

MINUTES  
WORKSHOP SESSION  
JULY 13, 2004  
PORT COMMISSION CHAMBERS

Chairman Dan Hess called the Workshop to order and took roll call.

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

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

Others present: Kate Ramsayer, and Jeff Nelson

REPORTS FROM STAFF.

Ron Larsen reported the following:

- The locks on the gate system at the airport are being tampered with to gain access. He showed a tampered lock and voiced concern elk will return to inside the gate if this continues.
- B&B HydroAx loggers have been hired to fall trees by runways.
- The Port has received a right-of-entry for the Corps of Engineers to do additional testing on area where tanks were previously located on airport property.
- The airport had an Aeronautical Systems unmanned aircraft land recently. The aircraft are used by the Coast Guard for operations in Juneau.
- Work is continuing on permits for the airport. DSL has now conceded the mitigation bank can be used for fresh water projects, which can include the T-hangar and Industrial Park.
- Three different parties have shown interest in purchasing the Port's surplus Big John crane.
- CAD drawings are forthcoming for the golf course site to determine upland/wetland issues for preparing to apply for permitting through the regulatory agencies.
- The FAA grant funds for a Master Plan for the airport total \$150,000 and coincidentally, the consultant and planners for updating the Master Plan are quoting a fee of \$150,000. Larsen briefly explained the process for updating and

stated he plans to determine how the cost has increased so much since the 1993 plan and either negotiate the price or perhaps delay it a year in anticipation of getting a better rate.

- An accident was reported where a person tripped over uneven concrete foundation remaining adjacent to the Runway Café. Arrangements have been made to have the area paved.
- Larsen and Peter Gearin provided an update on a recent meeting with the City of Warrenton and City of Astoria on a water inter-tie feasibility study. It is projected the inter-tie will cost a \$250,000 debt service per year. Regional issues are being looked at as well as the initial thought for the Port to build a water tower at an approximate cost \$300-350,000.00 with a commitment from the Coast Guard to provide for part of the funding. This alternative will provide the service quicker for building options and enable any improvements to be added to the Warrenton tax roll in a timely manner.
- Lektro is undergoing improvement and minor repairs by maintenance staff are being completed.

Ken Smith reported the following:

- The runway for the travel-lift has been poured. The lot is being cleared and cleaned. The facility will be ready for lifting boats within two weeks. A new assistant has been hired who previously worked for a yard in Newport with the same travel-lift. The assistant is savvy and experienced in boatyards.

Peter Gearin reported the following:

- A Cold Storage work group, including members from the Department of Agriculture, OECDD, Jay Bornstein, Stevedore Services and a representative from Henningsen Cold Storage, met to discuss the market for a cold storage facility. There is a growing market to help support a facility. Efforts and meetings will be ongoing.

Bill Cook reported the following:

- A meeting to discuss allocation of ground fish stocks will be this evening. There are very distinct opinions on the allocation. Commissioner Bergeron advised he will attend, cautioning it is best for the Port to stay away from any position on the topic. Discussion followed.
- Staff has applied for a Transportation Enhancement Grant available for pedestrian and bike trail enhancements. The grant is for \$500,000 with a 10.2% match and would allow for enhancement of the river walk to the west side of pier three.

- ODOT is funding a Master Plan for traffic flow into and out of Port and Uniontown property. CH2M Hill has been retained.
- He is working with BSM Structural to develop a mooring plan for cruise ships tying up on the West Side of Pier One. Cruise ship calls are increasing. There are now 14 scheduled for 2005.

Peter Gearin further reported on the following:

- Another grant application is available through the Marine Navigation Improvement Fund for dredging new areas. An area in the East Basin was found to have a small amount of DDT. CREST is evaluating alternatives for disposal of the contaminated dredge disposal material with costs ranging from \$800,000 to \$1,000,000 to take to a landfill to \$100,000 if it can be disposed of locally. Bill Cook briefly explained the history of the Marine Navigation Improvement Fund and how it could be utilized. Peter Gearin noted if the Port is involved with dredging of the Hammond basin, the funds could be used for payment associated with disposal.
- The Bornstein development is on the fast track to complete. A project manager is needed to oversee the project. Staff has interviewed Howard Clark and is looking at other options. This development will add significantly to the Urban Renewal Funds needed to complete development of the conference center. Improvements to date are approaching \$25 million.
- The Columbia River Steamship Operators (CRSO) and Columbia River Bar Pilots are involved in a rate petition. Upriver ports are supporting the CRSO petition for retaining less pilots. The council for the Bar Pilots has requested support for the Bar Pilots position from the Port of Astoria. This will be brought before the commission for consideration at their regular meeting.
- Improvements needed for increasing productivity of the dredge are being calculated. Financing will be through Special Districts.

There being no further business, the meeting was adjourned.