

**PORT OF NEWPORT**  
**MINUTES**  
**October 30, 2012**  
**Regular Meeting**

**I. CALL TO ORDER**

Commission President JoAnn Barton called the regular meeting of the Port of Newport Board of Commissioners to order on Tuesday, September 25, 2012 at 6:00 PM in the South Beach Marina Activities Room, 2120 SE Marine Science Drive, Newport, OR, the same being within the boundaries of the Port District.

**Commissioners Present:** JoAnn Barton, President; David Jincks, Vice-President; Walter Chuck, Secretary; Don Mathews, Treasurer;

**Commissioner Excused:** Dean Fleck, Assistant Secretary-Treasurer.

**Port of Newport Management and Staff:** Pat Albaugh, Director of Finance; Pete Dale, Project Manager; Rick Fuller, NOAA Facilities Manager; Maureen Keeler, Special Projects Manager; Barb Martin, Accounting Assistant; Gina Nielsen, Marina Office Supervisor; Patty Benjamin, Administrative Assistant.

**Others Present:** Prof. Belinda Batten, Oregon State University; Caroline Baumann, Economic Development Alliance of Lincoln County; Ron Benfield, Audit Committee; Jim Cline, Rogue Ales; Barry and Emma Compton, South Beach Marina Moorage Holders; Haley Fish, TKW; Lee Fries, CM/GC Selection Committee; Rob Halverson and Rod Worman, ILWU Local 53; Mark Miranda, Newport Police Chief; Dave Morgan, News Lincoln County; Lloyd "Oly" Olson, Port Pedestrian/Vehicle Safety Task Force; Lisa Pomasl, Association of Pacific Ports; Dr. Hal Pritchett, Facility Use & Design and Terminal Steering Committees; Jim Shaw, South Beach resident.

**II. MINUTES**

- A. **Work Session—September 25, 2012**
- B. **Regular Meeting—September 25, 2012**

Commissioner Jincks moved to approve the minutes of both the Work Session and Regular Meeting of September 25, 2012 as submitted. Commissioner Chuck seconded the motion and it passed 4-0.

**III. FINANCIAL STATEMENTS**

- A. **Audit Fiscal Year Ending June 30, 2012.**

The Port of Newport Audit Committee had met with staff prior to the regular meeting and reviewed the audit for the fiscal year ending June 30, 2012. Haley Fish, of Talbot, Korvola & Warwick, the firm that conducted the audit, was present for the regular meeting, as was audit committee member Ron Benfield. Benfield spoke for the committee in recommending that the commission accept the audit as presented.

Commissioner Chuck moved to accept the recommendation of the audit committee and approve the audit for the fiscal year ending June 30, 2012 as presented. Commissioner Mathews seconded the motion and it passed 4-0.

Benfield added that the Port Commission and the people in the Port District should feel good about the professionalism of Port staff.

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

There were no questions or discussion on the financial reports and accounts paid.

Commissioner Mathews moved, Commissioner Chuck seconded, to approve the Financial Statements and Accounts Paid, Check Nos. 11650-11655/Construction Fund; Check Nos.

11816-11841/NOAA Checking-OCB; and Check Nos. 33308-33408/Operating Account. The motion passed 4-0.

#### **IV. PUBLIC COMMENT**

Caroline Baumann, Economic Development Alliance of Lincoln County, distributed a copy of a letter stating the Alliance's support, by board resolution, for the establishment of the Pacific Marine Energy Center at a Newport, Oregon site. She urged the Port of Newport Commission and staff to join the Alliance in promoting Newport as the location for testing wave devices. Commission Chair JoAnn Barton said the board would take her request into consideration.

Newport Police Chief Mark Miranda distributed a brochure explaining how to handle debris that washes up on shore from the tsunami in Japan, and explained how to use the 2-1-1 number to report the debris and receive instructions on disposing of it. He distributed another brochure on how to survive earthquakes and tsunamis in Oregon and encouraged everyone to purchase NOAA radios, as the most reliable early warning system for events coming our way. He said an evacuation drill is being planned for the bayfront next spring.

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

##### **A. Department Reports.**

- Kevin Bryant, Commercial Marina Harbormaster\*
- Pete Dale, Project Manager\*
- Rick Fuller, NOAA Facilities Manager\*
- Maureen Keeler, Special Projects Manager\*
- Gina Nielsen, RV-Marina Office Supervisor\*
- Chris Urbach, South Beach Marina Harbormaster\*

##### **B. General Manager.**

General Manager Don Mann was on vacation and not present for the meeting.

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

Commissioner Chuck reported that the South Beach Marina Users Meeting was well attended and several issues had been addressed.

Commissioner Mathews said he had attended a bayfront town hall meeting on October 29, 2012.

#### **VI. OLD BUSINESS**

##### **A. Terminal Renovation Project.**

The Commission had been given an update by Frank Berg, Project Manager, Day CPM Services, at the noon work session and the project is progressing well.

##### **B. Port Pedestrian/Vehicle Safety Plan Task Force.**

Lloyd "Oly" Olson presented a report on the Port Pedestrian/Vehicle Safety Plan Task Force. Using a PowerPoint program, he explained that the 16-member task force had been established on June 18, 2012, following a joint work session between city and port. The purpose of the task force is to bring a recommendation back to the Port Commission related to short-term and long-term safety issues created by increased truck traffic on the Moore Bay/Boulevard truck route after a proposed log yard is established at the Port's International Terminal. Olson showed maps of the truck route to the proposed log yard, and of the complex intersection between John Moore Road and Bay Boulevard. He also highlighted a conceptual drawing produced by Tim Gross, City of Newport Public Works, on how the intersection could be modified to increase safety. The task force had formulated a list of suggestions to ODOT regarding speed limits, advisory signs, and the lengthening of turn lanes; and to the City of Newport regarding the modification of the Bay Boulevard/John Moore Road intersection, putting LED lights on stop signs to draw drivers' attention, installing signs regarding the use of "Jake brakes", and establishing a no parking zone along John Moore Road. Olson addressed comments from

Commissioner Mathews, and from Rob Halverson and Lee Fries who are fellow members of the task force. The task force has met twice. A third meeting is scheduled for November 14, 2012.

## **VII. NEW BUSINESS**

### **A. Association of Pacific Ports.**

Lisa Pomasl, Deputy Director, gave a presentation describing the Association of Pacific Ports and its programs and conferences. She said the member ports, including the Port of Newport, are located throughout the Pacific Rim. Four events are held each year, and Pomasl said the Port of Newport's General Manager Don Mann had been a presenter at a recent conference. She concluded with a list of upcoming events and thanked the commission for the Port of Newport's membership in the association.

### **B. Pacific Marine Energy Center.**

Prof. Belinda Batten, Director, NW National Marine Renewable Energy Center (NMREC), made a presentation on the commercialization of wave energy technology. She described the testing program at Oregon State University (OSU) and how the group works with developers to test wave energy devices. She said tests are conducted in a wave tank and recently a device from New Zealand was tested in the ocean north of Yaquina Head. The US Department of Energy announced that the Pacific Marine Energy Center (PMEC) will be the utility scale grid connected site for the United States, and has given the OSU Group \$4 million to start a testing program. After considering four Oregon communities, they are now looking at Newport or Reedsport as a permanent testing site. Batten said NMREC would accept applications until November 9, 2012 from stakeholders or interested parties who want to be part of a siting team that will recommend a location. The proposed sites will be assessed by NMREC and a decision made by January 1, 2013. A discussion followed about the square footage and depth required for a testing site, and how many buoys would be needed to produce the amount of wave energy that would meet the objective. In answer to a question from a member of the audience, Batten said NMREC is holding community outreach meetings to keep citizens informed about the project but they don't want it to be a competition between the two towns. Rather, their goal is to find a site that makes sense from an environmental perspective, an ocean user perspective, and a cost perspective. Commissioner Jincks emphasized that it has to be a good fit for the area because "if we move offshore we have further interaction with other users, so there are steps we have to take." Commissioner Barton said she did not know what level of engagement there was relating to the project in Newport, and would defer to the General Manager on that when he returns from vacation. Batten said she or Kaety Hildenbrand would be happy to schedule presentations on the Pacific Marine Energy Center for citizen groups if anyone wants more information.

### **C. Oregon Public Ports Association—Proposal on How to Reach Consensus for Funding Projects.**

At the work session earlier that day, the commissioners discussed the OPPA proposal on reaching a consensus for funding projects throughout ports in the State of Oregon. They determined that at this point in time the draft proposal is something the board would endorse. It is understood that in the initial stage, OPPA will approach the legislature to entertain the concept of a funding mechanism that would be especially effective for smaller ports; and as the project reaches the final stage, the board will have an opportunity to look at it again. The chair called for a motion for the record.

Commissioner Chuck moved to accept the proposal by OPPA in its draft form on how to reach consensus for funding projects. Commissioner Mathews seconded the motion and it passed 4-0.

### **D. Oregon Brewing Company—Amendment to Lease.**

Oregon Brewing Company (Rogue Ales) had requested an amendment to their lease dated July 1, 2007 to allow them to brew mead. The amended wording would authorize their operation of a micro-brewery and winery. Jim Cline, Rogue Ales, was present at the meeting and offered to answer any questions the commissioners might have on the amendment.

Commissioner Mathews moved to approve the amendment to the lease between the Port of Newport and Oregon Brewing Company to include the manufacture of wine. Commissioner Jincks seconded the motion and it passed 4-0.

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

There was no meeting recess.

**IX. OTHER**

There was no other business.

**X. PUBLIC COMMENT**

South Beach resident Jim Shaw noted "Superstorm Sandy" and said Don Mann should be grateful he was not a manager of an east coast port.

South Beach Marina moorage holder Barry Compton introduced himself as a full time resident who rents his slip semi-annually. He said he was told this year that he would no longer be able to put a deposit on the slip to hold it because downwind slips are in demand by annual moorage holders. Compton said he had waited years for his slip and, as a resident, volunteers his time to local organizations, whereas many annual moorage holders are here for half the year and then gone. He said it was his understanding that Port policies and rulings come from the Board of Directors so he hoped when decisions were made they would take his concerns into consideration. Commissioner Barton said the board would have final approval over any changes in policy and procedure manuals, and every item is examined by the commissioners. She added that sometimes those are tough decisions driven by business or safety considerations, but every decision is taken seriously. She thanked Compton for coming and sitting through a long meeting and to make his comments.

**XI. UPCOMING MEETINGS/EVENTS**

- A. Fishermen's Forum, Port Operations Shop, November 14, 8:30-9:30 AM
- B. Pedestrian/Vehicle Safety Plan Task Force, City of Newport Council Chambers, November 14, 6:00 – 8:00 PM
- C. Fishermen's Appreciation Day, November 16, Port Dock 7
- D. Marina Users Meeting, November 21, South Beach Marina, 8:30-9:30 AM
- E. Work Session, South Beach Marina Activities Room, November 27, 12:00 PM
- F. Regular Meeting, South Beach Marina Activities Room, November 27, 6:00 PM

**XIII. ADJOURNMENT**

There being nothing more to come before the Board of Commissioners, the meeting was adjourned at 7:30 p.m.

ATTEST:

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JoAnn Barton, President

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Walter Chuck, Secretary