

PORT OF NEWPORT
MINUTES
November 27, 2012
WORK SESSION

I. CALL TO ORDER

Commission President JoAnn Barton opened the session as an informational meeting, due to lack of a quorum, at 12:10 p.m. on Tuesday, November 27, 2012 at the South Beach Marina Activities Room, 2120 SE Marine Science Drive, Newport, OR 97365, the same being within the boundaries of the Port District.

Commissioners Present: JoAnn Barton, President; Walter Chuck, Secretary.

Commissioners Excused: Dean Fleck, Assistant Secretary-Treasurer; David Jincks, Vice-President; Don Mathews, Treasurer.

Port of Newport Management and Staff: Don Mann, General Manager; Pat Albaugh, Director of Finance; Maureen Keeler, Special Projects Manager; Patty Benjamin, Administrative Assistant.

Others: Frank Berg, Day CPM Services; Yale Fogarty and Pat Ruddiman, ILWU Local 53; Lee Fries, CM/GC Selection Committee; Pete Gintner and Lonn Johnston, Port Legal Counsel.

II. WORK SESSION ITEMS

A. Terminal Renovation Project, Day CPM Services.

Frank Berg, Day CPM Services, presented an update on the Terminal Renovation Project. He said there had been a few more shipments of scrap steel over the past month, bringing the total credit for steel recycling to \$829,137. The crushing and sorting of the concrete from the ships was expected to start after the demolition of the ro-ro dock. The power and cathodic protection conduits had been run from the west dock to the new CXT building. The pile cap had been poured on top of the sheet pile in the area of the gap and the bull rail would be poured on Friday, November 30. All but an eight-foot section of the east dock had been poured. The first lift had been scheduled for Friday with the final lift on the following Friday, which would complete the concrete. Modifications to the ro-ro dock were underway and pile driving would be done, apart from four piles, that day. Some cost-saving modifications had been submitted to the agencies for approval relating to the joint permit. Berg said the state portion had gone out for public comment and the final comments were in. However, he had heard from the Army Corps of Engineers and National Marine Fisheries Service the night before, and they had questions which could start the process over again with another public review period. He said that could adversely impact the project schedule. The total budget for construction costs was \$19,644,108, with \$43,287 remaining. Berg pointed out that the contract for the project has been amended to include some items that were not components of the original plan, so that had "pushed everything up" in trying to get the budget to balance with the amount of money that had been projected. He said a budget meeting was scheduled with Natt McDougall Company for Thursday, December 6.

Berg showed a series of photographs of the project, including the fully poured bull rail on the east dock, sheet pile around the stern of the Hennebique, and conduits sticking up through the core-drilled holes in the cement floor of the new CXT building.

B. Port Ordinance.

Attorney Lonn Johnston said that the revised Port code was a nearly complete draft, with only the section on seizures and foreclosures still subject to change. Johnston and Attorney Gintner fielded questions from Commissioner Chuck about the definition in the code of charter vessels, commercial activity on Port property, and parking in the staging area at the South Beach Marina. Johnston said a new "readable" copy of the code, with the final changes in the public sale section, would be sent to the commissioners and Port staff by mid-December, ahead of the next regular meeting. General Manager Don Mann suggested asking a couple of people not affiliated with the Port Commission or staff to have a look at the document before it is made available to the general public in January.

III. PUBLIC COMMENT

There was no public comment.

IV. OTHER

There was no other business.

V. ADJOURNMENT

The informational session was adjourned at 12:55 p.m.

ATTEST

David Jincks, Vice-President
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Walter Chuck, Secretary

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