

**MINUTES  
PORT OF ASTORIA  
SPECIAL COMMISSION MEETING  
JULY 12, 2011**

Chairman Floyd Holcom called the Special Meeting to order. Roll call was taken.

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

Staff present: Executive Director Jack Crider, Deputy Director Herb Florer, Terminal & Administrative Services Manager Rita Fahrney.

**CHANGES/ADDITIONS**

Director Crider reported addition of "Commission Direction" to agenda before final public comment.

**PUBLIC COMMENT**

Chairman Holcom called for public comment. None was received.

**DEQ – AREA WIDE CONTAMINATION PRESENTATION**

Present for discussion of the Port of Astoria Area-Wide Contamination issue are the following representatives:

DEQ - Nina Deconini, Bruce Gilles, Anna Coates, Steve Mrzkik. Also present from Clatsop County are county Commissioner Peter Huhtala, Manager, Duane Cole and Brett Estes.

Considerable discussion was held on contamination on port properties. DEQ representatives highlighted the history of the "Astoria Area-Wide Cleanup Site – divided into five areas. They are now focusing on Area 4 which includes port property where former Mobil/Niemi Oil plant operated (Area 4). Area 4 extends to the head of slip 2 where an ongoing petroleum seep discharges into the Columbia River, sediment bed and surface water. DEQ is undergoing a concerted effort to expand public outreach and be in the community to talk about clean up. Primary concern is free product released from a breach in a sub-grade fuel line located along the Port offices and the seeps of fuel into the Columbia River at slip 2. The list of recommended remedial actions was reviewed.

The DEQ expects to get comment from the Port of primary concerns. Port of Astoria will weigh in for recommendations for DEQ, which they will take into consideration. 60-90 days to finalize. Discussion continued on how to remove the material and parties responsible for costs. Director Crider advised the Port has expended \$600,000 to date for this project.

**HOTEL UPDATE.**

Executive Director Crider reported the second proposer interested in leasing the former Red Lion has declined to pursue the lease based on the short period of time that the motel will be able to attract the tourists this summer and concerns about the requirement that they are responsible for repairs needed

during the lease period. The largest concern is the four months remaining on the Red Lion option. Staff will continue to make room improvements and market the property. Updates will be provided.

#### **AIRPORT ENGINEER CONTRACT**

Director Crider explained this is the engineering contract for the balance of the project. The contract was approved last year in the amount of \$60,000 with Precision Engineering. He will request approval at the Regular Meeting. Some discussion followed on the AIP 19 FAA funding and match requirements. Crider responded the Port has a credit for ½ of the match.

#### **PIER 3 UPDATE.**

Crider reported the application for the fill design has been submitted to regulatory agencies. Waiting for sampling results. Better design determined to be build of sheet pile to fill line then fill. The agencies want to see what contamination is deeper water. If the slip is determined not to be contaminated it is thought DSL and other agencies will approve the new design by fill. The current dredging permit is for only 32 feet depth. They will be doing vibra-core sampling from 32 to 40 feet depth after the sampling plan is approved.

#### **PROPERTY UPDATES.**

Chairman Holcom reported on a recent visit to the archives of the public library he found a card file for the Port of Astoria from the 1800's to 1991 listing every Daily Astorian article regarding the Port. He looked up some historic articles relating to properties, the Beltline railroad, Tongue Point, etc. This information can prove to be very valuable in the Port's arguments about property ownership. Holcom recommends the Port find a person to go through and highlight property and other issues that may be useful. Director Crider reported port employees have done some work on the rail line at Tongue Point and invited the commission members to take a look.

#### **GRAIN EXPORT STUDY**

Director Crider reported the first draft of the study has been submitted by BST. The information points to trends and commodities that could be available, but does not get into specifics such as volumes needed to cover costs of building a facility for potential customers. He advised he is reviewing and gathering input on what more specific information the port is looking for. He requested the commissioners review the draft and give input. The study needs to include realistic numbers and products and rail improvement costs. The consultants are now awaiting further direction from the Port. Once a finished study is available it will be forwarded to principals at Busan.

#### **COMMISSION DIRECTION.**

Commissioner Pfund cautioned on the need to finish up the area-wide contamination issue and to have something substantial that will contain material – not necessarily choosing the lowest bid. Discussion concluded an executive session is needed to discuss litigation aspects.

Commissioner Pfund asked for an update on lumber export possibility. Director Crider responded the Warrenton mill is due to start production in August. Discussions are continuing. Commissioner Hess noted the market is soft right now.

Commissioner Bland asked about the status of the Harbor Drive extension. Crider explained he will be advising the principals that the project doesn't fit into the current plans of the Port of Astoria and we are not in a position to come up with a \$.25 million payment on property.

Chairman Holcom received information a section of road from the recycling place to WOW gate at the airport - that goes into the entrance of the Coast Guard needs maintenance. Crider responded staff is going to be doing maintenance work on the UPS area of road and he will have them take a look at that section also.

Chairman Holcom also has heard from a past port commissioner who questions why the Port is spending public money on 36<sup>th</sup> Street when it is owned by the City of Astoria. The commissioner also believes there is a three-party agreement – the Corps of Engineers, the City of Astoria and the Port of Astoria concerning the bridge causeway. He would like port staff to research this.

**PUBLIC COMMENT.** Chairman Holcom called for public comment.

A member of the public, known as Robert, commented on a fuel dock block tripping hazard.

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