

**PORT OF NEWPORT
MINUTES
July 22, 2014
Regular Meeting**

I. Call to Order

Commission President Pro-Term David Jincks called the regular meeting of the Port of Newport Board of Commissioners to order at 6:00 pm. in the South Beach Marina Activities Room, 2120 SE Marine Science Drive, Newport, OR 97365.

Commissioners Present: David Jincks, Vice-President; Walter Chuck, Secretary; Dean Fleck, Assistant Secretary/Treasurer; Ken Brown, Treasurer.

Commissioners Absent: JoAnne Barton, President

Port of Newport Management and Staff: Kevin Greenwood, General Manager; Barb Martin, Interim-Director of Finance; Darlene Webster, Administrative Assistant; Rick Fuller, Port Employee.

Others Present: Wadye & Barb Dudley, Newport Resident; Sandy Roumagoux, Mayor of Newport; Hal Pritchett, Local Resident; Larry Coonrod, Lincoln County Dispatch; Dave Morgan, News Lincoln County; Yale Fogarty, ILWU; Pat Ruddiman, ILWU; Chief Mark Miranda, Newport Police Dept.; Bret Hamrick, Fish Buyer; Jim Shaw, South Beach Resident; Jim Myers, Great Albacore Tuna BBQ; Bob Eder, Argos Inc.

II. Changes to Agenda: Jincks requested that agenda item 7D "Election of Officers" be moved up from the agenda. No objections were made. Jincks as chairman put a motion forward to adopt a slate of officers: Walter Chuck for President, Dean Fleck for Vice President and Ken Brown for Secretary Treasurer. Jincks mentioned outgoing President JoAnn Barton has been the chair for several years since Commissioner Goblirsch stepped down. She has done a tremendous job and seen the Port through some tough times. Jincks wanted to congratulate her and thank her for her time with the board. He also wanted to congratulate Commissioner Chuck for his new appointment and that he will do a wonderful job.

Motion by Jincks to Elect Walter Chuck, President; Dean Fleck, Vice President; and Ken Brown, Secretary/Treasurer as Commission Officers for Fiscal Year 2014-15. Motion carried 4-0. Commissioner Chuck received the gavel.

III. Public Comment: Chief Miranda presented an invitation to participate in the 31st annual "America's Night Out Against Crime" August 5th from 6-9:00pm. Residents nationally are encouraged to lock their doors, turn on outside lights and spend the evening outside with neighbors and law enforcement. This event is designed to strengthen neighborhoods in creating crime prevention awareness. Miranda also invited port officials to a workshop called "Senior Officials Workshop for All Hazards Preparedness" slated for February 10th 2015. Shaw announced an upcoming event on August 2nd from the NRA and Big Timber Rifle Range. The event will be held in Siletz for youth 10-17 years old. This is an all day event with free food for the kids. Also mentioned is the upcoming Annual NRA Banquet on August 2nd.

IV. Consent Calendar: Financials and Accounts payable were moved out of the consent calendar and added to old business due to conflicts from both Fleck and Brown. All other items remained on the consent calendar for approval. Regular Meeting Minutes-June 24th, 2014, Work Session Minutes-July 15th, 2014 and Award NOAA Painting Contract.

Motion by Jincks, seconded by Fleck to approve the Consent Calendar. Motion carried 4-0.

V. Correspondence/Presentations: Myers presented a schedule of events flyer for the upcoming "Great Albacore Tuna BBQ Challenge on August 9th and 10th". Myers commented on the activities of the event and that Port staff are welcomed to attend and that some Port staff were volunteering already. Noted that Commissioner Chuck would be one of the Judges and that this will be a fun event to support the Newport Food Pantry. Greenwood discussed letter from Jerry Ashby of TPT regarding market conditions in China. Greenwood discussed letter from Geoffrey Molfino of Living Pacific Seafood LLC with his concerns regarding the franchising of the Port dock services to others. Greenwood noted that nothing has been proposed on

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paper. Greenwood discussed letter from Oregon Transportation Commission and the hearing he attended in part regarding "Connect Oregon" projects. Continued to advocate for air/rail/marine projects. He attended the hearing at 1:30pm and the meeting continued after he left till 10pm with about 300-400 people in attendance.

VI. Old Business:

- A. Financials and Accounts Paid for approval. Recommendation made by Jincks to move this two items out of the consent calendar in the future due to the continued conflicts and all were in agreement to remove these items out of the consent calendar in the future. Motion by Jincks, seconded by Fleck to approve the Financials & Accounts Paid. Motion carried 4-0.
- B. General Manager's Evaluation process was discussed and actual evaluation will be conducted in an executive session immediately following the regular meeting. Discussion would include the format of evaluation and set goals for evaluation in early 2015.

VII. New Business:

- A. Greenwood discussed getting approval from City prior to signing an agreement with the architects. Commission discussed zoning issues, building placement. Commission agreed with approach.
- B. Commission review architects' scope of work. Upon receipt of approval from City a contract can be approved with Goebel/Capri.
- C. Greenwood presented Amendment 31 Summary from McDougal regarding dredge mitigation work. This amendment came in at \$518,163 which is a considerable change from the planning level budget. A separate grant was awarded by the State for dredging and Greenwood noted that this amendment was forward to the state. The state came back that we must get this work done but an option would be that since HME is currently dredging for the Corp the Port could piggy back our dredging with the Corps. This could potentially bring us an approximate cost savings of \$200k on the dredging costs. Recommendation was made to approach McDougal to review/refine their proposal and also to explain the increase in cost. Recommendation was made also to propone approval until next months regular meeting till more information is available.

VIII. Staff Reports:

Greenwood presented Director of Finance status of application process, where job postings were placed and how many applicants have submitted documents. Interviews would be conducted on August 29th (Friday) and requested two commissioners to make up the interview team. Ken Brown and JoAnn Barton were assigned to make up this team. Signe Grimstad of Grimstad and Associates will be on the technical staff team.

Greenwood gave status of NOAA Recreational Mitigation Projects that two of the three projects have been completed and that the third and final project is still being determined. Options were presented as possible walking paths, access to clam beds or fishing pier. Requested that a committee of two commissioners be set up to help determine this last project. Fleck and Chuck volunteered to make up this committee and will meet with Kirk Jarvie from the Department of State Lands to decide on a project.

Greenwood presented to the commissioners communication regarding the Lease with the Rondy's group to be discussed in an executive session commencing after this regular commission meeting.

Greenwood updated commissioners on the legal status of the suit by Dennis Bishop. This incident happened about two years ago when Bishop accused the Port of damaging his vessel. Several port officials have been subpoenaed. Dates for the deposition are August 25, 26 and 27th at Pete Ginters office. An early meeting with SDAO representative Ron Downs for Aug 6th early morning has been also set.

VIII. Commission Reports:

Brown noted that he attended his first Airport Advisory Board meeting. They discussed establishing a local outreach group to get the community involved and to establish better communication with the community. Jincks commented that he feels that we are getting a great

deal of value from the architectural group Goebel/Capri so far from the meetings and presentations they have conducted. Jincks also challenged Greenwood to compete against Port of Toledo Manager Bud Shoemake in the Toledo Boat Festival coming next month. Both Ports will build and compete against each other in fun. Chuck attended the Cascade West conference where the Mid-Willamette COG presented.

X. Public Comment:

Eder (Commercial Fishermen and long time Annual Moorage holder) asked if there was any way that the Port could designate slips for Annual Moorage holders. Jincks commented that long ago there were assigned slips but it was hard to enforce those boats that are not assigned to a specific slip, but now with the new facilities code this could be reviewed in the future. Suggested that a committee be set up to get more information from other Ports in order to implement and successfully enforce such a request.

XI. Upcoming Meetings/Events

XII. Adjournment

There being nothing more to come before the Board of Commissioners, the meeting was adjourned at 7:05 pm

XIII. Executive Session

At 7:10pm, Commissioner Chuck announced that the Commission would enter the executive session to conduct the general manager's six-month performance evaluation under ORS 192.66(2)(i) and to discuss a real property transaction regarding the Port's lease of Rondys' 40-acre McLean Point property under ORS 192.660(2)(e). No decisions were made in executive session and the session adjourned at 8:14pm.

ATTEST:

Walter Chuck, President

Ken Brown, Secretary/Treasurer