

PORT OF NEWPORT MINUTES

September 22, 2015

Regular Commission Meeting

I. CALL TO ORDER

Commission President Walter Chuck called the Regular Commission Meeting of the Board of Commissioners to order at 6:00 pm at the OSU Extension Office, 1211 SE Bay Blvd, Terry Thompson Conference Room.

Commissioners Present: Walter Chuck (Pos. #1), President; Ken Brown (Pos. #4), Vice President; David Jincks (Pos. #2), Secretary/Treasurer. Stewart Lamerdin (Pos. #3) arrived at 6:16 pm. Patricia Patrick-Joling (Pos. #5) was excused.

Management and Staff: Kevin Greenwood, General Manager; Stephen Larrabee, Director of Finance; Rick Fuller, Director of Operations; Karen Hewitt, Administrative Assistant; and Peter Zerr, International Terminal Supervisor.

Members of the Public and Media: Kiera Morgan, KYTE/KNPT; Steve Wyatt, Lincoln County Historical Society (LCHS); Hal Pritchett, Oregon State University; Yale Fogarty, International Longshore and Warehouse Union; Pat Ruddiman, International Longshore and Warehouse Union; Ralph Busby, Newport City Council; Mark Miranda, Newport Police; Jim Shaw; Lee Fries.

II. CHANGES TO THE AGENDA

Kevin Greenwood said that the minutes for the Regular Meeting on July 28, 2015, were already adopted and could be removed from the Consent Calendar.

III. PUBLIC COMMENT

There was no public comment at this time.

IV. CONSENT CALENDAR

- A. Minutes:
 - 1. Regular Commission Meeting/Work Session – August 18, 2015
 - 2. Work Session – September 1, 2015
 - 3. Work Session – September 15, 2015
- B. Financial Reports
- C. Donate Launch Fees for Columbus Day Regatta to the Oregon Boating Foundation
- D. Procure Shelter Station for NOAA
- E. Support for DLCD Technical Assistance Grant for Vision Planning
- F. Foulweather Trawl 2015-2020 Lease Extension
- G. Special Use Permit- Bay to Brews Half Marathon & 10K
- H. Special Use Permit – U-DA-MAN Tournament
- I. Special Use Permit – Trick or Treat MONSTER FEET Run
- J. Resolution Setting Limits for Charter/Guide Vessels Insurance Coverage

A motion was made by Brown and seconded by Jincks to approve the Consent Calendar. The motion passed 3-0.

V. CORRESPONDENCE/PRESENTATIONS

A. Introduction of Peter Zerr, Newport International Terminal Facility Supervisor

Greenwood introduced Zerr and referred Commissioners to the information in the packet. Greenwood said there was an extensive interview with members of the Commission and commercial fleet, and it was great to have Zerr as part of the team. Zerr said that Jim Durkee had the International Terminal well set-up, and he hopes to do as well. Chuck welcomed Zerr and thanked the hiring committee.

B. Joe Novella, Oregon Boating Foundation Re: America

Greenwood presented the thank you note from the Oregon Boating Foundation.

C. City of Newport Optical Viewing Tower

Greenwood said that there was no information yet as to the site, costs or details. Fuller said that he understood it would be similar to the State Park viewing tower and that the City of Newport would be responsible for maintenance.

VI. OLD BUSINESS

A. Items Removed from Consent Calendar

No additional items were removed from the Consent Calendar.

B. Accounts Paid

A motion was made by Jincks and seconded by Brown to accept Accounts Paid. The motion passed 3-0.

C. Prop installation update – Lincoln County Historical Society

Greenwood said the plans for the installation was moving forward and the question now was how to deal with the prop. Steve Wyatt from LCHS said that the prop would need to be mounted and that modifications would be needed to make the prop safe and to preserve it. LCHS proposed sandblasting the prop to remove rust and then let it rust for approximately a week to retain the aged appearance. The prop would then be sealed with a graffiti proof coating. LCHS filed for a permit and they would continue to work with the City of Newport. Chuck asked if there would be enough metal left after this process. Wyatt said there are some unknowns but the prop seemed solid. Greenwood introduced the sample letter responding to the LCHS included in the packet which requests the sandblasting be minimized, and recommended the Commissioners approve.

A motion was made by Brown and seconded by Jincks to approve the letter to the LCHS. The motion passed 3-0.

VII. NEW BUSINESS

A. IGA with State of Oregon establishing a Business Relationship

Greenwood said the Inter-Governmental Agreement (IGA) was the last component of the Strategic Business Plan adopted in January of 2013. This document would address project priorities and funding. This document would also be used by other Ports. The Port's Vision plan would serve to identify the Port's projects and priorities, which would currently be the shipping facility at McLean Point and fishing dock repair. Greenwood recommended that the Commission adopt the IGA.

A motion was made by Jincks and seconded by Lamerdin to adopt the IGA. The motion passed 4-0.

B. PD-1/Undersea Gardens Redevelopment

Greenwood said he was working with Steve Webster; the property is owned by Webster's business, Front Street Marine LLC (FSM.) Greenwood said there are a number of issues that the Port wanted considered. First, how does the Port assist with the pontoon removal and referred to packet documents regarding the options. Any proceeds from the haul out would be split 50-50 with the Hall family. Greenwood advised this would require Commission approval before discussing with the Hall family. Another consideration is the removal of the fender piles that are currently used by commercial fishing. Webster agreed to a license or easement to allow commercial vessels use of a bull rail. Fuller was involved in the review of the options along with Greg Morrill of Bergerson Construction, contractor for FSM. Greenwood advised he would be asking the Commission for a motion to support moving forward. Jincks asked how Port Dock 1 would be left when separated. The Port will need to consider perhaps a railing in the future. Jincks added that completion of the project by FSM was not scheduled until 2016, and wanted clarification as to what Greenwood sought from the Commission. Greenwood said he sought approval to pursue an easement or license that could be recorded. Jincks commented that this had been the worse property trade made by the Port. Chuck stated his concerns were what it would look like, if it would be an alley way, and the effect on the view of the sea lions. Greenwood responded there would be a 5 foot gap. Fuller added that it was still early in the discussions and that Port staff would be involved in the review. Greenwood said this area had been used for commercial vessel tie-up if none was available at the International Terminal, and that there had been several large boats over the past few weeks. He suggested that the new facility could be an attraction itself, including off-loading fish and fish-mongering, and would be a good partnership. Lamerdin asked when the old structure would be removed, and expressed concern about hazards if it was done at the South Beach area. Fuller said that would take place during the in-water work period and the recommended location was an unimproved haul-out on Rondys' property. Jincks added that the pontoon had already been removed and cleaned in the past. The Commission gave Greenwood consent to move forward on pursuing an agreement for commercial use of FSM's bull rail and approval of use the Rondys' property for pontoon demolition.

VIII. DEPARTMENTAL REPORTS

A. Director of Finance

Larrabee said that this was audit season and expected completion by the second week in October. He announced that Barb Martin had retired last Friday and that the Port would be looking to fill that position.

B. Director of Operations

Fuller began by welcoming Zerr and commented that he had a good grasp of the operation and the transition was going well with the change in management of Operation, NOAA and NIT. Training is ongoing for Zerr.

C. General Manager

Greenwood referred to the minutes of the Work Session on 9/15/15 and said that a plan for traffic, parking and landscaping should be available in a week or two. He asked the Commissioners for feedback on the mural proposed by Rogue. Jincks commented that the mural looked like an ad for Rogue Ale, and that the Port should protect the marina. He suggested the mural should show the Sport Marina, RV Park, fishing, and what was happening at the Port in South Beach. Lamerdin asked if this was proposed for the distillery; Greenwood confirmed. Lamerdin said the mural should high-light South Beach and not just be a billboard for Rogue. He added he had spoken with some of the people in South Beach who also hoped the mural would say something about South Beach and that there was already enough advertising for Rogue. Brown liked the left half of the mural with the bridge, but the rest looked like "graffiti." Jincks said that Rogue had previously wanted South Beach streets named after people associated with Rogue, which was declined. Brown suggested that the mural should tie in more with the other murals along Bay Blvd. Greenwood said he would take the comments back to Rogue.

Greenwood asked Fuller to comment on the progress of the Teevin site plan review. Fuller said that comments had been received back from the engineer, including that the administrative building on the Teevin project was outside the leasehold and concerns about the pump station. In regards to dredge spoils, he had reviewed past lease approvals but there was not a quantifiable amount. Fuller will look at the survey results from Teevin. Greenwood said a big issue was finding a site for unbuildable organic materials. A possible grant would be available through Connect Oregon VI. The application will be available October 6th and is due November 20th. Greenwood will work on this. The Commission asked if the hoist dock grant would hurt the Port's chances of receiving a grant from Connect Oregon. Greenwood said he will look for feedback.

Greenwood said he appreciated Zerr's background. In the past 18 months, 5 out of the 7 managers have been hired, which is a huge turnover. Losing Martin leaves a major position open. Greenwood thanked the Commission for their support in the hiring process. Greenwood said he could now prioritize the vision plan with adequate staff in place, and that quantifiable goals are critical for the Commission now and in the future.

Jincks commented that the Port has limited property, and the Vision Plan seems bigger than the property. The Vision Plan represents a huge project and will most likely change in two years; the Port is fluid. He said he would support a Work Session to set goals. Jincks said

he would prefer staff time and resources used for deferred maintenance and McLean Point before attacking the Vision Plan. Lamerdin said he would need to review the current scope of the Vision Plan, and recognized it could be used to focus goals and not just building. Greenwood said McLean point would be addressed in 2017, and having that project included in the Port's Strategic Business Plan would be helpful in pursuing financing. Greenwood reminded the Commission that the scope of work was previously approved when applying for the TGM grant. Chuck said the Commission would look at what needs to be prioritized, goals, and then look at the Vision Plan; current needs should be addressed first. Jincks said that he did not approve the current Vision Plan. Newport is a unique, premiere working waterfront. He would like the Vision Plan scaled back because he is more interested in repairs to current facilities. Greenwood said there are five sub-plans in the Strategic Business Plan: marketing (vision), financial, environmental, capital, and management. Goals and objectives for all of those plans need to be established to make it a top down process. Lamerdin agreed a Work Session could help match the needs of the Port and the Vision Plan. Greenwood added for the record that the Vision Plan scope of work was previously reviewed and a letter of support submitted, although the grant was not approved. The DLCDC Tech Assistance grant submission is due at the end of the month and Greenwood would need a letter from the Commission to pursue. Lamerdin said the priorities need to be looked at but it should not jeopardize submission for the grant. The Vision Plan will help to set priorities; it needs to be addressed specifically. Jincks also wanted to comment on the record that he had concerns about the Vision Plan.

Brown asked if the issues with TCB Security had been resolved. Greenwood advised the Commission that Mike Goff of TCB will make a presentation at the Regular Meeting in October, which will include changes to their approach. Brown said he had heard complaints about RVs on Bay Blvd. Greenwood said that additional areas were being patrolled by TCB. Lamerdin asked about the maintenance issues in the Occupancy Report. Larrabee said he will look into the matter, and that Chris Urbach was on top of the issues.

IX. COMMISSIONER REPORTS

There were no Commissioner Reports.

X. CALENDAR/FUTURE CONSIDERATIONS

- A. 09/27 Yaquina Bay & River Clean-up
- B. 10/04 U-DA-Man Fishing Tournament
- C. 10/08 Fishermen's Forum 8:30am (PD7 Operations Shop)
- D. 10/15 South Beach Marina User's 8:30am (SB Marina Activities Rm)
- E. 10/17 Newport Bay to Brews Half Marathon & 10K (Rogue Lot)
- F. 10/18 Newport Municipal Airport Grand Re-Opening 11-2pm
- G. 10/25 6th Annual Chamber Scary-Okie
- H. 10/25 Trick or Treat MONSTER FEET Kids 5k Fun Run
- I. 10/28 Regular Commission Meeting, 6pm (PUD Meeting Rm)
- J. 10/31 Several Trick or Treat events in Nye Beach & Bayfront
- K. 11/01 14th Annual Oyster Cloyster @ Aquarium

Brown commented that the Newport Municipal re-opening was last year and can be removed from the calendar. A Commission Work Session was scheduled for October 13, 2015, at noon, location to be determined. Staff will provide a print out of paperwork for the Vision Plan.

XI. PUBLIC COMMENT

Lee Fries said that he agreed with Jincks about the uniqueness of the Newport Bayfront and fishing fleet. This has to be protected and promoted. There are a large number of people at the Bayfront who enjoy this unique experience.

Professor Hal Pritchard of OSU said he wanted to say it was good to have Fuller and Zerr at the Port. He has been around the Port for 40 years. The current Port management is highly professional with a high caliber of talent. The Port is going in a great direction.

Mark Miranda of the Newport Police presented Emergency Declarations Guidelines for Appointed and Elected Officials and provided copies for the Commissioners and the Port office. He said this was also of importance when it came to FEMA payments. Next month he will bring information about FEMA online courses. He also presented a questionnaire from the LA Times "When the Big One Hits. . .", and provided copies for the Commissioners and the Port office. Miranda gave annual reminder about the prescription drug drop off box at the police station. Jincks thanked Miranda for coming to the meeting and bringing materials; Miranda replied this was an important line of communication.

XII. ADJOURNMENT

Having no further business, the meeting adjourned at 7:10 PM.

ATTESTED:

Walter Chuck, President

David Jincks, Secretary / Treasurer