

MINUTES
PORT OF ASTORIA
WORKSHOP SESSION
DECEMBER 13, 2005
PORT COMMISSION CHAMBERS

Chairman Jim Bergeron called the Workshop Session to order and took roll call.

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

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

Others present: Jeff Nelson, Kate Ramsayer.

REPORTS FROM STAFF.

Ron Larsen, Airport Manager, reported the following:

- Met with Lektro contractors, framing is going up now. It is expected the project will be completed in February. Eric Paulson is planning a grand opening ceremony for February 24th.
- The 3,900-foot section of the water main project, being funded by the Port, is completed. He explained where the pipe is being installed and noted the project should be completed end of December or first part of January.
- He expects the new fuel tanks to be delivered Christmas week or early in January.
- The Port will be awarded a \$280,000 grant from the FAA for taxi-lane improvements and fill for the site where two new sets of T-hangars will be built. The funds are not available for the building construction, estimated at \$500,000. Port will go through Oregon Economic Community Development for funding, using the revenue source provided by renting the new hangars for repayment of loan.
- The 2005 Astoria Regional Airport Certification Manual has been completed, reviewed and approved by the FAA. Due to heightened security issues, there are now more stringent standards for certification.

- The Airport now has an approved Wildlife Management Hazard Plan. The first training class was completed. While the big problem with elk has been solved, there remains other wild life such as geese and seagulls to deal with.
- Commissioner McDaniel requested information on Seaside Airport's plans and whether Port staff was able to assist. Larsen reported he has written and spoke with a person named Jason who is interested in the Port's old fuel tanks. He also put Jason in touch with the Oregon Department of Agriculture regarding grant funding that may be available.
- The next Airport Master Plan meeting will be held sometime in January and will be coordinated with the FAA to be in attendance.

Ken Smith, Marina Manager, reported the following:

- The Portland Boat Show will be held in January. He distributed a sign-up sheet for commissioner's to mark when they can attend to represent the Port.
- The East Basin launch ramp work is progressing with 60 feet of the ramp completed.
- The West Basin, phase three project bids came in much higher than the estimate. He handed out a budget projecting the costs. Peter Gearin explained the industry is plagued with higher costs and staff is working to reduce the project cost. Ken Smith went to Dixon California, where the floats are being built, to inspect them and was impressed with the quality. They will be shipped soon after Christmas.

Peter Gearin, Executive Director, reported the following:

- The cost for Bornstein's building has increased to \$10.8 million. Staff and Jay Bornstein are working with OECDD on terms and conditions for the increase in cost, utilizing creative financing. He explained there will be balloon payments, a shorter amortization schedule and lower interest. An amendment to the loan will be presented to the commission at their regular monthly meeting for consideration.
- On December 1st a Sause barge broke free from it's mooring, due to a ship wake. In attempt to retrieve the barge, a tug overturned injuring the captain. Gearin noted the Port passed an ordinance in 1910 addressing ship speeds. Gearin has talked to the Pilots whom have agreed to try to "slow down". He read a memo he prepared addressing the ship wakes

and the damages to the Port piers and West Basin marina as a result of them. With the West Basin rebuild there is more water flow underneath the breakwater. He is researching obtaining a device that can determine and monitor surges. Considerable discussion followed on jurisdiction, speed limits, how ship designs have changed and methods of monitoring wakes. Mr. Gearin will further address the concerns with the Bar Pilots.

- It is now mid-December and the Port has no permits to dredge. He introduced Eric Laschever, who Gearin reported has been working with the Port on permits and may have identified a way to get back on track for obtaining a flow-lane permit. Mr. Laschever stated for dredging year 2005/2006 the focus is to progress with regulatory agencies for securing a permit for flow-lane dredging the face of pier one, Bornstein's area and other areas at the port as needed. He thought recent meetings with federal agencies went well and they may have a way to get a program together for dredging needs. Should know by mid-January. Peter Gearin discussed the use of dredging and placing material in upland sites and how it would be cost prohibitive, with no facility large enough to accommodate all dredge spoils. Discussion followed on dredging methods, permit progress and possible options for dredging. Gearin reported he is cautiously optimistic that there will be resolve in order to complete needed projects.

There being no further business, the workshop session was adjourned.