

**MINUTES  
PORT OF ASTORIA SPECIAL MEETING  
JUNE 14, 2011  
PORT COMMISSION CHAMBERS**

Chairman Floyd Holcom called to order the Special Meeting.

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

Staff present: Executive Director Jack Crider, Deputy Director Herb Florer, Airport Manager, John Overholser, and Administrative Assistant, Esther Jones. Also present: Director of Marketing, Bruce Conner; roll call was taken by Director Crider.

**2. CHANGES/ADDITIONS** - Chairman Holcom called for any changes or additions to the agenda. None were given.

**3. PUBLIC COMMENT.**

Chairman Holcom called for public comment. **Commissioner Dan Hess** mentioned Ms. Lori Durheim frequently comments that the port's meeting notices are never published in the newspaper *Daily Astorian*. Katie Wilson, reporter for the publication assured the audience and the commissioner that the notice was in Tuesday's newspaper. Board **Chairman Floyd Holcom** asked if Steve Forrester had been invited to attend, or had been sent a meeting notice. One had been emailed to Ms. Wilson and had been forwarded to Mr. Forrester. Holcom asked Administrative Assistant Esther Jones to be sure to send an email to Mr. Forrester for the next meeting. Ms. Jones agreed to do so. Holcom asked for other comments. None were given.

**4. BUS OPERATIONS, LEGAL ISSUES** - Executive Director Jack Crider reported the port has asked legal counsel to look into the legalities (process) to ensure the buses continue service. He added Bruce Conner has done research and began to report to the board and audience. In support of Oregon Department of Transportation (ODOT) and the Sunset Empire Transit District (SETD) the Port is working to accommodate the cruise lines by identifying the issues (conditions) at hand to be addressed. The question is whether the bus district can continue to allow the port to legally charter federally funded equipment during cruise ship visits.

Conner continued to explain operations that shuttle passengers to downtown Astoria which the port has been successfully providing for the last fifteen years at a reasonable cost. Occasionally, the federal government provides vehicles to bus districts to areas such as Astoria that usually not generate enough business to purchase equipment themselves. The port is working very hard to legally re-affirm the attorney's position and as a port, ask for board approval to act as partners with SETD and ODOT to work through the challenges to continue providing the service in 2012.

Conner continued to add both districts have been very imaginative and accommodating in allowing the Port to create a fixed route, that is working just fine. The concern for next year and considering the bus district's financial situation, the port is actually helping provide income to the district this year through

this process. Conner added the port would like to continue the same way next year. Director Crider added that as long as the port meets the four conditions set by ODOT the port can continue operations legally. Discussion followed regarding the current administrative rules and specifics. Chairman Holcom asked if board members had any questions. None were given.

5. **HOTEL PROPOSALS** – Deputy Director Herb Florer explained the status of the hotel proposals. Negotiations with the first two groups that submitted proposals presented went long, but were not successful. Negotiations began with the second group began early last week. Responses were not received until just before the meeting. Florer is expecting to have something for the board next week. If those too are not successful, he plans to open the request for proposals again. Director Crider added the port is free to continue from one to the next, since the port had satisfied public bidding requirements. It may get pushed up to next month, considering the time left. Chairman Holcom asked if there were other questions. None were given.

6. **AIRPORT IMPROVEMENT PROJECT (AIP) 19 – ENGINEER’S CONTRACT** - Port Director Jack Crider explained to the group the port’s big project for next year. In order to keep on track for this year, preliminary engineering needed to be completed. Crider asked the engineering contractor what the project would incur through June 30<sup>th</sup>, the end of the fiscal year. What the contractor submitted was beyond Crider’s authority and is asking the board to allow him to sign the contract not to exceed \$65,000 through June 30<sup>th</sup>. Once the new budget is passed, another set of contracts will begin which is based on the FAA contract from last year. Chairman Holcom asked if board members had other questions, none were given. . *Commissioner Bland moved to approve the recommendation. Commissioner Hess seconded the motion. The motion carried unanimously.*

7. **PIER 3 IMPROVEMENTS - UPDATE** – Property Manager, Mike Weston reported working with the PND Engineers; survey concluded two week ago. Soil samples submitted in May, results back by next week. A pre-application conference with Army Corps of Engineers, NOAA, DLCD and DEQ scheduled next Monday. PND engineers also will be attending. Drilling group here taking geo-cores of the land last week. Looking at options at this point, long term. Costs being worked on, Weston added PND is to provide the port the same, along with accurate data for the site. Initial costs were developed for dredging for the extra space. Engineers will solidify the numbers we have and will be available next week. Regulatory input will also be available too. Discussion followed on the old plank pier headline that is being evaluated. Weston explained the short wooden headline out front is the area in question, the original pier headline.

Director Jack Crider discussed other pier 3 improvements: the electrical has been completed on the west wall in the boatyard close to the entrance; good pedestals; fence cleared out, opening it up; the berm and the crane. New fencing and a gate will establish a new entrance, allowing for two new electrical pedestals. Once that is done, striping also is planned, clearing out some of the old derelict boats, cleaning up the area. Discussion followed on the status of the boats that are derelict. Blocks in place soon to establish between the boatyard and the log yard. You will not be able to drive through pier 3; the only way to get into pier 3 will be through the back, around. Chairman Holcom mentioned the parking lot at the end of the pedestrian path, and the difficulty to access. Crider explained it’s part of the paving of the roadway and the storm water in the budget discussed recently. Once complete, it will

be a nice entrance that will include the new secure electronic gates. Hours will have to be established for access by the public. Later on, in the boatyard expansion plan and if successful with funds, the whole area will be paved and look good, more functional. Discussion followed on the future transportation plans of connecting the roundabout and the meetings the port will want to participate in that will focus on the city's many small plans along the waterfront and time to come up with a final one that can be built into a new one. The port needs to design and submit concepts to the city. Holcom also asked Crider about the boat ramp that had been planned for the area in front of Englund Marine in order to access reels and cables. The temporary drive way (ramp) will stay where it is now, for a while until the docking facility is complete, and will possibly be close to the haul-out facility. Crider also said the dock is pretty important business, finding a good location. Chairman called for questions by the board, none were offered.

8. **MARINA COMMITTEE** – Director Jack Crider reported the newly formed marina committee met. The routine is that minutes will be written and taken back to committee for approval. After that, minutes will be given to the board. This also is so for the Airport Committee. Members, Richard Olson, William Roberts, and Jim Payne present; Ted Thomas was absent. One more will be part of the committee, making it five members. Questions were asked and answered, updating them of port items. Some issues were, security, dumpsters, fish cleaning stations, and ongoing maintenance. They have agreed to monitor any dust from the log yard if needing to be addressed; many more issues were addressed. Signage is a huge issue. The committee will meet the last Thursday of the month noontime at the Lazy Spoon restaurant. The commissioner assigned to the committee will be Floyd Holcom. The public is welcome. Holcom questioned if the east basin is included? Crider answered for now, the west basin area. Flyers can be distributed to the east basin customers.

Some discussion followed on the sea lions. Director Jack Crider reported on the report from Smith Route. The first proposal: pad system on the dock that reacts to weight. Research done and are looking for two test places. Astoria is one and Moss Landing is the other. Baiting the seals was tried, but the seals wouldn't take the bait. No one knew where the sea lions would go once shocked by the pads. The sea lions were in a pen when tested, they just wouldn't go in and stayed in the unmatted area.

Chairman Holcom mentioned a concern of stray currents in the east mooring basin that need to be evaluated. A tingling in the water mean stray current that may be a grounding problem. Director Crider added a variety of the currents were dealt with recently and this was corrected. The marina staff checks the currents regularly.

9. **TONGUE POINT – UPDATE** - Property Manager Mike Weston reported work is in process on electrical on pier 4. DelMar just built a small shed to cover their pump station and setting up a hoist. Also ran a conduit underneath to allow the port to set up our own system on the other side of the dock. We were able to pull out of the 2000 bolt closet on the base where there was no power before and can be used now. McAmis' power station opens up opportunity to re-route to other directions as other piers that have the conduits already there. The NRC Columbia, a 180' ship on the north side of the pier and are 4-6 weeks out. Vessels want power.

Resers Foods on hold for now. Discussion followed on tenants at the facility. Policies will be implemented (administrative surcharges) for tenants behind on their rent, automatic. Weston also reported on update on the U.S. Customs' application for office space (a 100-page application).

Commissioner Bland asked if ODOT transportation group was planning to take a look at access to North Tongue Point. Many studies have been done. Chairman Holcom asked if there was other items for Tongue Point, none was mentioned.

Director Jack Crider added Ron Russ has left Portland Western Railroad. Discussion followed on railroad issues and the garbage train concept.

Chairman Holcom asked if there were items for the next meeting. None were offered by the group.

**10. PUBLIC COMMENT** - Tim Liddiard, 397 W. Marine Dr., Astoria, OR - Many people interested in rail service. He asked what the board thought. If it would cost more money, a bond could be taken to the public. Chairman Holcom encouraged Mr. Liddiard to get involved with different groups in town working on the service.

**11. Adjournment** - Chairman Holcom asked if there were further comments; none was given. With no further business, the chairman of the board moved to adjourn the Special meeting.