

**PORT OF NEWPORT
MINUTES
May 24, 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; Dean Fleck, Assistant Secretary-Treasurer.

Commissioner Excused: Don Mathews, Treasurer.

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

Others Present: Frank Berg and Rick Fuller, Day CPM Services; Rob Halverson, ILWU Local 53; Dave Morgan, Lincoln County Today; Steve Myrick, South Beach Marina moorage holder; Jim Shaw, South Beach resident.

II. MINUTES

- A. **Work Session & Regular Meeting—April 26, 2011**
- B. **Special Work Session—April 27, 2011**
- C. **Budget Committee Meeting—May 11, 2011**

Commissioner Jincks moved, Fleck seconded, to approve the minutes of the Work Session & Regular Meeting of April 26, 2011, the Special Work Session of April 27, 2011, and the Budget Committee Meeting of May 11, 2011 as submitted. The motion passed 4-0.

III. FINANCIAL STATEMENTS

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

Commissioner Barton moved, Fleck seconded, to approve the Financial Statements and Accounts Paid, Check Nos. 11521-11530/Construction Fund; Check Nos. 11401-11424/NOAA Checking-OCB; and Check Nos. 31371-31494/Operating Account. The motion passed 4-0.

- C. **Resolution 2-2011 Adopting Transfer of Appropriations.**

Commissioner Barton moved, Jincks seconded, to approve Resolution 2-2011 adopting a transfer of appropriations. There was no discussion and the motion passed 4-0.

IV. PUBLIC COMMENT

The chair moved agenda item 10 forward on the agenda, allowing public comment on items on the agenda items or items not included on the agenda. Comments would be limited to three minutes per individual and agenda item 10 would remain open for additional comments later in the meeting.

South Beach resident Jim Shaw commented favorably on the improvements around the South Beach Marina area, with new landscaping, road upgrades, and bike lanes.

Steve Myrick said he represented a group of twelve South Beach moorage holders who were concerned about changes in Port regulations regarding dock boxes and crab pots. He said guidance and clarification were needed as to the location of storage areas for crab pots and what size of dock boxes were permitted, if they were going to be allowed at all. Commission President Goblirsch told Myrick that Port commission and staff are in the process of updating the 1991 Port Ordinance and a special work session would be held in June, followed by a public hearing on the ordinances. General Manager Don Mann said he would like to get input from the

South Beach moorage holders prior to the public hearing, and Commissioner Barton agreed. She encouraged Myrick to stay engaged in the process and said sharing information was better than working in a vacuum. Myrick said that he and others had been unaware that they could attend the Port's regular monthly meetings. Mann added that South Beach moorage holders were also welcome to attend the monthly Fishermen's Forum meetings and suggested that Myrick monitor the Port's website for meeting dates and times.

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.

The Port's emergency response plan had been the subject of discussion at the past several meetings. General Manager Don Mann said he had requested copies of emergency response plans from four other ports and two had been received. He suggested that it might be possible, based on information he had gathered, to produce a plan in-house and have it reviewed for sufficiency. In answer to a question from Commissioner Jincks, Mann said he would follow up again on county grant funds for putting together an emergency response plan.

There was a short discussion about rescheduling the June regular meeting from June 28 to June 21, 2011 to allow the General Manager to attend the PNWA mid-year meeting. Staff will advise the commission via e-mail if the meeting is changed.

Commission President Goblirsch announced that the NOAA MOC-P ribbon cutting and open house would be held August 20-21, 2011.

Referring to a price estimate for security cameras that was discussed at the April 26, 2011 regular meeting, the Commission Chair said Commissioner Mathews had asked her to inform staff that he had purchased a new security camera and color monitor package online for \$400, which was considerably less than the \$15,819 proposal that the Port had received.

C. Commissioners' Reports.

Commissioner Fleck reported that he had attended the City Council's public hearing on May 16, 2011 regarding bayfront parking issues. A discussion followed about who would represent the Port at follow up meetings and discussions. General Manager Don Mann said he would participate; Commissioner Jincks said he would represent the Port and the distant water fleet; and Commissioner Goblirsch said Commissioner Mathews, who was not present, would be there to represent bayfront business owners. Commissioner Fleck also reported that the spring halibut opener was not as big as anticipated but went well, and the police volunteers and Longview Hills Fishing Club would be recognized for doing such a great job of keeping traffic moving smoothly.

VI. OLD BUSINESS

A. Terminal Renovation—Day CPM Services. Frank Berg, Project Manager, Day CPM, provided an update on the Terminal Renovation Project. He reported that monitoring continues on the Pasley and enough material has been removed that the ship is moving up 1-2 inches on high tides and then settles back down. Remediation on both the Pasley and Hennebique is running slightly behind schedule but the crew is confident they will make up the time. The Pasley remains the priority because of the timeline for demolition and pier construction and removal of the cofferdam during the next in-water work window. The water treatment system on the site was down for three days for silt removal but is back in operation. Berg said sealing leaks in the Pasley has been a challenge and 665,000 gallons of water were pumped from the engine room in one day. Berg said oil residue on the concrete in the engine room would be difficult and expensive to pressure blast, so they are considering salvaging the steel, and then cutting and crushing those sections and hauling to Coffin Butte landfill as contaminated material, if the residue cannot be rendered inert. Berg said \$10,349,099 had

been spent on the project so far. No contingency funds were expended during the past month, leaving \$2,604,000 in the project budget.

B. NOAA MOC-P—Day CPM Services. Rick Fuller, Facilities Manager, Day CPM, provided an update on the NOAA Marine Operations Center-Pacific Homeport project. Using a projector, he showed slides of the facility, including the exterior of the NOAA administration office; new landscaping around the building; the pier and small boat dock, which are nearly complete; the mechanical room and warehouse; the conference room and offices; and the display cases in the museum room. Fuller demonstrated the new maintenance software he is using and said the two systems, Building Automation System (BAS) and Computerized Maintenance Management Software (CMMS), are working well together. Fuller reported that NOAA took possession of the facility on May 1, 2011 and the first research vessel, Bell M. Shimada, will make a port call on June 17, 2011.

VII. NEW BUSINESS

A. Yaquina Bay Ocean Observing Initiative (YBOOI). John Lavrakas, Advanced Research Corporation, introduced himself as co-chair of the Yaquina Bay Ocean Observing Initiative (YBOOI), and introduced Nancy Steinberg, NOAA, as YBOOI's consultant and project manager. He provided some background on the organization and noted that Port of Newport General Manager Don Mann had been involved in putting together the strategic framework of the group in 2008, and Commissioner Barton currently serves on the steering committee. He described YBOOI as a group of scientists and local industry representatives committed to pursuing economic opportunities related to ocean observing activities for Newport and Lincoln County. Lavrakas cited the Hatfield Marine Science Center (HMSC), NOAA's new Pacific Homeport, and the ocean observatory array that the National Science Foundation plans to install offshore as key steps toward Newport's becoming a hub for ocean observing activities in the Pacific Northwest, while at the same time those activities will bring money into the region. He said YBOOI would have a public meeting at the HMSC on July 14, 2011, followed by a strategy retreat on July 15, 2011 at Oregon Coast Community College by invitation only. He said representatives from local and state wide leaders, industry and government, as well as a "youth component" would be invited to the retreat. Lavrakas distributed flyers about YBOOI's activities and goals and information on the public meeting and retreat.

B. Vessels to be Declared Surplus. General Manager Don Mann referred the commissioners to a list in their meeting packets of four vessels proposed to be declared surplus. He explained that three of the vessels had been seized for delinquent moorage and one had been abandoned. He recommended that they be declared surplus.

Commissioner Fleck moved to declare the vessels included on the list (see attached) as surplus to the Port's needs so that action could be taken to sell or dispose of them. Commissioner Barton seconded the motion and it passed 4-0.

VIII. MEETING RECESS at discretion of the chair.

There was no meeting recess.

IX. OTHER

Commissioner Jincks suggested scheduling noon work sessions in addition to the regular monthly meeting to deal with some of the issues and projects that the board and staff are working on.

X. PUBLIC COMMENT

In answer to a comment from South Beach moorage holder Steve Myrick, Commission President Goblirsch said signs would be put up restricting crabbing within 50 feet of the NOAA pier.

XI. UPCOMING MEETINGS

- A.** Memorial Day Holiday (Port office closed), May 30
- B.** Fishermen's Forum, Port Office, June 8, 8:30-9:30 a.m.
- C.** YBOOI Steering Committee, June 13 (time to be announced)
- D.** SDAO Board Meeting, June 21, 1:00 p.m., Salem

- E. Budget Hearing, Work Session and Regular Meeting, Port Conference Room, June 21 (tentative)
- F. PNWA Annual Meeting, June 27-29, Coeur D'Alene, ID

XII. ADJOURNMENT

There being nothing more to come before the Board of Commissioners, the meeting was adjourned at 7:15 p.m.

ATTEST:

Ginny Goblirsch, President

David Jincks, Secretary

L:\Minutes\WS RM 05 24 2011