

**PORT OF NEWPORT**  
**MINUTES**  
**June 26, 2012**  
**WORK SESSION**

**I. CALL TO ORDER**

Commission President JoAnn Barton brought the Work Session of the Port of Newport Board of Commissioners to order on Tuesday, June 26, 2012 at 12:05 PM in the Yaquina Bay Yacht Club Clubhouse, 750 SE Bay Boulevard, Newport, OR 97365, the same being within the boundaries of the Port District.

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

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

**Port of Newport Management and Staff:** Don Mann, General Manager; Patti Britton, Finance Director; Pete Dale, Project Manager; Jim Durkee, Terminal Operations Supervisor; Maureen Keeler, Special Projects Manager; Barb Martin, Accounting Assistant; Patty Benjamin, Administrative Assistant.

**Others:** Pat Albaugh, incoming Finance Director; David Allen, Newport City Council; Frank Berg, Day CPM; Yale Fogarty and Pat Ruddiman, ILWU Local 53; Lee Fries, CM/GC Selection Committee; Lloyd "Oly" Olson, Newport resident; Grant Snyder, Wiggins Towboat Co.

**II. WORK SESSION ITEMS**

**A. Terminal Renovation Project.**

**1. Day CPM Services Project Update**

Frank Berg, project manager for Day CPM, provided an update on the Terminal Renovation Project. On the west dock, steel continues to be salvaged from the project for a total credit of \$590,111, which is \$271,000 over the initial estimate. Berg noted that the total credit from the salvage was getting close to the price of the ro-ro dock. He said the large AZ50 piles were still being sold back to the supplier. All accessories had been installed and painted on the west dock, and the final design for the concrete whaler on the west wing wall was expected from KPFF Consulting Engineers within the month. Using a computer, Berg showed a series of photographs of the project, including piling that had been cut to the proper lengths at the east dock, the installation of micro-pile with tension ties and tie-backs to hold back the permanent bulkhead wall, cone fenders with cleats and bollards on the west dock, and an excavator on top of the Hennebique creating a bed on which to mount a drill rig. After the slide show, Berg presented Amendment No. 20 to the contract between the Port and Natt McDougall Company and recommended approval at the regular meeting. Amendment No. 20 was various aspects of the east dock construction and the purchase of additional fender pile for the ro-ro dock. Amendment 20 came with a GMP of \$790,709.70. The total budget for construction stood at \$19,018,680. With this amendment, the construction balance and contingency was approximately \$784,176. Berg said the overall project schedule Natt McDougall had been working on had been delayed due to the complexity of the project but it would be completed soon and would include all future amendments. A brief discussion followed about the demolition of the wooden dock, which was one of the six unfunded components of the project. Berg noted that the Connect Oregon grant the Port had applied for to fund part of the terminal renovation looked very favorable.

**B. Terminal Log Yard Operations, Traffic and Pedestrian Safety Task Force**

Following a joint meeting between the Port Commission and the Newport City Council, Port staff had prepared a draft resolution to establish a pedestrian/vehicle safety plan task force related to the proposed log yard operation at the Port of Newport International Terminal. General Manager Don Mann said the document was a working draft because questions remained as to how the task force would operate, how many people it would consist of, and the distribution of representation so that the interests of the Port District and surrounding neighbors would be included. David Allen, Newport City Council, suggested that, from a procedural standpoint, the Port's draft resolution could be included on the agenda for the noon work session when the city council meets on July 2, 2012. Then the resolution could be formalized and adopted by the Port Commission, and when the council meets in August, it would cross reference the Port's resolution and then adopt its own. Allen suggested some changes to the wording of the Port's draft, adding references to "neighbors and other stakeholders". A discussion followed about an appropriate timeline for the task force, since there is a possibility that the log delivering and handling operation could start at the beginning of next year. It was suggested that both a short term and long term solution would be needed and would be two separate tasks. Commissioner Barton said she was seeing less value in a defined timeline and more value in the task force identifying the necessity of a quicker work pace in the beginning and then moving into longer term solutions as ongoing work. Councilor Allen

agreed, saying responsibilities should be set out first so the task force would know what was expected of it, and they would know what needed to be done first. Commissioner Barton said she would like to have the first organizational meeting in August and Allen said the city would provide space for the task force meetings. Barton said she would ask for one Port commissioner and one staff member from the Port to be appointed to serve on the task force at the regular monthly meeting that evening. The commissioner would serve in a leadership role; however, the group would select its own chair. Allen noted that this would be the Port's task force so there would be open meetings with minutes required. A discussion followed about representation and stakeholders on the task force. Commissioner Jincks wanted representation from the fish processors; Teevin Brothers would be welcome to send a representative; and Commissioner Chuck suggested including a representative from ODOT so the task force would not waste time working on solutions that simply weren't possible within the funding that ODOT had available.

**III. PUBLIC COMMENT**

There was no public comment.

**IV. OTHER**

General Manager Don Mann distributed preliminary drawings of a small building the Yaquina Bay Yacht Club (YBYC) wanted to build. The building would be an extension of their existing clubhouse and would be used to store small boats and gear. The commissioners thought the new storage building would improve YBYC's space but agreed that the extension would have to be taken into consideration along with the Port's plans for a new administrative office and parking plan at Port Dock 7. YBYC had hoped to build the storage building this summer or fall with the commission's approval, and incorporating the extension into the Port's Capital Facilities Plan and Strategic Business Plan along with a new administrative office and parking plan would delay their start; however, the commission felt that keeping the "bigger picture" in mind and looking long term was crucial. The General Manager will get back to YBYC.

Patti Britton introduced Pat Albaugh, who would take over her position as Finance Director after her retirement on July 1, 2012.

**V. ADJOURNMENT**

The Work Session was adjourned at 12:55 p.m.

**ATTEST**

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David Jincks, Vice-President

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Walter Chuck, Secretary