

**PORT OF NEWPORT  
MINUTES  
April 26, 2011  
Combined Work Session and Regular Meeting**

**I. CALL TO ORDER**

Commission President Ginny Goblirsch called the combined work session and regular meeting of the Port of Newport Board of Commissioners to order at 6:00 p.m. in the Port of Newport Conference Room, 600 SE Bay Boulevard, Newport, OR, the same being within the boundaries of the Port District.

**Commissioners Present:** Ginny Goblirsch, President; JoAnn Barton, Vice-President; David Jincks, Secretary; Don Mathews, Treasurer; Dean Fleck, Assistant Secretary-Treasurer.

**Port of Newport Management and Staff:** Don Mann, General Manager; Patti Britton, Finance Director; Pete Dale, Project Manager; Kent Gibson, Port Operations; Maureen Keeler, Special Projects Manager; Barb Martin, Accounts Receivable; Patty Benjamin, Administrative Assistant.

**Others Present:** Brad Barcroft, Andersen-WCC; Mike Becker, Newport resident; Frank Berg, Joshua Dodson, and Rick Fuller, Day CPM Services; Lon Brusselback, Newport City Council; Yale Fogarty and Pat Ruddiman, ILWU Local 53; Lee Fries, CM/GC Selection Committee; Mike Goff, TCB Security Services; Kaety Hildenbrand, Oregon Sea Grant Extension; Mark Miranda, Newport Police Chief; Mike Pettis, Commercial Fisherman; Dr. Hal Pritchett, Facility Use & Design and Terminal Steering Committees; Jim Shaw, South Beach resident.

**II. MINUTES**

- A. **Work Session & Regular Meeting—March 22, 2011**
- B. **Special Work Session—April 8, 2011**
- C. **Special Work Session—April 14, 2011**

Commissioner Jincks moved, Barton seconded, to approve the minutes of the Work Session & Regular Meeting of March 22, 2011, the Special Work Session of April 8, 2011, and the Special Work Session of April 14, 2011 as submitted. The motion passed 5-0.

**III. FINANCIAL STATEMENTS**

- A. **Financial Reports.**
- B. **Accounts Paid.**

Commissioner Barton moved, Jincks seconded, to approve the Financial Statements and Accounts Paid, Check Nos. 11510-11520/Construction Fund; Check Nos. 11387-11400/NOAA Checking-OCB; and Check Nos. 31262-31370/Operating Account. The chair called for discussion.

Commissioner Barton noted that revenue was at only 54% of budget and asked if that was cause for concern. Finance Director Britton said her monthly financial statements had reflected that RV Park revenue had been down 12%-14% over the last several months and seemed to be holding steady at those levels; however, she expected those numbers to recover considerably during the first three busy months of FY 2012.

The chair called for a vote and the motion passed 5-0.

**IV. PUBLIC COMMENT**

There was no public comment.

**V. STAFF REPORTS (\* Indicates no questions or comments.)**

**A. Department Reports.**

- Kevin Bryant, Commercial Marina Harbormaster\*
- Pete Dale, Project Manager\*
- Maureen Keeler, Special Projects Manager\*
- Gina Nielsen, RV-Marina Office Supervisor\*
- Ron Smith, Terminal Manager\*
- Chris Urbach\*

## **B. General Manager.**

General Manager Don Mann provided an update on a conversation he had with Morgan Rider, Ecology & Environment Inc., regarding the emergency planning process. Rider said she would have a plan outline for the board's consideration within 10-14 days. She anticipated that the Port's emergency plan would be based on much of the same information she had prepared for the city and county's plans, so the cost for the Port's finalized plan would be reduced from \$20-25,000 to \$8-10,000. Mann said funding might be available through the local emergency planning committee and/or Homeland Security, but the Port might also have to budget money from the general fund in the next fiscal year to help pay for the plan. Commissioner Jincks suggested contacting South Beach lessees and stakeholders about funding an emergency plan that would benefit them. A short discussion followed about the special considerations the plan would have to include because the Port's properties and facilities are unique from the city and county's, and Commission President Goblirsch suggested that Mann consult with other ports on their emergency plans. Mann said he would forward Rider's outline to the commissioners as soon as it was received. The goal would be for the Port to have a plan that would work in seamless coordination with the city, county, and the agencies on call.

Mann reported that the Army Corps of Engineers had installed a locked gate to prevent vehicles from driving on the south jetty. Keys to the gate were provided to the Port, other agencies, and emergency responders.

General Manager Mann provided the commissioners with copies of the proposal he had received from Synergy Security Solutions for fixed security cameras at three locations on Port property. The initial investment of \$15,819 would cover purchase and installation of the cameras. The images would be available to the Port's security service. The board took no action on the proposal.

The General Manager had mentioned in his written report that he had received a request from Community Services Consortium to use Port property at South Beach for the finish line of a relay race on July 23, 2011. Commissioner Fleck pointed out that the Oregon Tuna Classic was scheduled for that same weekend and there was talk of combining the two events, so the headcount would increase by about 750 people.

## **C. Commissioners' Reports.**

Commissioner Fleck had met with South Beach Harbormaster Chris Urbach and said there was a plan in place for the volunteer police to help with the May 12-13 halibut opener. Fleck said there was concern about parking issues relating to the City of Newport's transportation improvement project at South Beach. Fleck asked City Councilor Lon Brusselback to mention at the next city council meeting that the manpower would not be available that weekend to enforce parking restrictions. Commissioner Fleck said he would attend the police volunteers' meeting to thank them for their assistance.

Commissioner Barton reported that she had participated in the Hatfield Marine Science Center's estuary study group, and HMSC had received limited approval for dynamic revetment at some areas where the nature trail is being eroded. She had also been part of the panel during the interview process for hiring the NOAA lease facility manager.

## **VI. OLD BUSINESS**

**A. Terminal Renovation—Day CPM Services.** Frank Berg, Project Manager, Day CPM, provided an update on the Terminal Renovation Project. He projected slides onto a screen showing three 33-gallon barrels of contaminated material from the Pasley, different views into holds and compartments of the Pasley and Hennebique, the excavation of wood debris and other material from the ships, and a containment boom that has been placed inside the containment wall as an added precaution. Berg said the water treatment system was working well and some of the water is cleaner than bay water after it had been treated. Two-hundred tons of contaminated material had been hauled to the Coffin Butte landfill facility over a two-day period. Berg said there had been more contamination than was hoped for, but not more than was anticipated. Berg said \$337,000 of the \$525,000 in contingency that was spread among eight of Natt McDougall Company's (NMC) contract amendments had been spent, but the total impact to Amendment #7 was in the black. Berg said the remaining budget for Phase 1 construction was \$9,349,880 and the final project costs would be established in early June, and then projections could be made for Phase 2. Any savings found in Phase 1 would go towards funding Phase 2. A savings of \$480,000 was anticipated because sheet pile that was already in place for Phase 1 would be pulled and re-used. Berg said he had received a proposal from KPFF Consulting Engineers for evaluation and renovation strategies that would extend the life of the east dock. Phase 3 of the project, replacing the east dock, had been set aside as a separate future project.

**B. NOAA MOC-P—Day CPM Services.** Joshua Dodson, Project Manager, Day CPM, provided an update on the NOAA Marine Operations Center-Pacific Homeport project. He remarked on the events that had taken place over the past 22 months, culminating in a project that was completed ahead of the lease requirement and would be handed over to NOAA on Friday, April 29, 2011. Dodson provided some statistics on the project. He said \$31.6 million of the overall project budget of \$34.8 million had been spent; \$450,000, or 51%, remained of the Port's contingency; and \$25 million of Andersen-West Coast's Guaranteed Maximum Price (GMP) of \$29.4 million had been spent. Dodson said the overall NOAA MOC-P budget was looking very good but a couple of "budget flags" were being watched carefully. One was the approximately 90,000 cubic yards of excavated sand that was piled at the site, and another was unanticipated costs associated with a seven-year gaper clam study that was a requirement of the in-water work permit. Dodson said he had been working with NOAA on the finer details of the lease and they were resolving where responsibilities would lie going forward. A delegation of 15 people from NOAA was due to arrive on Friday, April 29, to do a final walk-through of the facility and provide the Port with a signed acceptance letter. The 20-year lease would start on May 1, 2011. A photograph of the NOAA facility was shown on the screen and Brad Barcroft, Andersen-WCC, gave an update on the construction phase of the project. He said the final concrete pour had been done on the dock and the asphalt paving and striping was completed. The construction entrance had been closed and the main entrance, that includes a security checkpoint, was now in use. Dodson introduced Rick Fuller, who had been hired by Day CPM to serve as the NOAA facility manager. Fuller had been in training with Day CPM for a week and was working through the commissioning process and transition to operation. A community open house and limited walk-through of the NOAA facility was tentatively planned for the weekend of July 16-17, 2011, and a ribbon-cutting ceremony was tentatively planned for August 12, 2011.

## **VII. NEW BUSINESS**

**A. Digital Working Waterfront – Oregon Sea Grant.** Kaety Hildenbrand briefed the commission on an idea Oregon Sea Grant is working on for a smart phone application that would enable the user to take a digital dock walk through pictures and images and video. The application would guide the participant through a series of "stops", including the Fishermen's Memorial Walk, the working waterfront/Port area, the docks for vessel identification, and processing facilities. Also included would be the new NOAA facility, Hatfield Marine Science Center, Coast Guard Station Yaquina Bay, and the bridge and jetty. Sea Grant was working to develop waterfront tours for Coos Bay/North Bend/Charleston, and Newport and Astoria. Hildenbrand asked for feedback from the commissioners. Commissioner Fleck suggested including recreational fishing and the charter industry in the digital dock walk. Hildenbrand said the goal of the tour was to increase knowledge of waterfront activities through education and guide visitors to new areas of the waterfront. She said the cost of the project would be approximately \$20,000 and they are still looking for funding.

**B. Bay Boulevard Parking Proposal.** Mike Pettis, commercial fisherman, addressed parking issues on the bayfront. He said the Newport City Council had scheduled a public hearing on May 16, 2011, at 7:00 p.m. to hear public testimony on whether or not bayfront business owners should form a parking district. Pettis said, as it stands now, any new business on the waterfront has to provide parking for their patrons, and if they don't have the space to do that they are charged a payment in lieu of parking fee of \$175 per space per year. A citizen review committee had recommended that fee be increased to a one-time fee of \$7,500. The reaction to that had been the proposed parking district. Pettis said one of the fleet's concerns was the boundary of the proposed parking district, which would extend to Fogarty Street and, while bayfront business owners don't want to take away fishermen's parking, tourist-oriented businesses would want more turnover in their parking spaces than would happen if the spaces were occupied by fishermen spending a couple of days at sea. He said another concern was that a business with 200 employees and three major facilities on the waterfront would have the same vote as a coffee shop with 2 employees, while the fishermen, who contribute millions of dollars annually to the community, would have none. He said some of the fishermen also felt the Port should provide parking for their moorage holders, perhaps connecting Port Dock 5 to the area that is now used for gear storage and moving the crab pots elsewhere. Commissioner Mathews said he had been involved on both sides of the bayfront parking issues since 1980 and provided a history of the issue from the perspective of a business owner and moorage holder. Mathews said the "green zone" parking that was now being provided to the service industry was very beneficial to those businesses and the fishermen. Commission President Goblirsch noted that the Port issues parking permits to commercial fishermen and added that it had been her experience that the City Council was sensitive to the fishermen's issues and understood the value of maintaining a working waterfront. City Councilor Lon Brusselback talked about the steps that would likely be taken if a bayfront parking district were formed and if it were not. General Manager Don Mann said he would attend the hearing on May 16.

**VIII. MEETING RECESS** at discretion of the chair.

There was no meeting recess.

**IX. OTHER**

There was no other business.

**X. PUBLIC COMMENT**

Speaking to the bayfront parking issue, Police Chief Mark Miranda said the parking permits that the Port issues would allow the fishermen to park on Port property but would not allow them to park anywhere else unless the city ordinance was changed. He also expressed appreciation for the support law enforcement has received over the course of a very busy year.

Newport resident Mike Becker spoke in support of Mike Pettis on the parking issues. He said he had spoken with a number of people and there was a strong negative reaction to any changes in the parking on the waterfront. He said he expected 30-40 signed letters from fishermen and their support industry to be presented at the City Council meeting on May 16, 2011. Becker cited a study that showed that 7.8% of annual income in Lincoln County was from the commercial fishing industry, primarily Newport's fleet, while 7.7% came from the tourist industry county-wide.

Newport resident Lee Fries thanked the Port for its efforts on getting the NOAA MOC-P Homeport project and on building a beautiful new homeport facility.

**XI. UPCOMING MEETINGS**

- A. FY 2012 Budget Work Session, Port Conference Room, April 27, 12:00 p.m.
- B. Newport Loyalty Day and Sea Fair Festival, April 29-May 1
- C. Fishermen's Forum, May 11, Port Office, 8:30-9:30 a.m.
- D. Budget Committee's First Meeting, Port Conference Room, May 11, 5:30 p.m.
- E. Port Commission Work Session and Regular Meeting, Port Conference Room, May 24, 6:00 p.m.

**XII. ADJOURNMENT**

There being nothing more to come before the Board of Commissioners, the meeting was adjourned at 7:25 p.m.

ATTEST:

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Ginny Goblirsch, President

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David Jincks, Secretary

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