

**PORT OF NEWPORT
MINUTES
June 28, 2011
Budget Hearing & Regular Monthly Meeting**

I. CALL TO ORDER

Commission President Ginny Goblirsch called the budget hearing for fiscal year 2011-2012 to order at 6:00 p.m. in the Port of Newport Conference Room, 600 SE Bay Blvd., 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.

Commissioners Excused: Dean Fleck, Assistant Secretary-Treasurer.

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

Others Present: Lon Brusselback, Newport City Council; Joshua Dodson and Rick Fuller, Day CPM; Mark Miranda, Newport Police Chief; Dave Morgan, Lincoln County News Today; Jim Myers, Newport Fishermen's Wives; Dr. Hal Pritchett, Facility Use & Design and Terminal Steering Committees; Pat Ruddiman, ILWU Local 53; Jim Shaw, South Beach resident.

The chair called for public comment on the budget for F/Y 2011-2012, as approved by the Port of Newport budget Committee. Hearing none, the budget hearing was closed at 6:01 p.m.

Commission President Ginny Goblirsch called the regular monthly meeting of the Port of Newport Board of Commissioners to order at 6:01 p.m.

II. OATHS OF OFFICE

Commissioner David Jincks administered Oaths of Office for Commissioner Ginny Goblirsch, Position 1, and Commissioner JoAnn Barton, Position 3. Goblirsch and Barton had won seats on the Port of Newport Board of Commissioners in the May 17, 2011 Special Election. Both are for four year terms, expiring June 30, 2015.

III. MINUTES

A. Work Session and Regular Meeting—May 24, 2011

Commissioner Barton moved, Jincks seconded, to approve the minutes of the Work Session and Regular Meeting of May 24, 2011 as submitted. The motion passed 4-0.

IV. FINANCIAL STATEMENTS

A. Financial Reports

B. Accounts Paid

C. Resolution 3-2011 Adopting Budget, Making Appropriations, and Levying Taxes FY 2011-2012

Commissioner Barton moved to approve the Financial Statements and Accounts Paid, Check Nos. 11531-11532/Construction Fund; Check Nos. 11425-11444/NOAA Checking-OCB; Check Nos. 31495-31560/Operating Account. Commissioner Jincks seconded the motion.

Commissioner Barton moved to approve Resolution 3-2011 Adopting Budget, Making Appropriations, and Levying Taxes FY 2011-2012. Commissioner Mathews seconded the motion.

Commissioner Jincks thanked General Manager Don Mann for scheduling work sessions on the budget and Finance Director Patti Britton for taking the time to go through the budget in detail

with the commissioners. The other commissioners agreed that the work sessions had been very productive.

The chair called for a vote and the Financial Statements, Accounts Paid, and Resolution 3-2011 passed 4-0.

V. PUBLIC COMMENT

There was no public comment.

VI. STAFF REPORTS (* Indicates no questions or additional comments.)

A. Department Reports

- Kevin Bryant, Commercial Marina Harbormaster*
- Pete Dale, Project Manager—In answer to a question from Commissioner Barton, Dale said about 20,000 yards of sand had been hauled away from the NOAA site. About 74,000 yards remain that the Port owns; 20,000-30,000 yards remain that belong to the state. General Manager Don Mann added that there continues to be interest in the sand. Commissioner Goblirsch said NOAA personnel have stated that they attribute their first class pier to Project Manager Pete Dale, who had insisted on using materials that will stand the test of time in a marine environment.
- Maureen Keeler, Special Projects Manager*
- Gina Nielsen, RV-Marina Office Supervisor*
- Ron Smith, Terminal Manager*
- Chris Urbach, South Beach Marina Harbormaster*

B. General Manager

The General Manager had nothing to add to his written report, but thanked the commission for a good work session earlier in the day.

C. Commissioners' Reports

Commissioner Barton issued a reminder about the Yaquina Bay Ocean Observing Initiative (YBOOI) public meeting on July 14, 2011 at the Hatfield Marine Science Center and the strategy retreat on July 15, 2011 at the Oregon Coast Community College.

Commissioner Mathews reported that Rick Fuller, Day CPM, gave him a tour of the NOAA facility and he was very impressed by the buildings and pier at the finish level. A brief discussion followed about the possibility of interpretive placards and informational brochures about the facility.

Commissioner Goblirsch provided details about the cooperative community effort in planning for the NOAA dedication and public tours, scheduled for August 20-21, 2011 at the NOAA site.

VII. OLD BUSINESS

A. Terminal Renovation Project—Day CPM Services Joshua Dodson, Day CPM, showed a series of photographs of ongoing work on the terminal project, including excavation of the bulkhead wall, the warehouse being pulled down, and the workers cleaning the engine rooms and holds in the Pasley and Hennebique. He reported that the six core samples that were taken from the Pasley had been tested and found to be inert, which meant that the concrete could be used for structural fill. Commissioner Jincks noted that the photographs show that the Pasley has moved 1 1/2 – 2 inches towards the bay while the work is going on.

B. NOAA MOC-P—Day CPM Services Using a spreadsheet projected onto the screen, Joshua Dodson, Day CPM, provided statistics on the NOAA MOC-P Project budget. He said 88% of the \$34 million project budget had been spent, while 95% or \$28 million of the \$29.4 million construction budget had been spent. A 3% contractor's contingency, or about \$850,000, had been allocated within the GMP, and Dodson said about \$67,000 remained of that amount. He said he would have a final report on the budget for the commission the following month. Dodson emphasized that any savings realized in the project would come back to the Port. He went on to say that the entire project had been completed on June 22, 2011, a full

week ahead of the July 1, 2011 requirement, and certificates of substantial completion and occupancy had been received. Dodson said the final report for the State of Oregon would show that the project met or exceeded all of the Findings of Fact. The last Owner-Architect-Contractor meeting was scheduled for the following week. In answer to a question from Commissioner Goblirsch, Dodson said Day CPM is tracking the lease agreement and marking off all requirements as the project closes out, and management meetings could be held going forward as necessary or if desired. Photographs were shown of the pier, volunteers planting eel grass to meet mitigation requirements, and the arrival and departure of the NOAA research vessel Bell M. Shimada, the first NOAA ship to tie at the new pier.

VIII. NEW BUSINESS

A. Wild Seafood Weekend Jim Myers, Newport Fishermen's Wives, provided an update on plans for the Second Annual Wild Seafood Weekend, which is scheduled for September 10-11, 2011 at Port Dock 7. He briefed the commission on sponsorship and advertising, and said there is an increased vendor base this year and more chefs signed up for the cook-off. Myers distributed program guides to the commission. He said the goal is to raise \$10,000 this year. Proceeds from the event will go to the Fishing Families Relief Fund.

B. "Where the Roast Meets the Coast" Jim Myers, also promoting this new event, provided information on a proposed event to benefit the Newport Food Pantry. The two-day event would include a barbecue competition in conjunction with the Pacific Northwest Barbecue Association (PNWBA) on the first day, and a seafood barbecue in conjunction with Seafood Oregon and the Oregon Albacore Commission on the second day. Both days would feature a Classic Woodie Car Show. Myers proposed holding the event at Port Dock 7 on July 28-29, 2012. Myers said ticket prices would be \$15 and \$12 on Saturday and Sunday, respectively, and suggested percentages of proceeds to be divided between Newport Food Pantry, PNWBA, and the Port of Newport as a presenting partner. He also suggested that a "point person" be selected to represent the Port as a member of the producing committee. The commission took no action on the proposal. Myers said he would provide updates to the Port as plans move forward for the event.

C. May 17, 2011 Election Official Abstract of Votes

Commissioner Jincks moved to approve the official abstract of votes for the May 17, 2011 special election. Commissioner Mathews seconded the motion and it passed 4-0.

IX. MEETING RECESS (at discretion of the chair)

There was no meeting recess.

X. OTHER

Commissioner Goblirsch proposed holding the annual election of officers so that the new slate of officers would be in place ahead of the July commission meeting.

Commissioner Jincks moved, Mathews seconded, to appoint the following slate of officers for 2011-2012.

JoAnn Barton—President
Ginny Goblirsch—Vice-President
David Jincks—Secretary
Don Mathews—Treasurer
Dean Fleck—Assistant Secretary-Treasurer

By way of discussion, Jincks said he realized that some members of the board had different obligations that they were committed to, so it was not possible to follow consecutive nominations every year. He said he felt Commissioner Barton would do a fine job as president of the commission, and Commissioner Goblirsch's depth of experience with the Port's ongoing projects would serve her and the district well as vice-president.

The chair called for a vote and the motion passed 4-0.

On behalf of the board, Commissioners Jincks and Barton thanked Commissioner Goblirsch for her dedication to the position of commission president for the past few years.

XI. PUBLIC COMMENT

Lon Brusselback, Newport City Council, reported that one of the goals identified in a recent City Council goal setting session was to develop a more direct relationship with the Port of Newport Board of Commissioners, and the city recommended a joint meeting once a year to discuss common goals and projects. The commission directed General Manager Don Mann to contact Newport Mayor Mark McConnell to set a date, preferably in the fall. On a different topic, the commission informed Brusselback that the city's improvements to the South Beach area were beautiful, and Mann added that the city's project manager, Melissa Roland, was great to work with.

South Beach resident Jim Shaw reported that the fish cleaning tables at South Beach were being monopolized by professional fish cleaning people who charge for cleaning fish, and other fishermen can't get in to use the tables. He said people are working the tables and getting paid, and he saw the situation getting worse with salmon season. Since the fish cleaners have no affiliation with the Port or the marina, Shaw suggested that South Beach staff look into the problem. Commissioner Barton asked the General Manager to report back on the situation at the next meeting.

Pat Ruddiman, ILWU Local 53, had attended the noon work session when interest in log exports from the terminal had been discussed. He suggested that the time might be right for the Port to look into the cargo study that had been under consideration a few years ago. He said he was working as a longshoreman seven days a week and there was a lot of log activity at ports up and down the coast.

The General Manager reported that the Fourth of July fireworks would be launched east of the terminal area, and the terminal would be closed off to all vehicular traffic.

The General Manager said that the dedication for the Oregon Coast Community College Aquarium Science Building will be held in the afternoon on August 20, 2011, the same day as the NOAA dedication.

XII. UPCOMING MEETINGS

- A. Fourth of July Holiday (Port office closed)
- B. Fishermen's Forum, Port Office, July 13, 8:30-9:30 a.m.
- C. Regular Meeting, Port Conference Room, July 26, 6:00 p.m.

XIII. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

ATTEST:

JoAnn Barton, President

David Jincks, Secretary