORT

Council representative was not in attendance.

COMMENTS OF COMMISSIONERS

None

COMMITTEE REPORT

None

PEOPLE TO BE HEARD

None

OLD BUSINESS

Port Ordinance - New changes that were approved City Council were included in commission packets. It was stated that so far there has not been an "effective date" given. This would be reported to Wintersteen in order to bring it up at the next City Council meeting. It was also pointed out that the section regarding the Port as a department was not approved. This would be brought up at a later time.

NEW BUSINESS

ITEM A: Terminal Tariff

1. DeSousa cited from the a issue of the Tundra Drums regarding the removal of a fish box from the City Dock. He stated that the tariff should be updated in order to clarify fines, dates of permits and amounts.

Greydanus reported that he had spoken to the Port Director in Kodiak and he said that permits should be issued to help the dock work more efficiently. In this regard he thought there should be a limit as to how many stevedoring permit holders allowed to operate on the dock.

Greydanus suggested deleting all limited stevedoring permits. He also stated that he would like all future requests for stevedoring permits to be reviewed by the Port Commission prior to actual issuance.

DeSousa recommended adding a sentence to the end of the first paragraph. It would read: "after review by the Port Commission."

M/M by Richardson, 2nd by Hawkins to add sentence, "after review by the Port Commission" to the end of the first paragraph. Voice vote. Motion carried unanimously.

DeSousa also stated that the need a time frame for how long permit will be good for. It was decided that there will no longer be pro-rated permits. It is not fair to other permit holders who have paid full price. It was suggested that the City should limit general operators (only 2 per calendar year) and others could have "specialized" permits. These would be reviewed by the Port Commission and the two companies that would benefit the City the most would be the ones granted full-service permits.

M/M by Hawkins, 2nd by Richardson to add - (Limit 2) to the end of Full Service Permit (on page 7A). Voice vote. Motion carried unanimously.

DeSousa asked which permits the commission wanted to keep, change or delete. Greydanus suggested delete permit #3 (independent permit) and start from scratch.

M/M by Nerby, 2nd by Konig to delete type 3 (independent permit) from the terminal tariff. Voice vote. Motion carried unanimously.

It was then suggested to add "Specialty Permit" as the second type of permit and delete "Limited Permit". It was also suggested that the second sentence ("Holders of this permit will be subject to depart the dock during the period that Seattle based common carrier barges have reservations for the cargo dock") of Type 2 be included in the "Specialty Permit."

M/M by Richardson, 2nd by Hawkins to change Limited permit to Specialty permit. Voice vote. Motion carried

unanimously.

The following was suggested as language Specialty Permit: This type of permit allows the holder to provide a specialty service. (Keep second sentence) Holders of this permit will be subject to depart the dock during the period that Seattle based common carrier barges have reservations for the cargo dock.

M/M by Hawkins, 2nd Richardson to use above language for Specialty Permit. Voice vote. Motion carried unanimously.

It was also brought up what the rates should be for all permits. Everyone was in favor of making all permit rates \$500.00.

M/M by Richardson, 2nd by Nerby to make all rates \$500.00. Voice vote. Motion carried unanimously.

The issue regarding length of permit. It was agreed upon that the terminal tariff should read "calendar year" instead of annually or seasonal.

M/M by Nerby, 2nd by Hawkins to add "calendar year" to the last sentence of the first paragraph on page 7A. Voice vote. Motion carried unanimously.

M/M by Hawkins, 2nd by Konig to delete "Chevron, U.S.A." in the last paragraph of page 7. Voice vote. Motion carried unanimously.

M/M by Richardson, 2nd by Hawkins to table discussion on penalties portion of Terminal Tariff and Port Ordinances. Schedule a work session for Wednesday, October 7, 1992 at 7:00 at Port Office. Voice vote. Motion carried unanimously.

ITEM B: Seawall Moorage

DeSousa informed the commission about a meeting that was held with the Corp of Engineers regarding strengthening of the seawall tiebacks. He suggested that pretty soon the Corp of Engineers was not going to allow more than one marine

vessel to be tied to the seawall at a time. He suggested that the Port implement this immediately so that we would have it done before they "made" us do it.

Greydanus stated that he was against this proposal 100%. He stated that the Port would be losing out on a lot of money. He said it would be like "shooting ourselves in the foot."

Richardson stated that he thought it was a great idea to have a barge to tie up to whenever it was necessary. He suggested that we keep it the way it is until they tell us "no."

Hawkins volunteered to write a letter to the Corp of Engineers and ask them specifically what kind of things they would like to see done with the seawall moorage.

9:45 p.m. - 10 minute break

Item C: Five-year plan

DeSousa wanted to get a list from everyone for a 5 year plan and then he would submit a grand 5 year plan. One example was a ice house that would improve the quality of everyone's fish; which would then bring a higher price overall.

M/M by Nerby, 2nd by Richardson to switch Item E and Item D on tonight's agenda. Voice vote. Motion carried unanimously.

Item D: (new) Security on the Dock

Greydanus informed the commission that D & G would be willing to put vans along the beach to stop people from coming up that way. He also stated that the closing of Second Ave. gate will be discussed at the next planning commission meeting. Greydanus had several suggestion for improving security: 1. small security system in the office.

Richardson said he wanted someone physically present on the dock 24 hours a

day.

Nerby suggested additional lighting; possibly poles down the center of the dock.

Greydanus suggested addressing the Council at the 6 month budget revision to hire an extra person to work at night. We will prepare something to have at the "special meeting" on September 23, 1992.

M/M by Richardson, 2nd by Konig to schedule a special meeting on September 23, 1992 at 6:00 p.m. to discuss security on the dock. Voice vote. Motion carried unanimously.

Item E: Captain Atkins/Dredging

The were no bids on the Capt. Atkins.

Greydanus suggested selling them as a pair. Richardson suggested keeping them and using them to make money.

M/M by Richardson, 2nd by Konig to table this discussion for the next meeting. **Add Captain Atkins to next Port Commission Meeting (October).** Voice vote. Motion carried unanimously.

M/M by Nerby, 2nd by Richardson to adjourn. Voice vote. Motion carried unanimously.

Meeting Adjourned at 11:25 p.m.

ADJOURNMENT

11:25 P.M.



CITY OF BETHEL

P.O. Box 388 • Bethel, Alaska 99559

543-2297—Area Code 907

PORT COMMISSION MEETING MINUTES

December 21, 1992

CALL TO ORDER

Chairman DeSousa called the regular meeting of the Port Commission of December 21, 1992, to order at 7:30.

ROLL CALL

Present: Allen DeSousa, Allan Wintersteen, John Hawkins, Buster Richardson
Absent: Bruce Nerby (excused), Grant Fairbanks (excused), Manny Konig (excused)

Also present was Stuart Greydanus, Port Director.

APPROVAL/MINUTES

There were no minutes from the previous meeting.

APPROVAL/AGENDA

M/M by Wintersteen, 2nd by Richardson to approve the agenda as amended. Chairman DeSousa added Item B: Five Year Plan for the Port under Old Business. Voice vote. Motion carried unanimously.

PORT DIRECTOR'S REPORT

Port Director Greydanus reviewed his written report.

motion

M/M Hawkins, 2nd by Richardson to accept the Port Director's Report as presented. Voice vote. Motion carried unanimously.

COUNCIL REPRESENTATIVE'S REPORT

Councilman Wintersteen reported that Council accepted the low bid of \$9954.00 from Bartz Englishhoe and Associates to prepare a Land Use Plan on behalf of the City.

COMMENTS OF COMMISSIONERS

There was discussion on petitioning the State to abandon a portion of Second Avenue to the Dock. There was discussion on video camera security and taking over the ownership of the Dock from the State. There were comments of concern about a floating processor processing

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out in the river and the City not realizing any wharfage and moorage revenues.

PEOPLE TO BE HEARD Rick Pollack spoke on behalf of Willie Peterson, who lives on a Native Allotment across the entrance to the Small Boat Harbor. Mr. Pollack expressed concern of someone possibly drowning in the newly dredged entrance to the Small Boat Harbor because of the depth of the channel. Mr. Pollack requested that the City install some sort of float structure or emergency line for the Peterson family's safety. The Port Director and Mr. Hawkins indicated they would inspect the site the next day.

OLD BUSINESS

**Item A: Terminal
Tariff**

TERMINAL TARIFF

motion

M/M by Richardson, 2nd by Hawkins to table this item for a January 11 work session at the City Dock at 7:30 PM. Voice vote. Motion carried unanimously.

**Item B: Five Year
Plan**

FIVE YEAR PLAN

The Commission chose ten projects out of twenty-one possible. These ten were considered to be the top priority projects for the next five years. They are listed in no particular order of importance:

1. Establishing the Port as a Department of the City of Bethel.
2. Phase Two of the Seawall Project
3. More finger floats for the Small Boat Harbor.
4. Dredging of Brown's Slough to bridge.
5. Larger building for the Port office.
6. Security for the Dock.
7. Extend east side of Brown's Slough seawall to bridge.
8. Take over ownership of Dock.
9. Street side warehouse facility.
10. Better bumper system for cargo dock.

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motion

M/M by Wintersteen, 2nd by Hawkins to go on record to the City Council that these are the top ten Port priority projects that make up the five year plan. Voice vote. Motion carried unanimously.

NEW BUSINESS

**Item A: Designation
of Port Land**

DESIGNATION OF PORT LAND

Mr. Greydanus reported that the City received a ten acre parcel of land from BNC as part of the City's 14C entitlement. This land is located next to the Petro Port and the seawall pipe are stored on this property. He reported that currently there is no designation of control of this property, and the Port could incorporate this in its Terminal Tariff.

motion

M/M by Richardson, 2nd by Hawkins to submit a written proposal to the Planning Commission requesting that this land be designated as land under the control of the Port. Voice vote. Motion carried unanimously.

**Item B: Storage
Rate Proposal**

STORAGE RATE PROPOSAL

motion

M/M by Hawkins, 2nd by Wintersteen to table this item until the work session of January 11. Voice vote. Motion carried unanimously.

**Item C: Election
of Officers**

ELECTION OF OFFICERS

motion

M/M by Wintersteen, 2nd by Richardson to name Allen DeSousa as Chairman, John Hawkins as Secretary, and Bruce Nerby as Vice-Chair. Voice vote. Motion carried unanimously.

**Item D: Propose
Building to Port**

PROPOSE BUILDING TO PORT

There was discussion on the needs of more office space for the Port, and for a cost of approximately \$5000, the old City office building could be moved to the Port for

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additional office space.

motion

M/M by Hawkins, 2nd by Wintersteen to propose to Council to move the old City office building to the Port for additional office space. Voice vote. Motion carried unanimously.

motion

M/M by Richardson, 2nd by Wintersteen to adjourn the meeting at 9:58. Voice vote. Motion carried unanimously.

PASSED AND APPROVED THIS _____ DAY OF _____, 1993.

Allen DeSousa, Chairman

ATTEST:

Stuart Greydanus, Port Director