

**PORT OF ASTORIA**  
**REGULAR COMMISSION MEETING MINUTES**  
**JANUARY 19, 2010**

**I. CALL TO ORDER/ROLL CALL**

President Hunsinger called the meeting to order at 6:00 pm and took roll call.

Persons present were:

Commission: William Hunsinger, President; Floyd Holcom, Vice-President, Dan Hess, Secretary; Lawrence Pfund, Treasurer; and Jack Bland, Asst.

Secretary/Treasurer.

Staff: Jack Crider, Executive Director and Colleen Browne, Finance Manager

Staff Support: Janet Farstad

News media: Cassandra Profita, The Daily Astorian and Jeff Nelson, KAST Radio

Guests: Lori Durham, Kathy Sanders, Pam Hunsinger, Bill Harris and Rachel Jensen

**II. AGENDA CHANGES**

Delete: Executive Session

**III. MINUTES**

- Regular Meeting, December 15, 2009
- Special Meeting, December 16, 2009
- Special Meeting, January 12, 2010

Commissioner Pfund moved to approve the minutes as written, seconded by Commissioner Bland and unanimously approved.

**IV. FINANCIALS – MONTH OF DECEMBER 2009**

- Vouchers

Discussion and/or questions for Colleen Browne:

City of Astoria Utilities – questioned 2 invoices for exact amount?

Will check it out.

Port of Astoria transfer of \$45,000?

Monthly payroll transfer

Ethics Promotion?

Promotional items (hats, key clips, etc.) for 100 YR event.

Commissioner Pfund moved to accept vouchers as presented, seconded by Commissioner Hess and unanimously approved.

- Financial Reports

Discussion and/or questions for Colleen Browne:

Airport fuel inventory seems high?

Operating Profit & Loss added “Year to Date” column

Rebilled utilities seem to have increased, already at 58%?

Bills approved for rebilling to tenants have been working well.

City of Astoria payment from \$5,000 to \$2,000?

DSL Special Use Fee on lease for haulout.

Commissioner Holcom voiced his opposition of governments paying governments and would like to see a lease list of all properties. He also requested a breakdown of attorney fees.

Clean Water fine?

Port has made two payments on federal fine, owe \$50,000 for a total of \$170,000 and paying the state \$1,437/month for five years, owe \$45,000.

Operating Format Profit & Loss not haw notes (#1-6) explaining expenditures.

Tongue Point:

Jack Crider noted that the operating loss for first six months is due to start up cost; the fire system problem was caused by somebody's computer glitch that sent a signal. The City will respond three times prior to charging.

Leases:

Believe that the Port owns the property now paying DSL \$1700/mo.

Need to look at all DSL leases made under Governor Atiah may be different to the Washington Group than a government.

A meeting with DSL is scheduled February 3.

Commissioner Holcom noted he is pleased to see financials and the numbers in his motion to approve the financials, seconded by Commissioner Bland and unanimously approved.

**V. PUBLIC COMMENT - none**

**VI. FEDERAL REQUESTS FY 2011**

Jack Crider said Senator Merkley was holding workshops and recommended small projects for earmarks. He also met with Congressman Wu to go over Port projects.

Federal Requests FY 2010:

Tongue Point	\$6.2 million
Warrenton Lagoon	\$3 million
Sardine Industry	\$250,000
Pier 2 Rehab.	\$8.4 million

Non-Funds Support FY 2010:

- Marine Highway Initiative
- Dredge Tongue Point Channel
- Dredge Skipanon Channel
- Astoria Railroad Permits
- Captain of the Port
- FAA-AIP Funding Thank You

Federal Requests FY 2011:

Delegation recommends small & top 2-3	
East Basin Causeway Repair	\$200,000
Tongue Point Pier Utilities	\$500,000
Tongue Point Fender Piles	\$500,000
Pier 2 – East side completion	\$400,000
Mobile Crane match	\$400,000
Others?	

Non-Funds Support FY 2011:

- Marine Highway Initiative
- Dredge Tongue Point Channel
- Dredge Skipanon Channel
- Pile Dikes Study
- Warrenton Dike Height Requirements – FEMA

Commission Vote (1-3 place = 1 vote; 4<sup>th</sup> place = .5 vote)

Project	Holcom	Hess	Pfund	Hunsinger	Bland	Total
Causeway	1	1	1	1	1	5
TP Utilities	1	.5	1	1	1	4.5
TP Fender P	1	1	1	.5	1	4.5
Pier 2		1				1
Crane	.5		.5	1	.5	2.5

DC trip scheduled Feb. 28 to March 4, those going as yet unconfirmed.

**VII. N. TONGUE POINT LEASE RATES**

Jack Crider voiced his concern of locking in the lease rates in order to start leasing sites, and said the tariff does not to be amended. The rates start on unimproved property and increase as improvements increase. He used property values, Washington Group rates, Port rates and market conditions to determine the new rates.

Commissioner Holcom moved to go forward with the Tongue Point rates, seconded by Commissioner Hess.

Discussion:

Commissioner Hunsinger: Vacant land uplands questioned. Vacant land indicates dirt, trees and brush when the property has tarmac, fences and a porta potty. He believes the lease rate is below value.

Commissioner Holcom amended the motion that vacant land is to be negotiated with tenant, Commissioner Hess approved the amendment.

Vote: Yes – Commissioners Holcom, Hess, Pfund and Bland

Abstain – Commissioner Hunsinger

Motion passed due to quorum vote.

**VIII. SECURITY GRANT**

Commissioner Holcom cautioned from public disclosure any security plan.

Proposed project:

Application due February 16.

Includes cameras, electronic gates, fencing, patrol vehicle and steel barricades.

Cost approximately \$200,000

Commissioner Holcom moved to approve the project, seconded by Commissioner Bland and unanimously approved.

**IX. NEW ROAD ACCESS at HARBOR AND MARLIN AVE.**

Jack Crider explained that the application includes a “roundabout” that would gain access to Port property on King Street.

Commissioner Hunsinger said it would be a clean access to enhance 200 acres at no cost to the Port.

Commissioner Holcom moved to accept the ODOT recommendation for a new access road per staff report, seconded by Commissioner Hess and unanimously approved.

**X. DISCUSSION ITEMS:**

**A. Red Lion Restaurant Repairs**

Jack Crider reported that the work was completed, inspector and engineer is scheduled for Thursday. Ninety yards of material were removed. Red Lion can now open as the Port took care of the adjoining building that was causing concern. After the inspection it would be safe for occupancy. The principles of the lease will be setting up a meeting.

**B. Audit Presentation/Budget Committee**

Commissioner Holcom objected to the way the Budget Committee meets, only a couple times in the spring. He recommends it to get back to more meetings throughout the year so the committee is up to speed and more involved in financial decisions.

Jack Crider said the committee gets the meeting financial packets every month. He is recommending a meeting Feb. 9 to talk about it.

It was decided that Feb. 9 was not a good day, another day will be proposed.

**C. MAKERS Strategic Plan**

Commissioner Hunsinger called Julie Bassuk and told her the commission was not happy with their project to date. A meeting was then scheduled for January 28 from 10 am to 2 pm.

**XI. COMMISSION**

**A. Reports**

Commissioner Holcom:

OCZMA – referred to Comm. Hess

Need for County Commissioners to meet with the Port.

Jack Crider said that had been put on hold during the recall process.

Coffee meetings on Wednesday's were attended by Commissioners Pfund and Bland.

Commissioner Hess:

OCZMA – in Brookings. They are mapping the coast with input from coast fisherman to identify fishing areas and priority use, trying to find a spot for WAVE Generators. After some research it appears that they will need to be outside the three mile limit. Reedsport has 1 set, cost is \$1million/mile to put out to the ocean. Coos Bay has been declared a sanctuary with 93 species of fish. On hold are Cape's Perpetua, Falcon and Cascade Head.

NOAA in Newport. Contract signed for Phase I, even though Bellingham is still opposed.

TSANAMI - more earthquakes in Washington than in California. Last one in Oregon was 1992. The ocean floor drops 40' and then moves in 1 mile/minute.

Commissioner Pfund:

SEAPORT – January and February are typically bad months, but the trend is up.

Commissioner Bland:

COLPAC – state economist gave presentation on economy with the government and education as being the only two good points, all else in Oregon is not good. He believes it will take a couple more years to come back.

NW OR. EC. Alliance Board – tunnel roadbed lowering is being questioned, it will be closed six months, and work is being generated by ODOT. Commissioner Hess said 103 trucks last year were over height and needed flaggers to go through the tunnel.

Commissioner Hunsinger:

OPPA – all ports are planning a 100 year celebration

PORT – 100 year kickoff meeting went well, got interesting history, it was well attended.

B. Concerns/Comments

Commissioner Holcom:

- Train logistical aspects, need not to loose focus on repairs.
- Complaints on E. Basin Bridge access to vessels difficult.
- City of Astoria future plans includes waterfront erosion. Need to join forces and recreate a reclamation plan. The rail line is having problems on 11<sup>th</sup> and 12<sup>th</sup> Street. The bypass needs to come back to the table. Commissioner Hess said that 3,000 trucks a day go through the City; the City removed parking meters to retain the street to highway status.
- Complemented Jack Crider on 100 year anniversary kickoff meeting.

Commissioner Hunsinger:

- Concern with Port's advertising as not enough, wants to sit down with Budget Committee and get more funding for advertising. Also wants to meet with Cassandra Profita of The Daily Astorian to write articles on Tongue Point. He would like to see Tongue Point on the front page of the Port's website.

**XII. OTHER BUSINESS - none**

**XIII. PUBLIC COMMENT**

Lori Durham:

- Rumor on tunnel is for Walmart trucks.
- 100 Year kickoff meeting was a wonderful move on Port's history.
- Questioned CH2M Hill's letter wanting a reply by Jan. 15 when the Commission didn't approve it until tonight.

Jack Crider said he contacted them and it was OK to wait for the meeting.

~~**XIV. RECESS TO EXECUTIVE SESSION IN ACCORDANCE WITH ORS 192.660 (2)(e) TO CONDUCT REAL PROPERTY TRANSACTIONS AND 192.660 (2)(h) CONSULT ATTORNEY REGARDING LITIGATION**~~

~~**XV. RECONVENE REGULAR MEETING**~~


**XVI. CONSIDER ACTION ITEMS, IF ANY - none**

**XVII. ADJOURN at 7:58 PM**

APPROVED

ATTEST:

  
\_\_\_\_\_  
William L. Hunsinger, President

  
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Daniel Hess, Secretary

Submitted by Janet Farstad, Special Projects

Port of Astoria  
COMMISSION MEETING

SIGN IN SHEET

DATE: January 19, 2010

NAME	PRINTED NAME
<u>Kathy F. Sanders</u>	<u>Kathy F. Sanders</u>
<u>Lori Duchemin</u>	
<u>Rachel Jensen</u>	
<u>Pam Hunsinger</u>	