

MINUTES
REGULAR COMMISSION MEETING
JULY 20, 2004
PORT COMMISSION CHAMBERS

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

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

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

Others present: See sign-in sheet.

CHANGES TO AGENDA. Chairman Hess called for changes to the agenda. Peter Gearin advised the Collective Bargaining Contract is not ready for commission consideration and should be removed from the agenda. He also requested Consider Approval of Bid for East Basin Launch Ramp Project and Loan Application for Lektro from OECD be added to the agenda.

ELECTION OF OFFICERS. Chairman Hess noted that historically there has been a "rotation" used for election of officers and if the commission so desires, the rotation would be as follows:

President – Larry Pfund
Vice President – Jim Bergeron
Secretary – Don McDaniel
Treasurer – Glenn Taggart
Assistant Secretary/Treasurer – Dan Hess

Commissioner Bergeron moved to elect Larry Pfund President, Jim Bergeron Vice President, Don McDaniel Secretary, Glenn Taggart Treasurer, and Dan Hess Assistant Secretary/Treasurer. Commissioner Taggart seconded the motion. The motion carried unanimously. Chairman Larry Pfund assumed his position and thanked previous President, Dan Hess for his service, humor and business sense. Peter Gearin also added a thanks to Commissioner Hess for his service from staff.

- MINUTES
- (a) Budget Committee Meeting, May 20, 2004
 - (b) Budget Hearing, June 8, 2004
 - (c) Workshop Session, June 8, 2004
 - (d) Regular Meeting, June 15, 2004
 - (e) Special Meeting, June 30, 2004

Commissioner Hess moved to approve the minutes of the aforementioned meetings. Commissioner Bergeron seconded the motion. Commissioner McDaniel advised he will abstain from vote on the June 15, 2004 meeting as he was not present. The motion carried unanimously.

VOUCHERS FOR THE MONTH OF JUNE 2004. Commissioner Taggart reported he reviewed the vouchers with the Director and found them to be in order. He moved for approval of the vouchers for the month of June 2004. Commissioner Bergeron seconded the motion. The motion carried unanimously.

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

CONSENT AGENDA. Commissioner Bergeron moved to approve the Consent Agenda containing Resolution No. 2004-12 Boat Yard Fees. Commissioner Hess seconded the motion. Commissioner McDaniel inquired if the rates were based on the feasibility study. Peter Gearin responded the feasibility study projected five years before the haul-out will break even. The feasibility study cost was based on the asphalted area. The graveled area is offered at a lower rate. Some discussion followed on the operation. Peter Gearin confirmed the rates are consistent with other facilities. Commissioner Bergeron's motion carried unanimously.

APPOINTMENT: OCZMA REPRESENTATIVE AND ALTERNATE. Commissioner Bergeron explained the association meets and discusses Oregon coastal zone regulations, issues and policies. He suggested, due to new regulations being considered that may affect future fishing, the Port remain a member for another year. Commissioner Bergeron stated he remains interested in serving on the association to represent the Port. Commissioner Hess has also voiced interest in the issues they address. Commissioner Taggart moved to appoint Commissioner Bergeron to represent the Port and Commissioner Hess to serve as alternate. Commissioner McDaniel seconded the motion. The motion carried unanimously.

COLUMBIA RIVER BAR PILOTS RATE PETITION. Peter Gearin reported the attorney for the Columbia River Bar Pilots has requested the Port of Astoria support the Bar Pilots rate request. Upriver ports have taken a position against the rate request. Staff recommends the Commission remain neutral on the issue. Commissioner Taggart commented although the Port of Astoria supports the Bar Pilots in general, he agrees the Port should not become directly involved with the rate-making decisions. Other members voiced concurrence. Commissioner Bergeron moved to not become involved in the Columbia River Bar Pilots petition issue. Commissioner Taggart seconded the motion. The motion carried unanimously.

PERSONAL SERVICE AGREEMENT. Peter Gearin reported, as stated in the staff report, the Port of Astoria received an award for funding from the State of Oregon for construction of a public sheet pile/dock and building for Bornstein Seafoods. Port staff does not have the manpower resources to manage this project and it is necessary to have a person on a daily basis that is ready to commence the project immediately, knowledgeable of Oregon public contracting procedures and laws, experienced in public contracting and in building construction. There are two local consultants who meet these needs and one is not available. Staff has interviewed Howard Clarke of Clarke and Associates and recommends approval of a Personal Services Agreement with Clarke and Associates. Commissioner McDaniel asked how it was determined there are only two qualified applicants. Gearin responded by asking within the community. Commissioner Taggart commented Howard Clarke has a good background on working with public agencies. Commissioner Bergeron moved to approve the Personal Services Agreement with Clarke and Associates. Commissioner Hess seconded the motion. The motion carried unanimously.

BID FOR EAST BASIN LAUNCH RAMP PROJECT. Peter Gearin advised the Port currently operates and maintains a single launch ramp. The addition of another ramp will allow traffic to flow more efficiently and be safer for incoming vessels to dock during windy and tidal situations. The Oregon State Marine Board is the funding agency for this project. The Port received two bids, with a low bid submitted by Big River Construction in the amount of \$67,473. Staff recommends approval of the contract with Big River. Commissioner McDaniel noted many are interested in seeing this improvement. He moved to approve the contract for construction of the launch ramp with Big River Construction. Commissioner Taggart seconded the motion. The motion carried unanimously.

OECDL LOAN/GRANT APPLICATION. Peter Gearin reported Lektro is evaluating the need to expand their facility at the airport. They have requested the Port's assistance in providing sufficient water flow for them to obtain approval for a building permit from the fire marshal. The most practical solution for the shortage of water is to construct a water reservoir. The ability to tie job creation to a combination of grants for public facilities and loans for private activity has worked well and is tailor made for this situation. Staff requests approval to apply for a grant and loan application form the Oregon Economic and Community Development Department. Ron Larsen added he is excited to be able to work towards a solution to this long needed water flow problem and it will be a positive step for Lektro, the City and the Port, with the ability to construct buildings at the Airport Industrial Park. Commissioner Bergeron moved to authorize staff to apply for a grant and loan application from the OECDL. Commissioner Hess seconded the motion. The motion carried unanimously.

CALENDAR SCHEDULE. Chairman Pfund called for updates to the calendar schedule. Commissioner Bergeron noted there is a Near Shore Columbia River meeting on July 27th. They will be addressing the South Jetty concerns.

REPORTS.

Finance. Peter Gearin reported no financial reports are completed for June. Due to it being the end of the fiscal year, staff is continuing to compile all invoices to be paid and payments received. He noted one old past due account has been collected and the WOODBINE has been arrested, which will force a sale if the debt is not paid.

Commission.

Commissioner McDaniel congratulated the Safety Committee for doing a good job as reflected on their monthly reports. He stated as Chair of the CEDC he is putting forth additional time and work on the committee. There is some discussion within the committee and the county on lack of accomplishments, with the CEDC members hearing no clear direction from the County on what they want from CEDC for economic development. The committee members will be looking into potential economic development ideas. McDaniel also attended the N.W. Area Committee on Transportation. They are redefining their operating charter that will then be taken to the Oregon Transportation Commission for approval.

Commissioner Hess reported he attended the Ocean Policy Forum in Coos Bay hosted by Senator Smith and briefly reported on the topics covered. He also attended the Cold Storage Group meeting at the Port. The needs for a cold storage facility are becoming bigger than envisioned.

Commissioner Bergeron commented discussion by conservation groups about fish quotas has been a three-way battle that he recommends the Port not take any position, but work with all. The Columbia Solutions Group is frustrated with no accomplishments, same with the Near Shores Columbia sub-committee. He briefly explained concerns.

Chairman Pfund reported he has been following the construction of the haul-out facility and it is really coming together well. Brief discussion followed on the facility and it being near completion for providing haul-outs.

OTHER BUSINESS. Chairman Pfund called for other business. None was heard.

There being no further business, the meeting was adjourned.