

MINUTES
PORT OF ASTORIA
REGULAR COMMISSION MEETING
OCTOBER 25, 2005
PORT COMMISSION CHAMBERS

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

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

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

Others present: Jeff Nelson, Kate Ramsayer, Rick Kuehn and Steve Schroeder.

CHANGES TO AGENDA. Bill Cook stated Agenda Item #6B Port of Astoria Master Plan Presentation has been cancelled.

CONSIDER MINUTES: WORKSHOP, SEPTEMBER 13, 2005; REGULAR MEETING, SEPTEMBER 20, 2005; AND SPECIAL MEETING, OCTOBER 6, 2005. Commissioner Pfund moved to approve the aforementioned meeting minutes. Commissioner Hess seconded the motion. The motion carried unanimously.

VOUCHERS FOR MONTHS OF AUGUST AND SEPTEMBER 2005. Commissioner Hess moved to approve the vouchers for the months of August and September 2005. He declared conflict of interest on the voucher payment made to him for "Commission Expense". Commissioner Taggart seconded the motion, declaring conflict of interest on the voucher payment made to him for "Commission Expense". Commissioner Hess's motion carried unanimously.

PUBLIC COMMENT. Chairman Bergeron called for Public Comment. None was received.

PRESENTATION – ASTORIA PORT/UNIONTOWN TRAFFIC IMPACT STUDY. Bill Cook introduced Rick Kuehn from CH2M Hill and Steve Schroeder. Rick Kuehn reported the Astoria Port/Uniontown Refinement Plan is a spin-off of ODOT's Master Traffic Impact Study being prepared for the City of Astoria, ODOT and the Port of Astoria. The study took into account the rate of development in the area to determine the rate of impact on Marine Drive. This area is so far along in development it was not necessary to do a hypothetical impact when an actual impact could be studied, resulting in "real life traffic impact studies". The results were incorporated into an impact plan with ODOT. They analyzed six intersections along Marine Drive. To determine if the intersections will work properly they studied volume of intersections versus capacity. For existing information they looked at the "crash histories". Hamburg Street had

excessive crashes. Most accidents in the study area were rear-end and not due to night or wet conditions. Scenarios were prepared analyzing 2005 with existing development, then 2008 the year of opening scenario, followed by long-term scenario for 2025. Mr. Schroeder summarized the results of the 2005/2008/2025 by stating by year 2025 all Marine Drive intersections are expected to fail in the condition without development, except at Portway Street and Bay Street. In addition, by year 2025, significant vehicles queues are also expected throughout the study area that will impede through movements and block adjacent intersections. The study does not recommend improvements.

Discussion followed on future plans. Bill Cook noted the plan was funded for the Port and City with Urban Renewal Funds.

CONSENT AGENDA

- (A) APPROVE UPDATED 457(B) GOVERNMENT RETIREMENT PLAN DOCUMENT
- (B) SPECIAL DISTRICTS ASSN. – LONGEVITY CREDIT/RATE LOCK AGREEMENT.

Peter Gearin advised the Retirement plan changes are a requirement by the Internal Revenue Service. Special District's Agreement provides a credit and rate lock that benefits the Port. Staff recommends approval of both items. Commissioner Hess moved to approve the Consent Agenda. Commissioner Pfund seconded the motion. The motion carried unanimously.

EASEMENT – PACIFICCORP/TAGGART BUILDING, PIER ONE. Heather Reynolds reported this easement was just received by her. It is identical in format to previous easements approved. The easement is to provide power for the Taggart building, pier one and the marina. The exact placement has not yet been identified; however staff recommends approval of the easement, subject to the survey. Peter Gearin also explained there will be no cost to the Port for the easement as the PacificCorp will pay the costs associated with it, recognizing they will receive additional revenue from the electricity sold. Commissioner Hess moved to approve the easement for pier one. Commissioner Pfund seconded the motion. Commissioner Taggart declared a perceived conflict of interest because the power easement serves the building being constructed by Taggart on pier one. Commissioners Bergeron, Hess, Pfund voted yes. Commissioner Taggart abstained. Motion carried with majority vote. The follow-up survey will be presented at the next Port meeting.

EASEMENT – PORT OF ASTORIA/CITY OF WARRENTON. Commissioner Hess questioned why the easement was so wide – 50 feet. Ron Larsen, Airport Manager, was not at the meeting so unable to respond. Commissioner Taggart moved to approve the Easement for the City of Warrenton. Commissioner Pfund seconded the motion. The motion carried unanimously.

DEPARTMENT OF STATE LANDS – LICENSE, EAST BASIN RAMP. Peter Gearin reported, as stated on Marina Manager Ken Smith's staff report, submerged lands belong to the State of Oregon. There is no "lease fee" for the license for the East Basin ramps.

Commissioner Hess moved to approve the DSL License for the East Basin ramp. Commissioner Pfund seconded the motion. The motion carried unanimously.

CALENDAR SCHEDULE. Bill Cook reviewed with the commission the upcoming Fish Expo event. The Port is now involved in a "Columbia River Pavilion" which will focus more marine attention to the Lower Columbia River region. The final cruise ship call this calendar year will be Wednesday, the c/s NORWEGIAN SPIRIT. Port staff and commissioners are invited to an event in honor of the volunteers to be held Thursday at 6:00 p.m. It will be hosted by the Seafood Lab and the Wine Cellar on 10th Street. The Port-sponsored reception for volunteers will be held in the Spring. Glenn Taggart reported the Energy Committee will meet at 4:00 p.m. at the Port. Bill Cook announced the Columbia Pacific Marine Works building will be moved November 11th.

REPORTS.

Finance.

Peter Gearin reported on the Aging of Accounts Receivable, noting several accounts that have been paid and one tenant who will be evicted. There is also good progress on delinquent Marina Accounts Receivable. The profit and loss statement for the month ending September reflects operating revenues of \$1.1 million this year compared to \$926,000 last year at this time. Dockage and vessel service revenue has doubled. The Boat Yard had revenue of \$38,000 this year compared to \$13,000 at this time last year. The professional fees for the expensive permitting process for dredging this year is expected to be high. Gearin briefly reported on the status of the permits. The Port has applied for flow-lane for the slips and face of pier, which is now back at a regulatory agency for review. Bucket dredging will be used in the marina. The Port is awaiting authority from D.E.Q. to deal with the dredge material on pier three.

Commission

Commissioner Pfund attended the Warrenton Planning Meeting addressing Calpine's request for a zoning change. It was approved 4-3.

Commissioner Taggart provided an update on presentation recently made by a Department of Energy spokesman regarding renewable energy types and finances for endeavors and a person working to develop a Bio-mass facility and another, Chris Paddon, N.W. Solar Works, who is involved in solar and wind power and looking for a site.

Chairman Bergeron and Peter Gearin attended a meeting with the Port of Portland. Port of Portland is working with Astoria to assist with dredging problems and Bill Wyatt has offered three of his employees who work with the regulatory agencies to help the Port of Astoria. He attended an Ocean Pollution Advisory Committee meeting. They have nominated Scott McMullen of Astoria and Jim Good of Corvallis to chair the committee.

OTHER BUSINESS. Chairman Bergeron called for Other Business. None was received.

There being no further business, the meeting was adjourned.