

MINUTES  
PORT OF ASTORIA  
SPECIAL MEETING  
OCTOBER 6, 2005  
PORT COMMISSION CHAMBERS

Chairman Jim Bergeron called the Special Meeting to order and took roll call.

Commissioners present: Jim Bergeron, Don McDaniel, Dan Hess, Glenn Taggart.  
Larry Pfund arrived during the meeting.

Staff present: Peter Gearin, Bill Cook, Rita Fahrney and Port Attorney, Heather Reynolds.

Others present: Jeff Nelson

CONSIDER APPROVAL – INTERGOVERNMENTAL AGREEMENT BETWEEN PORT OF ASTORIA AND CITY OF WARRENTON. Peter Gearin reported the City of Warrenton needs the Port of Astoria to enter into an intergovernmental agreement with Warrenton agreeing to pay a portion of the cost for extension of the water main project to bring improved water supply piping from the intersection of Highway 101 and Dolphin avenue to Port property along Airport Road. The City of Warrenton has delayed entering into the contract with Jim Wilkins until an agreement with the Port has been signed, but needs to act quickly to award the contract in order to assure the contractor can obtain the pipe at original price quoted. Warrenton only has funds to bring the pipe to Marlin Ave. Completion of Lektro's expansion is dependent on getting the improved water supply.

Gearin explained the Port's share of the remainder of the project is 39% or \$328,341. There are two options to fund the expense. The City of Warrenton has offered to let the Port reimburse the City by paying interest only of 2.5% on the unpaid balance annually for a five-year period followed by payment of the Port's cost beginning December 2011 for a five-year period. The other option would be to request a loan from the Oregon Economic and Community Development Department, which would provide for a longer-term payout.

Heather Reynolds noted changes have been made on the Intergovernmental Agreement after they were distributed to the commission. She pointed out the schedule of payments reflect actual dollar amounts the Port will pay and the agreement clarifies the Port can impose surcharges against users of the service to recapture costs. Additionally, Warrenton has addressed issues about the

unusual amount of water coming into the sewer system from the Airport and responsibility for the Port to correct the problem and pay for it.

Brief discussion followed on the terms of the repayment options. Commissioner Hess moved to approve the Intergovernmental Agreement between the Port of Astoria and the City of Warrenton Regarding Extending City of Warrenton Water Mains and Excessive Wastewater Inflow and Infiltration from Port of Astoria Property. Commissioner McDaniel seconded the motion. The motion carried unanimously.

PACIFICORP EASEMENT – ENGLUND MARINE. Heather Reynolds reported in June the Commission approved an easement with PacifiCorp to supply power to the Englund Marine site. The easement presented today has the power re-routed differently than the previous easement, with the conduit placed in a different place, accurately reflecting the location. Commissioner McDaniel moved to approve the PacifiCorp Easement. Commissioner Pfund seconded the motion. The motion carried unanimously.

Bill Cook reported the following:

- Confirmed dates for commission participation in the upcoming Fish Expo event.
- He met recently with H & B Yacht Company from St. Helens who had previously rented the old Niemi Oil site. They are now interested in re-locating at the Port, utilizing property by Englund Marine's development. This is in line with the Port's desire to attract additional supporting industries into the area.
- Columbia Pacific Marine Works building is being prepared to be moved and as soon as their land lease is approved the sale of the building will commence per earlier commission action.

At the October Regular Commission Meeting, presentations will be made on the Transportation Impact Study findings and the Master Plan review. Discussion followed on changing the date of the regular meeting to better accommodate commission schedules. It was decided to change the Regular Monthly Meeting date to October 25<sup>th</sup> and cancel the workshop session for the month.

Peter Gearin provided an update on plans for dredged materials.

There being no further business, the Special Meeting was adjourned.