

MINUTES  
REGULAR COMMISSION MEETING  
OCTOBER 26, 2004  
PORT OF ASTORIA COMMISSION CHAMBERS

Chairman Larry Pfund called the meeting to order and took roll call.

Commissioners present: Larry Pfund, Dan Hess, Don McDaniel, Glenn Taggart, and Jim Bergeron.

Staff present: Peter Gearin, Rita Fahrney, Ron Larsen, Esther Jones, and Port Attorney Heather Reynolds.

Others present: See sign-in sheet.

CHANGES TO THE AGENDA. Commissioner Pfund called for changes to the agenda. Peter Gearin asked to add consideration of the addendum to Astoria Pacific Seafood's lease between items six and seven.

MINUTES

- (A) Workshop Meeting, September 14, 2004
- (B) Special Meeting, September 14, 2004
- (C) Regular Meeting, September 21, 2004
- (D) Workshop Meeting, October 12, 2004

Commissioner McDaniel moved to approve the minutes of the aforementioned meetings. Commissioner Bergeron seconded the motion. The motion carried unanimously.

VOUCHERS FOR THE MONTH OF SEPTEMBER 2004. Commissioner Taggart reported he received the vouchers for the month of September and moved to approve them. Commissioner McDaniel seconded the motion. The motion carried unanimously.

PUBLIC COMMENT. Commissioner Pfund called for public comments. None was given.

CONSENT AGENDA.

- (A) Bill Cook, Amendment to Employment Agreement.

Peter Gearin reported that since the statement of "years of service" is in the paragraph about vacation accrual, it needs to be clarified to state that the years of service that date back to the Astoria Mooring Basin should be used to determine all benefits. Therefore, approval from the commission is requested.

Commissioner Bergeron moved to accept consent agenda. Commissioner McDaniel seconded the motion. The motion carried unanimously.

(B) Addendum to Astoria Pacific Seafood lease.

Astoria Pacific Seafoods requested an extension of their property with the port. Moving utilities were a large expense, though an agreement with APS to prepay their lease for the port to cover the added expense. With the project completed, the port did the utilities and APS did the building, the port now has the verbal to add in the additional space, rent, and provisions by which the prepaid lease will be amortized. Once Mr. Bornstein arrives in town to sign the lease and deliver funds, we can go ahead and pay the bills incurred with the expansion. Discussion followed on the length of time taken to satisfy vendors who did work on the expansion project. Heather Reynolds stated she will not approve the lease until legal are completed with a couple of items mentioned in regards to the addendum. Commissioner Bergeron moved to approve the addendum to the APS lease. Commissioner Hess seconded the motion. The motion carried unanimously.

FLEXLEASE LOAN – DREDGE EQUIPMENT RESOLUTION 2004-17

The port is hoping commissioners approve Resolution 2004-17, which is financing for a FlexLease loan for \$105,000 that will go towards improvements to increase the efficiency of the ports dredge equipment. Permits have been delayed due to concentrations of DDT in the West Mooring Basin and Slip 1.

Discussion followed in regards to the costs involved in alternative dredging. Usually the dredge spoils are placed in the "flow lane", but due to the contaminants, it forces the port to build weirs on Pier 3, where the spoils from the West Mooring Basin and Slip 1 can be dumped.

The U.S. Army Corps of Engineers are making the approval a priority and working with the National Marine Fisheries Service whose agency needs to approve of the solution. Once the permits go through, possibly in December this year, the equipment purchased with the loan will give us higher production. Commissioner McDaniel moved to approve Resolution 2004-17 approving the FlexLease loan for the dredge equipment. Commissioner McDaniel moved for approval. Commissioner Hess seconded the motion. The motion carried unanimously.

LEKTRO PROJECT

- (a) Approval – Grant/Loan from the OECD Special Work Fund
- (b) Approval – Grant N.W. Oregon Economic Alliance

- (c) Resolution 2004-18 Authorizing Sole Source – Architect for Lektro Project
- (d) Resolution 2004-19 Authorizing Sole Source – Engineer for Airport Water System

The port is asking the commission to conditionally approve a \$3.3 million loan/grant from the Oregon Economic Community Development Department (OECDD). The monies will be used for the expansion of the Lektro facility and at the Astoria Regional Airport in Warrenton. It includes building water and moving of fuel tanks. Commissioner McDaniel moved to approve the loan/grant and Commissioner Taggart seconded the motion. The vote carried unanimously.

Also, looking for approval from the commission is a \$46,200 grant from the Northwest Oregon Economic Alliance for the engineering design and surveying for the water tank. Commissioner McDaniel moved to conditionally approve the grant and Commissioner Bergeron seconded. The vote carried unanimously.

Ron Larsen reported he has a notice of award, although it does not have necessary paperwork. It could take 4-6 weeks to get the contract.

Resolution 2004-18, a sole source for authorization to approve a contract with architects, Barrentine Bates Lee AIA for the architectural designs of the Lektro facility expansion. Commissioner Taggart moved to approve the contract, and Commissioner McDaniel seconded. The motion carried unanimously.

Also voted on, was the go ahead authorizing, Resolution 2004-19, a sole source, contract No. 1 with JB Rankin Engineering for the water tank's engineering services. Commissioner Taggart moved for approval and Commissioner McDaniel seconded the motion. The motion carried unanimously.

#### CONSIDER AWARD OF CONTRACT – SECURITY ENHANCEMENTS

Up for consideration is a \$322,500 grant from the Transportation Security Administration for security improvements to Pier 1. Commissioners decided to initiate a contract with EC Wadsworth to begin the project. Commissioner Bergeron moved to approve and Commissioner McDaniel seconded the motion. The motion carried unanimously.

#### CALENDAR SCHEDULE

The possibility to change the regular meeting time was brought up for consideration to all commissioners. The regular meeting currently starts at

6:00 p.m.; Peter asked if starting the meeting earlier might work for everyone. It was decided to keep the 6:00 p.m. schedule due to allowing the public to participate.

The airport master plan meeting is set for October 28, 2004. Several community members are invited to attend.

The port will host an open house Thursday, November 4, 2004 at the port's administration offices as a "thank you" to all cruise ship volunteers. The Cruise Committee is also invited. We plan to serve cake and refreshments from 1:30 to 4:00 p.m.

A joint commission meeting is set for December 7, 2004 with commissioners from the Port of Portland and the Port of Astoria. The time is still set to be arranged.

Dan Hess explained he planned to attend the Portland Leadership Economic Summit on December 6, 2004. Don McDaniel expressed interest in attending also.

Also, there were no immediate changes to the calendar schedule.

## REPORTS

Finance. Peter Gearin reported on financials said we are over budget due to outside repairs, paving and rock replacement on Pier 1. Also, a proposal is off to the Department of Environmental Quality to clean up the contamination underground at the ports' property. The plan is to install "breather pipes" in the ground.

## COMMISSION

Commissioner Don McDaniel reported on projects:

- ColPac is going well. There have been 49 sites identified. Included in those sites, are Clatsop, Columbia, and Tillamook counties.
- Area Commission of Transportation working on new bi-laws and charter.
- Don giving economic development presentations to Warrenton Kiwanis and Seaside Chamber for Community Development

No reports from Commissioner's Hess and Taggart had no reports. Commissioner Jim Bergeron reported:

- The search for the new CREST Director. Ad in newspaper. Christy McDonough serving as interim Director presently.
- Attended a workshop on the mouth of the Columbia River dredge corps.
- Oregon Coastal Zone meeting in Newport at end of week. Topics were how oceans to be managed. Groups need to get together and compare notes.
- Oregon Ocean Planning Group on stand-by.

Commissioner Pfund had no reports.

#### OTHER BUSINESS

Commissioner Taggart commented on the Marina report regarding the sea lion nuisance. The issue has been on-going for some time. Oregon Fish and Wildlife stated that it is out of their hands. The cost is too much to take on. Letters would help if they were sent to that particular agency with complaints to get their attention.

There being no other business to discuss, the meeting was adjourned.