

MINUTES

**PORT OF ASTORIA
SPECIAL MEETING
NOVEMBER 13, 2012
PORT COMMISSION CHAMBERS**

1. CALL TO ORDER/ROLL CALL

Chairman Larry Pfund called the Special Commission meeting to order. Roll call was taken. Commissioners present: Larry Pfund, Dan Hess, Jack Bland, Bill Hunsinger. Floyd Holcom excused. Staff present: CEO Hank Bynaker, Director, Seaports Division Herb Florer, Director Business Development and Operations, Mike Weston.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. CHANGES/ADDITIONS.

Discussion of the fireboat will be moved up on the agenda – between item #4 and item #5. Commissioner Hunsinger requested time to report and update the Gillnet measure. It was agreed to have that discussion under “Other Business.

4. PUBLIC COMMENT

Chairman Pfund called for public comment. None was given.

5. FIREBOAT UPDATE

Director, Seaports Division, Herb Florer, summarized the past presentations of the fireboat offer from the City of Vancouver. In June a staff Report was given to the Commission; July specifications were sent out. In September a Memo of Understanding was presented to the Commission. On September 19 final FEMA approval was given for the grants. The Staff has met with both the Cities of Astoria and Warrenton Managers and Fire Departments to discuss mutual aid and possible contributions to the expense and upkeep of owning a new fireboat. Both Cities and fire departments support the acquisition of the boat; however, neither have funding available to assist in the operation and upkeep. They did state they would provide firefighters after proper training on the vessel and support the Port’s interest in receiving a fire boat. Estimate costs for the fireboat on a yearly basis were handed out with annual cost for maintenance and training estimated at \$77,414 per year.

Herb then reviewed points of consideration:

- While the procurement of the fire boat would be paid for, the costs of maintenance and operations would not.
- The Port has met with the Cities of Astoria and Warrenton, who indicate they do not have the funding available to support a fire boat with anything more than manning by fire personnel.

- It would be incumbent on the Port of Astoria to cover all the operational costs of maintenance, training, and emergency action.
- Estimated base costs for maintenance and training alone are approximately \$77,414 annually.
- The Port has been very clearly told that it would be unacceptable to take on the vessel and at some later date be unwilling or unable to maintain and operate the vessel, and that if the Port decides at this point that it is not in a position to take on the funding without outside assistance, there would be no negative ramifications to the Port.
- The acquisition of the vessel is going before the Vancouver City Council on November 26th for final FEMA consideration. If the Port of Astoria decides at this point that it is not in a position to take on the funding without outside assistance the Vancouver Fire Department will need to change the grant documents, submit them to FEMA, and have them approved by that date.

At that time Herb discussed briefly the risks and benefits to the Port regarding the possession of the boat. There is also a Memorandum of Agreement between the US Coast Guard, Vancouver Fire Department, Port of Astoria and Clark County Fire and Rescue regarding the execution of maritime safety and security operations by the region CBNRE quick response vessels in the event of a security threat. The Coast Guard would also have the authority to call the boat out in emergency situations.

Considerable discussion followed. CEO Hank Bynaker stated that if the Port does not accept this opportunity it is unlikely there will be a second chance any time in the near future to acquire a fireboat. We need to ask ourselves “do we have the money?” The other avenue would be to get a different size boat that can do a multitude of operations. There was some discussion on what operations the boat can perform and restrictions on its use. Commissioner Hunsinger stated his disappointment that this has been “thrown” at the commissioners at the 11th hour and that normally decisions are not made in the workshop sessions conducted before the regular meetings. He does not think the commission members have been kept up to speed. Although he agrees with the need for the Port to have a fireboat – as it always has in the past, this is the first time he has seen the numbers. Bynaker reminded the board of an e-mail sent the past Wednesday capturing the issues that are foreseeable for the fireboat. There may be opportunities to generate revenues with acquisition of the boat. Discussion continued on possibilities.

Herb Florer explained if operations are conducted at elevated MARSEC levels, there will be a requirement for a boat for security patrol. Regarding the Vancouver Fire Department request, he is only relaying what he has been asked. Budget Committee Chairman John Lansing voiced his support of the fireboat and the assets it will bring. The Port will not get another chance if this is turned down. He offered suggestions for seeking funding from potential users.

Chairman Pfund stated the Cities that are involved in the benefits of having the fireboat do not have a funding source to assist – this puts the Port of Astoria in a bad spot. He would like to have another week to continue to look at possible avenues for generating funds. Commissioner Hunsinger brought up the value of the Port’s three marinas and all the boats docked. There is a need for a fireboat to protect our

marinas and boats. Director of Business Development, Mike Weston, added the Port is a taxing district and while it would not be popular, the Port could assess a tax on waterfront owners as an option.

Following some further discussion, Chairman Pfund confirmed the Commissioners consensus is to go ahead in support of receiving the fireboat.

6. RESOLUTION 2011-08 David West Lease.

Director, Business Development Mike Weston explained with the passing of the airport's mechanic, John Twiss, who was well respected and trusted, there is a need for a new mechanic. David West is interested in leasing an executive hangar – one of the large ones, for a mechanic shop. He has the qualifications needed. Other requirements in the lease include the need for improvements. The Port will offer reimbursement through rent credits. Weston stated the Port should do all in its power to keep a mechanic at the airport. Weston also stated with the passing of John Twiss, Melody Twiss has been offered the living space they used for rent. The Port is awaiting her decision. No decision on the lease is needed at this meeting. It will be presented at the Regular Meeting next week.

7. RESOLUTION 2011-09 Brian Riechert, dba Bad Vegan.

Mike Weston reported Brian Riechert is interested in leasing the coffee shop at the East Basin site along with five parking spots. The past tenants turned in their 30 day notice and are leaving the area for a new venture. Mr. Reichert will operate the stand as a fast-food vegan cookery. No decision, for review. Will be presented at Regular Meeting for action.

8. RESOLUTION 2011-10 Bornstein Seafoods.

This lease and Capital Investment Agreement has been discussed at a previous meeting. Andrew Bornstein is presenting it to the board of Bornstein Seafoods and it is under review at this time. Commissioner Hunsinger requested an executive session before next week's meeting to discuss the Bornstein lease.

9. OPPA PORT FUNDING WHITE PAPER CONSIDERATION

Director, Seaport Division Herb Florer, reported there is an e-mail from Mark Landauer and the White Paper included in the commissioner's information packets. The commission was briefed on this last month when David Hunt attended the meeting and commented on the benefit of collective efforts. This is a \$10 million pilot for funding port-related capital improvement projects will provide an additional resource related to projects identified in Strategic Plans Florer reported to date 12 ports have stated their support. The OPPA is asking for the remaining ports to respond prior to the House Transportation and Development Association meeting on December 10th. Commission members requested additional time to review the document, with a decision to be made at next week's meeting.

Herb Florer also noted, in the commission packets is a "draft" ordinance for the Marina that is in need of update. It will be discussed at future meetings for review and comments.

10. GILLNET INITIATIVE – UPDATE

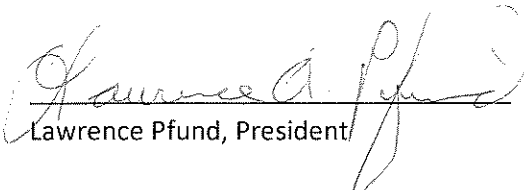
Commissioner Bill Hunsinger provided an update on recent meetings in Olympia and Salem, Clatsop County and counties across the River. Thursday this week there is a meeting in Seaside to discuss the Governor's plan. The last meeting was held 8:30-4:00 p.m. Some testimony was allowed. He explained How the committee was appointed by the Governor and this is the first time fishermen were not appointed. In Olympia speakers were allowed 90 seconds to speak. Hunsinger voiced it is difficult to address the multitude of issues in 90 seconds. Some speakers were allowed to speak up to 3 minutes. He felt some strides were made; there is no biological reason to get rid of gillnets. There was plenty of testimony why the Governor's plan won't work. Two years ago 50,000 Silvers were available to fish, this year 6,000 Silvers. He explained how the Governor's plan won't work and that King Salmon are a lot more value in the industry than Silver. Job losses will be high. 5% of people in Oregon buy fishing licenses. We, as a port, love to have people visit, but not a lot go fishing. We need to support the people who live here – commercial fishing and logging continue to be major industries in our area. The next meeting is in Seaside at the Best Western Inn from 8:30 a.m. to 4:00 p.m. He encouraged other commissioners to attend. Hunsinger noted that Columbia Pacific Marine Works is for sale, the first of other businesses that may be forced out of business. Some discussion followed on the Port's lease to Columbia Pacific Marine Works and the status of the building if a sale is made.

11. PUBLIC COMMENT

Chairman Pfund called for public comment. None was given.

There being no further business, the Special Meeting was adjourned.

APPROVED:


Lawrence Pfund, President

ATTEST:


William Hunsinger, Secretary

Respectfully submitted by:
Rita Fahrney, Admin Mgr.