

PORT OF NEWPORT MINUTES

December 20, 2016

Commission Special Meeting

I. CALL TO ORDER

Commission President Walter Chuck called the Commission Special Meeting of the Port of Newport Board of Commissioners to order at 12:00 noon at the South Beach Activities Room, 2120 SE Marine Science Drive, Newport, Oregon.

Commissioners Present: Walter Chuck (Pos. #1), President; Ken Brown (Pos. #4), Vice-President; Patricia Patrick-Joling (Pos. #5), Secretary/Treasurer; Stewart Lamerdin (Pos. #3); and Steve Beck (Pos. #2).

Management and Staff: Kevin Greenwood, General Manager; Jim Durkee, Interim Director of Operations; and Karen Hewitt, Administrative Assistant.

Members of the Public and Media: Lee Fries, PON Mates; Ardis DeFreece, Artist.

II. CHANGES TO THE AGENDA

Greenwood asked that the order be changed to first discussing the mural then the Chelsea Rose.

III. ROGUE MURAL PROGRESS – PRESENTATION BY ARTIST ARDIS DEFREECE

Greenwood introduced DeFreece, and said she had completed her HMSC contract, with her art worked on permanent display in their visitors' center. Greenwood reminded the Commission that at the prior session with DeFreece, she had presented three conceptual designs and had collected Commissioner feedback to present the final sketch at this meeting. DeFreece said she has 20 years of mural experience. There will be another artist who will be painting the mural, so she needed to leave room for their interpretation in her design. DeFreece said she had taken the Commissioners' comments to consider what would work together for the mural. She said the elements might be moved around, which the mural artist should be able to do; the drawing was not a stencil. The drawing was approximately to scale, and there would be some space around the design when painted. Greenwood said the Commission would decide on the design, which would then be presented to Rogue for execution. This would be the last meeting with DeFreece. Beck confirmed that the sketches were the property of the Port. The Commissioners viewed the sketch. Lamerdin suggested that "OSU" be put on the stack or flag rather than on the side of the ship. Chuck suggested only one barrel with the cooper. Patrick-Joling asked if Joyce had already seen the drawing; Kevin said Joyce did not want to be involved in the design process. The ideas from this meeting will be shared with Brett Joyce at Rogue who will work with their graphic artist and muralist. Beck confirmed that the sketches were the property of the Port. Rogue may give feedback to the Port, but would take the decision of the Port for the design. Beck said the design was a nice concept that reflected well on South Beach, with maybe a few tweaks with the Rogue muralist. Patrick-Joling said the Yaquina Bay Lighthouse was an important landmark in the area and should be included. Chuck suggested adding a helicopter over the bridge. Brown said that the perception will change once the design is in color and in digital form.

Beck suggested that the activity of painting the mural could be a marketing tool. DeFreece said the time to complete would depend on the technique used by the muralist. Some muralists used a project to provide the outline for the design. The style used also was a time factor, with the following in order from shortest to longest:

Graphic. This is a flat style with large fields of color, not a lot of shading; think commercial art.

Impressionist. This is more dimensional than graphic, with looser brushstrokes.

Realistic. This style has more shading, more layers and depth.

IV. Chelsea Rose Lease

Greenwood introduced Cody Chase, and referred the Commission to the Lease and drawings included in the Meeting Packet. Chuck said that Chase had come to the Commission three years ago wanting to replace the Chelsea Rose. The Commission at the time wanted a boat. Chuck said Cody was a valuable member of the community and the Port. Chase said he wants to move forward with the project before summer. The artist's drawing he had received wasn't what he wanted, so this was not yet presented. The new structure would still have the Chelsea Rose feel and keep selling fish. Chase said his business on the barge at Port Dock 7 was not built by him, and he understood the Commission did not want another barge. He suggested what he is planning will be awesome. Beck asked about the draft. Chase said floats would be three feet deep. Bud Shoemake had given him the idea to base his design on the boathouse in Toledo. Beck commented this would give the illusion that it was in the water. Chase added that the design for the Chelsea Rose would have a similar rustic, old-school look of the Toledo boathouse with the addition of Chelsea Rose elements. Patrick-Joling suggested if the Port allowed Chase to proceed it might open it up for others to follow suit. Greenwood said that Chase's lease was grandfathered in, and the concern was for the commercial boat basin. Part of the justification for this lease was that the space could not otherwise be used by the Port. Lamerdin suggested that the Port look at the criteria that prevents this kind of business and maybe identify some flexibility. Greenwood said the Commission could change the rules with an amendment to the Facilities Code. Chuck said the concern was loss of area for the commercial marina. Brown said there were others selling off of fishing boats, and Chase's business was an exception. Don Mann had agreed that Chase could put money into repairing other aspects of the Chelsea Rose rather than repairing the motor. Greenwood says as he interprets the lease, Chase cannot sell his business to anyone. The bigger issue would be having other non-operating floating structures in the commercial marina. He suggested focusing on the Chelsea Rose for now and exploring other options at a future time. Lamerdin said there may be another commercial opportunity, and the policy should be reviewed next year. Beck said the Port should not discriminate because the Chelsea Rose was grandfathered in, but the Port is sympathetic to Chelsea Rose business.

Brown said the lease also said no other similar business would be allowed, and the lease specifies "F/V Chelsea Rose". Lamerdin asked if the Chelsea Rose is insured as a building or a boat; Chase says he has business insurance since this is not really a fishing vessel, with no tanks, fuel or Freon, just ice for cooling the fish. Lamerdin asked if the Chelsea Rose was cleaned for growth. Chase said they used a diver. Lamerdin said whatever is built should be able to be hauled if repair is needed. Greenwood said the lease allows for 60 feet of dock frontage, while the design showed only 40 feet. Cody said the additional footage would be used for skiff parking. The new design would also allow him to keep the totes off of the dock, which would be safer. Lamerdin asked about any impact on other dock users. Chase says it does get busy. Chuck said that there is good interaction, but sometimes transient boats ask about it. Patrick-Joling said she saw this as going 100% in the right direction, but other issues still need to be addressed.

Greenwood said he will speak with attorney Pete Gitner about a barge being called "F/V" would be an issue. Currently, Chase has a property right. The lease could be changed if both the Port and Chase agree. Chase said the front of the structure would be dockside, with the other side showing a mural of the Chelsea Rose. Lamerdin asked if Chase had checked building codes; Chase says he has not yet checked. Patrick-Joling suggested also asking Gitner about whether the name on the lease not matching the other documents was a problem, and suggested they all should be the same, especially when it came to insurance. Chase said the new structure would be easier to insure since it is not a 100 year old boat.

Beck asked when Chase wanted the Commission to make a decision. Chase said he planned to match a presentation next month and ask the Commission for a decision. Greenwood suggested Chase would need a minimum of two months to allow time for modification based on Commission feedback. Chase said he will be drawing a picture of the design concept. Beck asked about the requirement for \$1.7MM insurance, since insurance was not written for that amount. Greenwood said this was a graduated amount based on an OSU case.

V. PUBLIC COMMENT

Fries said Chase is a fishery business that deals with the fishing community. A business that sells t-shirts would have nothing to do with fishing. He suggested the Commission protect the footage of the dock. Port Dock 7 had 600 feet of dock missing because there was no money for repairs. Fries said that a business should support the commercial fishing or not be there. He asked if the business could be called "F/V Chelsea Rose". Patrick-Joling said the name would have to follow the DBA, which is now Chelsea Rose Seafood. Beck said this could be called a "change of exposure" by an insurance company

VI. ADJOURNMENT

Having no further business, the meeting adjourned at 1:05 pm.

ATTESTED:



Walter Chuck, President Pro-Tem



Patricia Patrick-Joling, Secretary/Treasurer

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