

MINUTES  
WORKSHOP SESSION  
JULY 10, 2007  
PORT COMMISSION CHAMBERS

Acting Chairman Dan Hess called the Workshop Meeting to order.

Commissioners present: Dan Hess, Larry Pfund, Bernie Bjork and Kathy Sanders.

Staff present: Ron Larsen, Rita Fahrney, Colleen Browne, Ken Smith, Lora Eddy.

Others present: See Attendance Sheet.

SEASIDE AIRPORT COMMITTEE, DON JOHNSON. Don Johnson was introduced. He is a member of the Seaside Airport Committee. They are working to improve their airport. Commissioner Bjork reported he attended a recent meeting of the committee. The Committee would like to have the Port participate in helping them achieve their goals for improvements. A list of projects they are considering and four specific areas that they would like to request the Port's help with were presented as follows:

- The Seaside Airport Committee would like to form a mutually cooperative intergovernmental relationship with the Port.
- Help in grant writing.
- Help with economic development. Commissioner Bjork had explained to them the Port is already involved with the Community Economic Development Resources Group (CEDR) with the two chambers and will be adding \$5,000 to the coffers of CEDR.
- Help getting some fencing for the Seaside Airport.

Ron Larsen, with his "Airport Manager" hat on, responded the Port staff would be glad to cooperate, to staff ability, to help with fencing, hangars, fueling station, etc. He explained some types of assistance the Port could help with. Don Johnson stated the Seaside committee is looking at ways to upgrade the airport and make it safer, with no intent of taking away from Astoria's airport successes. He added he is here to open up the lines of communication and recommended the Port contact Neil Wallace, who is on the Seaside Airport Committee to follow up.

STAFF REPORTS.

Ken Smith, Marine Services Manager, reported the following:

- Problems are continuing to be encountered at the East Basin restrooms. They are seeing a high volume of use and the restrooms have been used to dispose of waste from boat port-a-potties, causing back-ups.

Commissioner Sanders suggested looking into signage to help alleviate the problems.

- The West Basin fuel tank is ready to begin service. Marina staff has been required to place 29 fire extinguishers in the basin before it can be opened. They are now working on installation and Friday is now the target date.
- Boat yard is busy. Additionally, staff is working with the contractor for the Youngs Bay bridge draw-span to rent acreage for their project on pier three and also working to develop an area for Bergerson's use.

Lora Eddy reported the following:

- Post-dredge samples at the head of slip 1 and in slip 2 where flow-lane dredged have been determined to be "clean". This authorizes the Port to continue flow-lane dredging in those areas and it also will be allowed in the Bornstein dock facility.
- She is working on the volcano on pier three for potential uses. If it is tested "not clean" it will have to go to an area with solid waste disposal capability. Decisions will need to be made soon.
- Discussion followed on sampling issues and testing. Sites to continue operations need to be determined so that the Port has a plan and a place to put spoils. Ron Larsen commented on pier three as a potential fill, with work to be done to determine if regulatory agencies will allow this.

Ron Larsen reported on the following:

- The final presentation of the Master Plan for the Astoria West Urban Renewal District will be August 15<sup>th</sup>. With additional infrastructure and development in place, the Port of Astoria's property values will increase. The Urban Renewal District funds can be used for roads, water supply, gas lines, etc., providing the developments.
- The seafood processors are now marketing sardines for human consumption. The Port will now have to do water-quality testing.
- MSRC is talking with the Port about moving their operation to pier one, where their ship is located. They are proposing a 10 to 12,000 square foot building.
- The Bank of Astoria has taken over receivership of funds for the pier one building. The Port's payments have been reduced due to re-measuring the actual rental space.
- J & H Boatworks is negotiating for land to build a building west of the Columbia Pacific Marine building on pier three.
- The City of Warrenton is proposing an Urban Renewal District. The formation of the district would put a 20-year reduction of potential additional tax revenues within the district to other entities within the

- county. The Port has voiced its concerns and is carefully monitoring the proposal. The next meeting is scheduled in Warrenton on July 23<sup>rd</sup>.
- Areas on the East bank of the Skipanon have reversionary clauses with the County due to a past Brown & Root proposed project that never materialized. The Port may decide to request purchasing the property from the County to consolidate the holdings. He is awaiting an appraisal. Part of the Supplemental Environmental Project (SEP) Compliance Plan is on the Skipanon and DSL holds ownership of tidal influenced lands. Larsen reported the need to meet with the Corps of Engineers to have agreement between the Port and the Corps for the SEP settlement.
  - The dredge will depart Friday for dry-dock. John Murdock is conducting the survey, which will continue after the dredge is hauled.

#### OTHER BUSINESS.

Commissioner Bjork passed out a sign-up sheet used by the County for public comment during their board meetings. He would like to incorporate this process for the Port's meetings.

Commissioner Sanders distributed a Management Resource Guide CD copied from Special Districts for commission review.

There being no further business, the workshop was adjourned.