

**PORT OF ASTORIA**  
**SPECIAL MEETING MINUTES**  
**OCTOBER 13, 2009**

**I. CALL TO RORDER/ROLL CALL**

President Hunsinger called the Special Meeting to order at 6:00 pm and took roll call.

Persons present were:

Commissioners: Bill Hunsinger, President; Floyd Holcom, Vice-President; Dan Hess, Secretary; Jack Bland, Treasurer; and Larry Pfund, Alt. Secretary/Treasure (who arrived at 6:34 pm)

Staff: Jack Crider, Executive Director

Also present was Janet Farstad and Lesle Palmeri

News Media: Joe Gamm, The Daily Astorian and Jeff Nelson, KAST Radio

Guests: Lori Durham, Ted Thomas, Pam Hunsinger, and Steve Fulton

**II. CHANGES/ADDITIONS**

Add: 7.B. Dredging Update

**III. LEASE ORDER 2009-30 / EAST END COFFEE COMPANY**

Jack Crider explained that the coffee drive through business had been vacant for quite a while as they tried to reorganize. The Lease Agreement is with the same vendor but the footprint has been adjusted to land size of 70' x 35' and rent at \$252.00/month. Term is 1 year + 1.

Commissioner Holcom sited a potential conflict of interest due to owning adjacent property and stated he would abstain from voting.

Commissioner Bland moved to approve Lease Order 2009-30 to Teresa Nichols, dba East End Coffey Company, seconded by Commissioner Hess.

VOTE: Yes Commissioners Hunsinger, Hess, and Bland

Abstain: Commissioner Holcom

**IV. CONNECT III PROJECTS**

Jack Crider proposed several project for Connect III Grant Program, whose applications are due November 20.

**AVIATION:**

- Hangar & Shop for Seaport plane \$500,000– to construct 10,000 sf metal building for overnight storage of Seaport aircraft that will protect the aircraft from any damage and eliminate morning de-icing. Match would be a loan from Special Public Works Fund repaid with fees.
- Lower minimum flight ceiling \$2,000,000 – to reduce flight minimum to 200' @ 3/8 mile in order to allow more flights during adverse visibility. To obtain the reduced minimum from 300' to 200', FAA will require obstruction removal, parallel taxiways, and increased approach light system. Some portions of the improvements may be eligible for FAA

funding. Match would be a loan from Special Public Works Fund repaid with fees.

- Combination of projects (hangar and lower minimum)

**Discussion:**

Since the state has already invested \$3.5 million in passenger service, it would seem that continuing to improve Seaports conditions would be met with approval.

Possibility of moving a wall in the new T-Hangar to accommodate the aircraft.

Coast Guard coming with fixed wing aircraft will need infrastructure improvements and lower minimums.

Airport Advisory Committee could help get letters of support.

Both projects were recommended, but with separate applications.

**RAIL:**

- Spur and Siding for North Tongue Point Site \$500,000 – to install 2,100' rail from existing line to spot cars and run around train. Cost estimated at \$200/lf. Match would be a loan from Special Public Works Fund repaid with fees.

Commissioner Holcom recommended increasing the amount to \$2 million and including two automated turnstile bridges at John Day and Blind Slough. Volunteers now manually operate the bridges. The state has been aware of the issue for a long time for the need to repair the bridges in order to use the rail line. Eventually would need 3,000' siding at Tongue Point.

Project was recommended along with increase for two bridges.

**MARINE:**

- Astoria Warehouse Crane & Trailer Chases \$3,000,000 – to purchase a wheeled crane for use on Pier 1. There is a niche in the cargo market for loading containers. It would take 3,000 trucks off highways. 215 containers go thru the Locks. Crane would be multi use and movable, similar to the crane once owned by the Port. Match would be a loan from Special Public Works Fund repaid with fees.

Jack Crider said this is a separate crane than the one being requested from the TIGAR grant for Santa Maria Shipping.

Commissioner Pfund entered the meeting at 6:34 pm.

Project recommended to proceed

- Anchorage \$1,000,000 – to install 8 (\$100,000 each) mooring buoys for use by transient ships; includes cost for engineering/environmental assessment. Research of moorage users revealed the need of a more efficient way to tie up and tug service. Match would be a loan from Special Public Works Fund repaid with fees.

Commissioner Hunsinger noted the liability if buoys break loose and expressed concern that it creates obstructions for the 250 gillnet fishermen who drift net on the river and might have a problem with permanent buoys in the middle of the drift.

Jack Crider said steamship operators, bar and river pilots, shipping agents and the Coast Guard have expressed strong support of the project.

Commissioner Pfund said the variable of anchor movement would be resolved and should reduce the liability of anchoring.

Project needs more research and bring back to next meeting.

- Stand by tug service \$1,200,000 – to subsidize start up operating costs of 800 ships @ \$70. for 2 years. Match would be a commercial loan. Match would be a loan from Special Public Works Fund repaid with fees charged to vessels coming up the Columbia River.

Project recommended to proceed.

**V. SOUTH COUNTY FLOOD STUDY**

Clatsop County is facilitating an effort to solve the flooding problem just east of Seaside that restricts access to the coast. A hydrological analysis of the area is needed in order for ODOT to design a resolution for the problem, but ODOT does not have funding. The Port was invited to participate in the preliminary study whose total cost will be \$62,000. Following is a list of entities and their contributions.

<u>Entity</u>	<u>Contribution</u>
ODOT	\$30,000
Clatsop County	\$15,000
City of Gearhart	\$ 5,000
City of Seaside	\$ 5,000
City of Cannon Beach	\$ 5,000
Port of Astoria	<u>\$ 2,000</u>
Total	\$62,000

Commissioner Bland moved to approve to participate with \$2,000. seconded by Commissioner Holcom.

VOTE: Yes Commissioners Hunsinger, Holcom, Bland and Pfund  
Commissioner Hess was out of the room and did not vote.

**VI. OSU PROPERTY APPRAISAL**

Jack Crider explained that the Port sold property at the East Mooring Basin to OSU on Sept. 6, 1978 for \$64,000, and believes there was a reversionary clause. OSU wants to sell the property back to the Port with a long term payoff – no cash payment. Cost for an appraisal would be shared 50/50.

Consensus of the Commission was to proceed.

**VII. T-HANGAR RFP SELECTION – NOTICE OF INTENT TO AWARD**

After seven submittals responded to the RFP, three contracting firms were selected for further research. John Overholser looked at representative structures built by the three contractors to see the quality of the different building kits. The proposed T-hangar was then changed to separate the structure between the seven nested T units and the three executive units. The roller design was changed to #12 railroad iron with flanges at the bottom. Cost was 50% of evaluation criteria.

The evaluation process was completed by Jack Crider and John Overholser:

<u>Submittal Contractor</u>	<u>Points</u>	<u>Total</u>
Rehfeldt Construction	96 & 99	195
Centrex Construction	85 & 78	163
Dalke Construction	76 & 80	156

Commissioner Bland moved to approve the Notice of Intent to Award a Contract to Rehfeldt Construction in the amount of \$399,960, seconded by Commissioner Holcom and unanimously approved.

**VII.B. DREDGING UPDATE**

Commissioner Hess said dredging season was coming up and questioned if the Port was ready.

Jack Crider said the Port has incurred about \$10,000 getting ready. Halten was hired to tune two CAT engines, dredge pipe elbow coupler was repaired by shipping it to Alabama at a \$8,000 cost, and propane tanks have been converted. Great Lakes Dredging is doing soundings and will develop a dredge plan. The Port is seeking permission to dredge the “hump” at the entrance to the west mooring basin, 700-800 cubic yards need to be removed. A great year is expected.

**VIII. PUBLIC COMMENT**

Jeff Nelson asked is the TIGER grant was still going?

Jack Crider answered yes.

**IX. RECESS TO EXECUTIVE SESSION at 7:14 pm.**

**X. EXECUTIVE SESSION at 7:20 pm IN ACCORDANCE WITH ORS 192.660 (e) TO CONDUCT REAL PROPERTY TRANSACTIONS AND ORS 192.660 (h) CONSULT REGARDING LITIGATION**

**XI. RECONVENE SPECIAL MEETING at 8:52 pm**

- A. Meeting Notice  
Oct. 16/1:00 pm in Newport – Airline Consortium  
Oct. 16/10:30am to 6:00pm – Last cruise ship  
Nov. 4 or 5 – Tongue Point Open House  
Soon??? – 100 year committee  
Nov. 19 to 21 in Seattle – Pacific Marine Expo

Tongue Point Open House date was questioned for a week day. Recommended to have it on the week end when people were not working.

- B. Commissioner Holcom stated he will be absent for the next meeting and from Nov. 2 to 17.

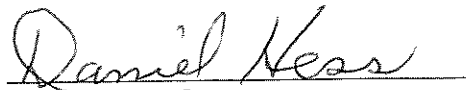
**XII. ADJOURNMENT at 8:56 pm**

Submitted by Janet Farstad

APPROVED

  
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William L. Hunsinger, President

ATTEST:

  
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Daniel Hess, Secretary