

**MINUTES**  
**APRIL 1<sup>ST</sup>, 2014**

**PORT OF ASTORIA**  
**SPECIAL SESSION**  
**PORT COMMISSION CHAMBERS**

**Call to order**

Chairman Campbell called the Special Session to order.

**Roll Call**

Commissioners present: Jim Campbell, Bill Hunsinger, Steve Fulton, Ric Gerttula and Jack Bland.

Staff present: Interim Director Mike Weston and Finance Manager Colleen Browne.

Also present: Port Counsel Ron Guerra

**Pledge of Allegiance**

**Changes/Additions**

Commissioner Gerttula requested Executive Search be added to the agenda.

Commissioner Gerttula made a motion to add Executive Search as item 1A under Old Business.  
Commissioner Fulton seconded. Motion carried unanimously.

**Public Comment - for items on the agenda except Public Hearings**

- Amanda Cordero, Head of Trolley Assn. Astoria, OR

Ms. Cordero presented a possible solution for the trolley parking. She requested eight clearly marked spaces near the West Basin trolley stop, for the off season. During peak season (August 1<sup>st</sup> through September 15<sup>th</sup>), the Trolley Association feels that their riders would not have a problem paying to park in other available spaces. Ms. Cordero went on to explain that the trolley conductors could hand out passes to their riders who park there, and the riders could then place passes in their vehicle windows for easy monitoring by the Port.

- Paul Winiarz, Astoria, OR

Mr. Winiarz expressed concern that the Port would be operating at a loss with the proposed parking plan, citing the totals on the parking plan draft, and questioned how the amounts were determined. Discussion followed with the Commission and Interim Director Mike Weston regarding the draft and how the estimates were determined. Also discussed was an idea of what to expect during the three phase plan. It was also explained that the draft is a working document, subject to change as plans progress.

**Public Hearings**

N/A

## New Business

### 1. Human Resource (HR) Policy

Port Counsel Ron Guerra presented a draft of the updated human resource policy to the Commission. Some of the changes to the personnel policy are as follows;

- Consistency between the collective bargaining agreement and the Port of Astoria policy.
- Modified family medical leave policy to comply with the Oregon Family Leave Act.
- Employee travel authorization and reimbursement.
- Updated other policies to match the practices already in place at the Port of Astoria.

Discussion followed regarding some of the policy updates.

Commissioner Fulton moved to table the Human Resource Policy until a new Executive Director has been hired. Commissioner Hunsinger seconded.

Interim Director Mike Weston explained that if the policy is not adopted at this time, the Port may be liable in certain situations, as the policy currently stands.

Port Counsel Ron Guerra explained that the policy may be changed at the time of the hiring of the new Executive Director, as long as the changes conform to the law.

Commissioner Fulton amended his motion to approve the Human Resource Policy for a 60 day period, at which time the Commission will revisit the policy.

Commissioner Hunsinger withdrew his second.

Commissioner Fulton amended his motion to approve the Human Resource Policy for a 90 day period, at which time the Commission will revisit the policy. Commissioner Gerttula seconded. Motion carried unanimously.

## Old Business

### 1. Parking Plan

Interim Director Mike Weston updated the Commission on amendments to the parking plan. Having done some calculations, Mr. Weston explained that the Port could gain \$6,000 if a parking fee of \$5 were to be implemented in certain areas of the Pier One lot. There is a projected loss for the first year based on a fifty percent occupancy rate. With the implementation of the second phase (year 2), the Port should break even, or possibly see a net gain.

Discussion followed concerning what may be required during startup, possible solutions to bring down the startup costs, and the possibility of raising the parking rate to recover some of those costs.

The Commission requested that Mr. Weston keep working with the parking plan and return alternatives to the Commission at another time.

### 1.A. Executive Search

Commissioner Gerttula presented the Commission with a copy of a letter from Bill Cook that he received just prior to the meeting. In the letter, Mr. Cook raised several questions and pointed out a number of options that could be of use in the Executive Search.

Interim Director Mike Weston will begin the process of sending the solicitation to the recommended sources the next day.

Due to a late arrival, Commissioner Hunsinger requested the following two items be added to the agenda.

#### • Bornstein Collateral

Commissioner Hunsinger expressed concern regarding the lack of payment for the Bornstein collateral, as seven months have passed since it was approved by the Commission. He would like to see another option as to what the Port could do with Pier 2.

Interim Director Mike Weston will bring the signed leases to the Commission on April 15<sup>th</sup>, and research alternative means to pay back ConnectOregon.

- East End Mooring Basin

Commissioner Hunsinger noted that he had talked to the biologist and that there is now 3 - 4 times the number of sea lions this year than last year. He expressed concern that the additional sea lions are using more space than before, and that the docks are becoming a mess.

Interim Director Mike Weston said that he will start work on the railings on the commercial dock rather than P dock.

**Public Comment – for items not on agenda**

- Stacey McKenney, Astoria, OR

Ms. McKenney presented the Commission with “food for thought” regarding the sea lions. She pointed out that at the Port of San Francisco, they have embraced the sea lion population and that their many types of vessels, and businesses, coexist with the sea lions.

- Ninette Jones, Portland, OR

Ms. Jones expressed that sea lions are incredible and that she and her friends will keep coming back to Astoria to see them. Astoria is a special place and the only place in Oregon or Washington that someone can see the sea lions up close. She would like to see the Port spend energy looking for grants to embrace the sea lions. Ms. Jones went on to address tourism, and possible ways to attract tourists.

- Charles Lovett, Portland, OR

Mr. Lovett expressed that he would like to focus on solutions, and offered two to the Commission. He noted that previously, someone had suggested building a separate sea lion dock, and asked if it would be possible to build a dock for the sea lions on the other side of the ‘T’ dock. He also offered the suggestion of having independent vendors to sell items to tourists at the East End Basin, to generate income.

**Commissioners/Director Reports**

- Commissioner Bland reports that he recently learned the person leasing the Riverwalk Inn has put up their interest in the Inn for sale for 1.2 million dollars. Staff was directed to investigate the lease.
- Commissioner Hunsinger presented to the Commission a bronze statue by artist Stan Wanlass. The statue is a replica of another statue given to the City of Astoria as a memorial to mariners. The Mayor of Astoria, Willis Van Dusen, contacted the Port of Astoria about placing the statue, which is 25 feet high, on a prominent site on the river where it can be seen by passing mariners. The chosen spot for the memorial will be on the old fuel dock at the northeast end of the marina.
- Commissioner Fulton reported that there was an article in the Oregonian dated 4/1/14, regarding the Port’s number one tenant. He expressed concern about impacts to the Port’s cash flow, and would like to have a meeting to plan and explore options.
- Commissioner Hunsinger requested permission from the Commission to speak at a meeting at the Port of Newport on 4/22/14. There were no objections from the Commission.

**Good of Order – (Commission Direction).**

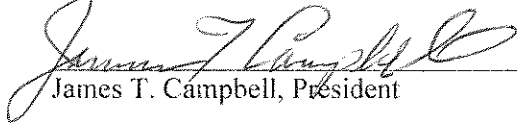
N/A

**Next Meeting Date**

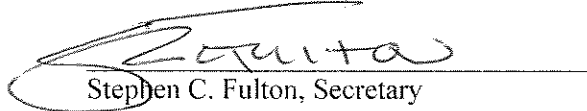
- Regular Meeting, April 15<sup>th</sup>, 2014 at 6:00 PM

**Adjourned**

**APPROVED:**

  
James T. Campbell, President

**ATTEST:**

  
Stephen C. Fulton, Secretary

Respectfully submitted by:  
Judy Farfan, Administrative Clerk

5/20/14  
Date Approved