

MINUTES  
REGULAR COMMISSION MEETING  
NOVEMBER 15, 2005  
PORT OF ASTORIA COMMISSION CHAMBERS

Chairman Jim Bergeron called the Regular Meeting to order and took roll call  
Commissioners present: Jim Bergeron, Larry Pfund, Dan Hess, Don McDaniel, and Glenn Taggart.

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

Others present: See sign in sheet.

CHANGES TO THE AGENDA. Chairman Bergeron called for changes to the agenda. Pavement Management Project and Amendment #1 to the NOEA grant requested by Ron Larsen.

MINUTES: Regular Meeting, October 25, 2005  
Special Meeting, November 3, 2005

Commissioner Hess moved for the approval of minutes. Commissioner Taggart seconded the motion. Commissioner McDaniel abstained from the vote as he was on vacation and was excused. The motion carried unanimously.

VOUCHERS:

Commissioner Hess reviewed the vouchers for the month of October, moved to approve them. Taggart had a question on one of the expenses. A Builder's Risk payment was listed for the Bornstein building project. It provides insurance during construction and is also part of the project cost. The port can obtain the insurance at a better rate than if the contractor would buy it themselves. Commissioner McDaniel seconded and the motion carried unanimously.

PUBLIC COMMENT:

Chairman Bergeron called for public comment. None was received.

APPROVAL:

DEPARTMENT OF STATE LANDS LEASE AMENDMENTS; ML-6136, ML-9609, ML-10463, and ML-10464. Due to reorganization at the department, changes to the billing mailing address in our lease stipulate an amendment is required. Also requested was to provide reports on the annual revenue for the marina through the end of the year. Commissioner Taggart moved to approve amendments to waterway leases. Commissioner Hess seconded the motion. Motion carried unanimously.

AMENDMENT No1 TO CONTRACT 0216. Ron Larsen, airport manager asked the commission to approve the amendment to the NOEA grant for an additional \$100,000 for the water main and aviation fuel tank improvements. It is tied to surveying and engineering work. Will pay for the additional distance from the original plan. All tied in to the Lektro project and the jobs it will provide. NOEA getting credit for some of the jobs created per Larsen. The requirement to provide the jobs is through the state (OECD). Motion to approve the amendment made by Commissioner McDaniel. Chairman Bergeron seconded the motion that carried unanimously.

#### OTHER ISSUES:

Ron Larsen, Airport Manager, reported The Pavement Maintenance Project, being a state run project, with the state paying for seventy-five percent and the port paying the remainder (25%). The port is using Federal Aviation Administration monies (non-primary airport funds) to pay for their part. Funds are from the remainder from 2004 (\$20,000) and a portion of 2005 funds (\$25,000). In turn, the port spent none of their money. Larsen is asking the commission to authorize him to sign the paperwork to submit to the FAA in order to pay the state out of port's funds. Commissioner McDaniel made a motion to allow Larsen to sign. Commissioner Pfund seconded the motion that carried unanimously.

#### CALENDAR SCHEDULE:

Staff and commissioners set up to be at the booth for the fish expo in Seattle.

#### REPORTS:

Peter Gearin reported the financials are ahead of last year. An increase in rental income contributed. Fuel revenues up substantially. Dockage and vessel services up since last year; cruise ship visits contributing to the rise. Pier activities income (cruise committee income) up substantially. Expenses are well under income.

In the aged receivables department, tenants are paying their debts. Some airport tenants are also recovering. The espresso shop behind in their rent is promising to pay the port. A tenant in the main port office is currently being padlocked out of his office for non-payment of their rent. Many others are paying past due amounts and Commissioner McDaniel congratulated Gearin for the effort that has gone into improving the situation.

On the dredging front: currently workers are now moving the materials off the DSL property to build permanent containment for the mooring basin dredge spoils. No permits for the clamshell or flow lane as of now. Envirologic Resource's Tom Calabrese is confident the clamshell permit will come through in January.

The port has been asked to rent out the dredge for \$60,000 a month. The use could range from 40-90 days. Depending on the outcome of the permits, renting the dredge could present a problem if the permits would finally come through. With the flow lane permit being a long shot, a decision may be made to lease the dredge out. Income of the rental will go a long way. Dredging for the future may be only clamshell. More discussion followed on dredging. The face of Pier 1 is critical for the cruise ship visits.

Commissioner Hess reported attending the CEDC meeting. Commissioner Pfund came to watch the green building being moved. It's an interesting process to watch. The building weighs 120 tons. The largest one moved by the company was 2,400 tons. Commissioner Taggart reported the next Energy Committee meeting tomorrow, November 16<sup>th</sup>, moving along. McDaniel had nothing to report, being on vacation. Chairman Bergeron attended a couple of meetings: an OPAC (Ocean Policy Advisory Committee) meeting, becoming a member on request by the local fishermen. He reported in depth what the committee hopes to accomplish. Another meeting dealt with the conditions of the oceans. Also, a meeting with some fishermen, Ann Richardson, and Debbie Boone was successful. Commissioner Don mentioned attending the renewable energy meeting he thought was very well balanced. Many items dealing with resources were discussed.

Chairman Bergeron called for other business. With none, the regular meeting was adjourned.