

MINUTES

PORT OF ASTORIA
SPECIAL COMMISISON MEETING
MAY 8, 2012
COMMISSION BOARD ROOM

CALL TO ORDER/ROLL CALL

Chairman Hess called the Special Meeting to order. Roll Call was taken

Commissioners present: Dan Hess, Larry Pfund, Jack Bland, Bill Hunsinger, Floyd Holcom.

Staff present: Interim Director Herb Florer and Property Manager Mike Weston.

CHANGES/ADDITIONS TO AGENDA

Chairman Hess called for any changes to the agenda. None were received.

PUBLIC COMMENT

Steve Fulton, representing the City of Warrenton provided an update on the Warrenton Levy system. The Corps has notified of start of phase 1 inspection. Thanks to HLB/OTAK and Chief Warrant officer Jerry White. Next is notification of phase two and need for partnership of all parties involved.

BUDGET COMMITTEE MEMBER APPOINTMENT

Interim Director Herb Florer reported a press release for the budget committee vacancy has gone out. There is one position left open. Richard Lee would like to continue his term. *Commissioner Pfund moved to approve re-appointment of Richard Lee to the Budget Committee. Commissioner Bland seconded. The motion carried unanimously.*

ASTORIA YACHT CLUB LEASE

Herb Florer stated as member of Yacht club will not participate in discussion. Mike Weston, Property Manager reported the Yacht Club approached Port with interest in the second floor of the Chinook Building. Weston briefly explained the history of the Chinook Building. The second floor has been vacant for several years. The Yacht Club has been displaced from the previous headquarters. The Club is interested in the northwest corner of the second floor of the building. The Yacht Club is proposing to incur initial costs (Weston noted) to make the area suitable for occupancy – estimated at \$35,000. Port recommendation will be to reimburse the club for their material outlays by crediting the base rent for the first 60 months. Having a tenant on the second floor may encourage other groups to consider leasing areas, the Port will receive improvements and an immediate increase in revenue and. Staff will be recommending approval of the lease at a future meeting. Commissioner Holcom voiced what better tenant to have at the West Basin than Yacht Club tenants. City took over the land causing the displaced tenant to move. The city should help the area develop with the Urban Plan Fund that was established and did not get used for its original purpose – a conference center. Discussion followed.

Hal Naumann, Treasurer, Yacht Club, was given the floor. Mr. Norman stated the primary objective is to get the club a home. The present situation is no way to run a club on a regular basis. There are 25 boats from the West Basin in the club. Significant revenue comes from Yacht Club sail boats. Norman stated they would like to renovate and recharge the club. Discussion followed on some of the issues needed to be addressed for occupancy. Consensus for staff to continue negotiations

DREDGE PERMIT UPDATE

Weston reported the Portland Sediment and Evaluation Team reviewed the Sediment Sampling Analysis Plan prepared in March. They reviewed portions of the plan showing the scope of the proposed dredge permit. They were concerned with dredge material management. Some concerns voiced were discussed with the regulatory agencies in April. They identified ways of reducing the number of samples needed by adjusting the lines of the management area and how they affect the management areas. Weston explained the adjustments made. Area-wide contamination concerns at slip two have caused elevation of risk levels. Regulators concerned about volume and goal – not dredging 200' of slip 2 therefore, mitigates the fact we do not need to test. We don't want to make it more complicated than it needs to be. Need to follow the plan; it alleviates the need to do more sampling based on the higher-risk levels. Considerable discussion followed on the sampling requirements and need for. Main point is getting the five-year permit we need.

T-HANGAR - UPDATE

Mike Weston stated the new T-Hangar roof still leaking. Contractor never replaced, only did repair. Executive Hangar roofing is good. Still need ADA doors before occupancy. Problem is the hangars are wet inside. Need to force contractor to fix the roof. 50% are still leaking. It is a brand new building; this continues to be an issue. Staff has already retained attorneys to pursue necessary legal means. Discussion followed. Commissioner Holcom made a recommendation next Executive Session to discuss ramifications on the T-hangar issue. The other board members concurred.

EAST BASIN UPDATE

Interim Director Herb Florer reported Marina Manager, Janice Burk, has provided for the commission an update on the East Basin Fish Cleaning Station. Florer highlighted the details. The Port has been working with ODFW to build and operate a fish cleaning station at the East Basin. The marina staff has also been undergoing improvements to the area with the intent of charging for parking starting this summer season. The following is underway:

- Doing some landscaping for preparation for the parking lot signs and payment boxes.
- Expanded the parking area and covered with asphalt grindings and rolled.
- Signs have arrived to be put up in the next two weeks; striping of gravel scheduled for Friday.
- Chute for fish cleaning table is to be set in place this week, signage for the station is being put together by ODFW.
- The Barge has been bottom painted and is functional. Safety equipment needs to be put on board.

- Contractor has to finish the plumbing, table has to be put in place, painting needs to be finished and a final checklist will be required.

Florer reports marina staff anticipate having the fish cleaning station operational in June as well as parking and payment for parking procedure in order. Some discussion followed.

COMMISSION DIRECTION:

Commissioner Hunsinger question: more sediment moved in the river during March. Are we keeping an eye on the filling in at the Port? Weston explained The Corps of Engineers (CoE) survey done in April shows everything to still look good. The CoE is going to do another survey. Staff has been discussing the turning basin dredging issue a number of times with the Corps.

Commissioner Holcom had an inquiry by Boy Scouts about receiving donated scrap steel to try to raise money for summer camp and to see if the Port could donate scrap steel, if available, to the boy scouts. Holcom doesn't know the process for disposal of scrap steel, but would like to find a way to support them and their idea is unique. Cary Coggins, Port of Astoria Maintenance Employee, responded it has been past practice for the port to provide storage area for the disposal of scrap for donation and the Port probably would have some scrap and land that could be donated towards the effort.

PUBLIC COMMENT

Chairman Hess called for public comment. None was given.

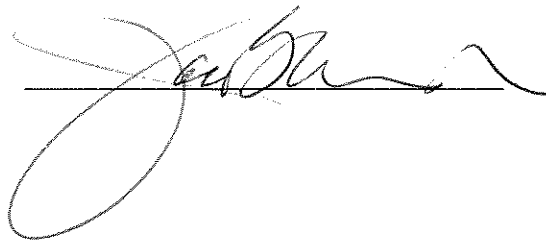
OTHER BUSINESS

There being no other business, the Special Meeting was adjourned for an employee appreciation event.

APPROVED:



ATTEST:



Submitted by: Rita Fahrney, Admin Mgr.