

MINUTES
REGULAR MEETING
AUGUST 16, 2005
PORT COMMISSION CHAMBERS

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

Commissioners present: Jim Bergeron, Dan Hess, Glenn Taggart, Don McDaniel, Larry Pfund.

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

Others present: See sign-in sheet.

CHANGES TO AGENDA. Chairman Bergeron called for changes to the agenda. Peter Gearin requested addition of Design/Review Committee recommendations for Bornstein's construction be added to the agenda, to follow the Consent Agenda.

MINUTES: WORKSHOP MEETING, JULY 14, 2005; REGULAR MEETING, JULY 19, 2005. Commissioner Taggart moved to approve the aforementioned meeting minutes. Commissioner Hess seconded the motion. Commissioner McDaniel requested change on the Regular Meeting minutes regarding the LNG presentation to reflect the site is across the river from Puget Island. Commissioner Taggart so amended his motion. Seconded by Commissioner McDaniel. Motion carried unanimously.

VOUCHERS FOR THE MONTH OF JULY 2005. Commissioner Hess reported he has reviewed the vouchers for the month and called for any questions. Commissioner Pfund moved to approve vouchers for the month of July, 2005. Commissioner McDaniel seconded the motion. Motion carried unanimously.

PUBLIC COMMENT. Bill Hunsinger, representing himself as a taxpayer and noting he is also a member of I.L.W.U. Local #50, stated he talked to a commissioner who acknowledged the Port has leases up to 99 years and asked for verification. Peter Gearin responded the Port has one lease, with Bornstein Seafoods, that is for a 99-year period. Mr. Hunsinger voiced concern that the Port is leasing out all available property and land will not be available for Port of Astoria to become a "real port". He stated shipping is up and other ports are again registering longshoremen. A lot of work is now going to small ports. He was at a meeting in San Francisco recently where there was discussion of Astoria, being a deep-draft port, working well for barge traffic and that utilizing barge traffic will help keep trucks off the highways. He mentioned markets that may be able to utilize container/barge movements, and the need to evaluate need for a cold storage facility as was studied a couple of years ago. Hunsinger stated he would not like to see all the Port property leased out, precluding the next generation jobs. Commissioner Pfund voiced interest in further discussion of the possibilities with Mr. Hunsinger. Commissioner Taggart thought it should be addressed within the new strategic planning

process. Peter Gearin noted the study the State of Oregon did was not done in depth and it may be appropriate to revisit, as it is recognized as a desirable need locally. Commissioner McDaniel mentioned the “Connect-Oregon” group that is looking at transportation options in Oregon.

CONSENT AGENDA. Commissioner McDaniel moved to approve the Consent Agenda, containing the City of Astoria Dispatch Agreement. Commissioner Hess seconded the motion. The motion carried unanimously.

DESIGN REVIEW COMMITTEE – BORNSTEIN SEAFOODS. Bill Cook reported the Design/Review Committee met recently to review Bornstein Seafoods design plans. He distributed copies of his staff report and artist rendering of the building design. He requested commission approval of Bornstein Seafood’s Phase 1 design. Commissioner Hess moved to approve the Bornstein Seafood’s Phase 1 design. Commissioner McDaniel seconded the motion. Carried unanimously. Some discussion followed on Bornstein’s Phase 2 design plans.

RESOLUTION 2005-29 LOCAL CONTRACT REVIEW BOARD – EXEMPT PLUMBING CONTRACT – BORNSTEIN SEAFOODS. Heather Reynolds reported there were no bids received for interior plumbing on the General Contractor contract. The Port requested the plumbing company doing the exterior plumbing to bid for the interior work. This will not infringe on public bidding rights as no bids were received for the initial request. She stated as the Local Contract Review Board the commission could exempt J.C. Plumbing from competitive bidding and award the contract to them. Commissioner Taggart moved, as the Local Contract Review Board, to exempt the plumbing contract from bid and award the contract for interior plumbing to J.C. Plumbing. Commissioner Pfund seconded the motion. The motion carried unanimously.

RESOLUTION 2005-30 CHANGING PORT OF ASTORIA TAX ASSESSMENT. Peter Gearin advised previously when assessing taxes for payment of bonds the administrative fee was included. He has been advised that only principal and interest can be assessed. The Department of Revenue had tried to change this, unsuccessfully. This amended resolution excludes the administrative fee from the budget, reducing it by \$1,500. After approval, it will be submitted to the County Tax Assessor. Commissioner Taggart moved to approve Resolution 2005-30. Commissioner Hess seconded the motion. The motion carried unanimously.

CONSIDER APPROVAL – WEST BAY 2ND AMENDMENT TO LEASE. Bill Cook reported West Bay is requesting an amendment to their lease for an area on the east side of pier two to receive and unload tuna for shipment. Staff requests approval of the lease subject to actual amount of pier frontage they will be using, with terms consistent with existing provisions of their lease. Staff is continuing to negotiate the lease because West Bay would prefer to rent on an as-needed basis, but this could cause labor problems due to “control of the site”. Commissioner Taggart moved to approve the second amendment to the West Bay lease, subject to successful negotiations with staff, per the terms of their existing lease. Commissioner McDaniel seconded the motion. The motion carried unanimously.

CONSIDER APPROVAL – EASEMENT AGREEMENT FOR DSL, PIER THREE. Heather Reynolds explained, as was discussed in the workshop meeting, this easement gives D.S.L. access to their portion of pier three land. It will clear up records, giving access to D.S.L. They have not yet agreed to the easement, but indicate they will in the near future. She advised it is recommendation that the commission approve the easement and authorize signature when signed off by D.S.L. Commissioner Pfund so moved. Commissioner Hess seconded. Motion carried unanimously.

REVIEW – DIRECTOR EVALUATION FORM. Chairman Bergeron advised, contained in the meeting packet is the existing Manager Evaluation Form used for previous director evaluations. He called for any discussion/review on the form. Commissioner McDaniel stated he would like to see the form revised for the next evaluation, making it more user friendly. Commissioner Taggart recalled past Commissioner Eaton did most of the work developing the current form and Taggart likes and is still comfortable using the current evaluation form. Commissioner Pfund agreed with Taggart's position. Commissioner McDaniel suggested getting examples of other jurisdictions forms to compare with. Commissioners agreed to use the existing form for this evaluation and Commissioner McDaniel will work on review of other jurisdictions' forms for any updates needed for the Port's current form. Commissioners also agreed to conduct the performance evaluation in a public meeting, open to the public.

PARK MEDICAL CENTER – PROPERTY TAX EXEMPTION. Peter Gearin reported taxing jurisdictions are being requested by Clatsop County to vote on whether to grant a tax exemption for a rural healthcare facility proposed to be built by Doctor Sonny Park. Commissioner Taggart voiced opposition to the tax exemption for this type of request, citing the builder should proceed with the project on his own merits. It is not fair for others who wish to develop facilities, eliminating fairness. Commissioner McDaniel spoke in favor of the exemption, noting Dr. Park is providing a needed public service to ensure good medical facilities are located locally. He normally would oppose this request; however he supports it for the positive effect it will have on the community. Commissioner Pfund moved to grant the tax exemption request to Doctor Sonny Park. Commissioner McDaniel seconded the motion. Commissioners Pfund, McDaniel and Hess voted yes. Commissioners Taggart and Bergeron voted no. Motion carried with majority vote.

REPORTS.

Finance. Peter Gearin reported the audit for the year is nearing completion. He will have it distributed when completed.

Commission.

Commissioner Hess attended the breakfast reception for the U.S.S. Rushmore, in for the Regatta. The sailors were well mannered and were receptive to the community.

Commissioner Pfund covered the Saturday evening reception on the ship. He also attended the Strategic Planning Committee meeting.

Commissioner McDaniel also attended the ship reception Saturday evening. He attended the County Community Development workshop and is looking forward to the County's position on economic development. He gave an update on Port projects to the Seaside Kiwanis. The C.E.D.C. meeting was lively, with discussion of renewable energy. With C.E.D.C. and the Port both having established committees on renewable energy he is hopeful they can be combined into one. The feeling of the County Commission is it is not an appropriate time for the County or C.E.D.C. to pursue alternative energy. C.E.D.C. will not pursue the issue until there is further guidance from the County. He attended the Strategic Planning Committee meeting and also the recent meeting held regarding the By-Pass issue. Congress has passed transportation funds designated for by-pass study.

Commissioner Taggart reported the Renewable Energy Committee met. Rose Priven was chosen to Chair the committee. Mark Kendall gave a two-hour presentation on different types of alternative energy sources. Taggart has a lot of paper work on the subject if any are interested in having copies. They discussed C.E.D.C.'s role with the committee and are looking into partnering with the County when they are ready to move forward. There is agreement that they don't want to lose the momentum that has begun. Taggart also attended the groundbreaking ceremony for Cannery Pier Hotel

Chairman Bergeron stated he has been on vacation. He did attend the LNG Safety Meeting and is in agreement with concerns voiced for safety issues. Commissioner McDaniel also attended the meeting.

OTHER BUSINESS.

Heather Reynolds recalled in the past the commission conducted the Director performance evaluation in open meetings. Public bodies do have the option to do evaluations in Executive Session. If done in Executive Session the form would need to be presented in a public meeting for opportunity for public comment. Following some discussion, commissioners agreed to continue to do the evaluation in public meetings. The evaluation will be done at the September Workshop Meeting, with review to be at the Regular Meeting in September.

Bill Cook noted, according to the Marina Log for the month, recreational traffic is up 30%. Commercial traffic is down. Fuel sales are high at 19,000 gallons pumped this year compared to 9,500 last year at this time. 200 haul-outs to date. At the East Basin, the final phase breakwater restoration has been approved and is budgeted for completion.

Ron Larsen reported the Airport Master Plan meeting is August 25th at 3:00 p.m. at the Runway Café.

There being no further business, the meeting was adjourned.