

MINUTES  
PORT OF ASTORIA  
REGULAR COMMISSION MEETING  
JULY 18, 2006  
PORT COMMISSION CHAMBERS

Vice Chairman Glenn Taggart called the Regular Meeting to order and took roll call.

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

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

Others present: See attendance sign-in sheet.

CHANGES TO AGENDA. Peter Gearin clarified Agenda Item #9 is a Lease Amendment with Charles and Glenn Taggart, not directly with WOW.

MINUTES: Budget Hearing, June 13, 2006; Workshop Session June 13, 2006; Regular Meeting June 20, 2006, Workshop Session June 20, 2006 and Special Meeting July 5, 2006. Commissioner Hess moved to approve the minutes of the aforementioned meetings. Commissioner Bergeron seconded the motion. The motion carried unanimously.

VOUCHERS FOR THE MONTH OF JUNE 2006. Commissioner Pfund announced he has reviewed the vouchers, but has a question regarding the high water usage on Hamburg/Industry Streets. Peter Gearin responded the City of Astoria invoices the Port of Astoria for all usage on port property. The Port then re-bills customers. Seafood processors are using large quantities of water and there will likely be even higher charges. Commissioner Pfund moved to approve vouchers for the month of June 2006. Commissioner Hess seconded the motion. The motion carried unanimously.

PUBLIC COMMENT. Vice Chairman Taggart called for public comment. None was received.

CONSENT AGENDA. Rita Fahrney reported on the Consent Agenda is the City of Astoria Dispatch Agreement with the Port of Astoria. This is a yearly agreement that provides services of the Astoria Police Department for Port of Astoria Security personnel. The yearly cost is \$2,831. Commissioner Hess

moved to approve the Consent Agenda. Commissioner Bergeron seconded the motion. The motion carried unanimously.

RESOLUTION 2006-11 LEASE AMENDMENT WITH CHARLES & GLENN TAGGART. Vice Chairman Taggart declared a Conflict of Interest and departed the meeting. Ron Larsen reported this Lease Amendment is an amendment from the original lease with Ag-Bag to Charles & Glenn Taggart who purchased the building. The lease expires in 2014 with an additional five-year option to 2019. Western Oregon Waste (WOW) is negotiating with the Taggart's to purchase the building. The amendment provides for a long-term lease with an additional 20-year period. WOW will be doing improvements and several other changes to the lease will be made. They also plan to lease additional land. Terms will be agreed to in accordance with the appraised value. WOW will also have a 270- day option to lease the additional land for their transfer facility. Staff requests assignment of the lease to Charles and Glenn Taggart, with WOW to take over the lease at a later date.

Commissioner Bergeron moved to approve Resolution 2006-11 Lease Amendment with Charles and Glenn Taggart. Commissioner Pfund seconded. Motion carried unanimously. Heather Reynolds explained there is further action needed to address Assumption by WOW. Taggart will be replaced by WOW as tenant. Another motion is needed to this effect. If WOW is to take over, they will request the Port sign an Assumption Agreement to look to WOW for remedies and not Taggart. Any action for defaults will be against WOW and not Taggart. A motion should grant authority for the President to sign the Lease and Assumption Agreement after appropriate review. Commissioner Bergeron moved to authorize assumption and assignment of the lease upon legal review. Commissioner Pfund seconded the motion. The motion carried unanimously. Some discussion followed on WOW's uses for the building and their planned transfer station. Ron Larsen commented on a similar operation at Paine Airport in Washington and that operation was very clean. Vice Chairman Taggart returned to the meeting.

ROBIN WILLIAMS – OREGON DEPARTMENT OF FISH & WILDLIFE. Mr. Williams reported on a program that monitors California Sea Lions. He explained the sea lions create problems from Mexico to the south end of Alaska and are a "protected marine mammal". He explained their patterns and foraging to find food is a major activity. Since the mid 1990's, a program has been in place to capture, mark and observe sea lion behaviors and activities and thus, determine their effect on Salmon on the Columbia River. Mr. Williams reported a barge is in place at the east basin that is used to trap the sea lions so they can be branded with a permanent mark. The information obtained may be helpful in identifying them under federal law as a nuisance. Mr. Williams explained Fish & Wildlife is increasing efforts to mark the animals. Questions

and discussion followed on why they continue to be considered protected under federal law, how work is being done to change the law and sea lion eating patterns.

DAVE HUNT-COLUMBIA RIVER CHANNEL COALITION. Dave Hunt introduced himself as Executive Director of the Columbia River Channel Coalition and reported he is present to give an update on the channel deepening. The project has been ongoing for 15 years. Within the last year, one-fourth of the channel has been deepened – between River Mile 3 and 21. During the dredging there is a considerable amount of testing by agencies. Bids were just opened for dredging River Mile 21 to 32. The project is expected to be ongoing for several more years, with a completion date of 2009/2010. Congress appropriated \$15 million for 2007. Total cost to deepen the channel is estimated at \$150 million. The deepening is moving forward as quickly as the funds become available.

A second issue Mr. Hunt reported on is Columbia River Mouth Jetties. The jetties are the key point of protection for ships navigating into the Columbia River. Columbia River Channel Coalition would like to partner with the Port of Astoria to get jetties on people's radar screen. Some have no sense of the importance to navigational safety based on the condition of the jetties. They are in danger of breaching. They have eroded and been hammered due to increased erosion. There could be a disaster situation. Constituents are not aware of how bad the situation can be if they are not repaired. The impact would devastate navigation and have a major impact to traffic on the Columbia River. Part of the problem is the amount of funding set aside has been inadequate. There are tremendous needs throughout the United States. This is a great opportunity for the Port to participate to educate constituents about the severity of the problem and advocate with our congressional delegation to get the issues solved. Discussion followed on channel deepening disposal areas and the work needed on jetties. Commissioners were in concurrence to support working towards a solution for completing the repairs needed for the jetties.

RESOLUTION 2006-12 CHARTER LEASE AMENDMENT. Peter Gearin requested this agenda item be tabled for consideration at the next month's regular meeting.

CALENDAR SCHEDULE. Peter Gearin reported the following upcoming events:

- August 15, 2006 a visit to the area from District Engineer, Colonel Thomas E. O'Donovan, from Corps of Engineers. There will be a meeting at the port and commission members are invited to participate.

- July 27, 2006 a meeting in Clatskanie to get an update on Columbia River Stakeholders regarding LNG safety security issues. Of interest is North Stars proposal to the Coast Guard. There are various safety and security issues that the Port needs to make sure are understood. Upriver ports and River and Bar Pilots will also be attending.
- July 19, 2006 there will be a hearing held by Clatsop County regarding Wauna Mill's request for a special tax exemption on expansion to include a new paper machine.
- July 21, 2006 there is a change of command at the U.S. Coast Guard Air Station. The ceremony is at 11:00 a.m.

#### REPORTS.

Financial. Peter Gearin reported June is the end of the fiscal year. Distributed were preliminary financial reports that will be finalized further for the upcoming audit. Some of the environmental issues have been brought under control and the Port is well on the way to adhering to the budget. This year's budget appears to be better off financially than anticipated three month's ago. Accounts Receivables continue to make progress. The fish processor, PACIFIC PRODUCER, has been arrested with a low chance of the Port recovering any charges.

#### COMMISSION REPORTS.

Commissioner Bergeron attended a meeting of the Ocean Policy Advisory Group. They have formed three sub-committees. One to study sanctuaries, one for marine reserves in sanctuaries, and another that will deal with input from the public.

Commissioner Taggart reported on the Energy Committee. They are actively pursuing bio-diesel service with the Parks Service, Port, Clatsop County and Sunset Empire Transportation signing on. They have raised \$6,100 to purchase equipment in support of the service. He explained how the process is developing. The committee is also looking into windmill turbines at the Port.

OTHER BUSINESS. Vice Chairman Taggart called for other business. None was received.

There being no further business, the meeting was adjourned.

