

**PORT OF NEWPORT**  
**MINUTES**  
**October 30, 2012**  
**WORK SESSION**

**I. CALL TO ORDER**

Commission President JoAnn Barton called the work session to order at 12:00 p.m. on Tuesday, October 30, 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; David Jincks, Vice-President; Walter Chuck, Secretary; Don Mathews, Treasurer.

**Commissioners 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; Patty Benjamin, Administrative Assistant.

**Others:** Frank Berg, Day CPM Services; Lee Fries, CM/GC Selection Committee; Rob Halverson and Rod Worman, ILWU Local 53.

**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 another shipment of scrap steel since the last commission meeting, bringing the total credit for steel recycling to \$790,516. Divers had completed all the anode connections to the west dock for the cathodic protection. The west wing wall has been poured and back filled, and the bull rail had been poured that day. The final lift had been poured in two full sections on the east dock on Thursday, October 25, 2012, leaving a portion about 14 feet wide that will be poured at a later date. The surplus NOAA piles had been spliced and coated and will be used in the modification of the ro-ro dock. The final environmental report that was submitted to DEQ for a "No Further Action" letter had gone out for public comment. That comment period would end November 30, 2012. The total budget for construction costs, with the Connect Oregon grant, was \$19,644,108. The remaining construction balance and contingency was \$43,287 after execution of the last three amendments. Berg said site utilities, paving, existing pillar repair at the ro-ro dock, removal of the wood dock, and the stone columns were still outstanding, and two components of the project remain unfunded. Efforts continue to look for savings through the value engineering process and to recognize more savings from previous amendments.

Berg showed a series of photographs of the project, including the reinforcing steel for the whaler behind the west wing wall, the existing east edge of the wood dock, the seismic joint at the east end of the ro-ro dock, and the first lift that was poured for the whole dock.

Commissioner Jincks asked if not completing the stone columns would prevent the Port from achieving sign-off on the project, and Berg said it might because it was a code requirement related to seismic development of the east dock, so it could effect receiving a permanent occupancy permit. Jincks said his concern was whether the Port would be able to upgrade the insurance on the facility when it is completed without a sign-off on the project. Berg said he would follow up with the building inspector and GRI.

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

Commission President JoAnn Barton suggested a discussion to reach a consensus before taking action on the OPAA proposal at the regular meeting that evening. Commissioner Chuck had attended the OPAA meeting and said the purpose of the proposal was to close the gap between large and small ports when it comes to competing for project funding. Commissioner Jincks said he wanted to be sure that the board was voting on a concept and not a finished proposal. Commissioner Chuck said that was the case, and added that there was no implementation date but OPAA wanted to take a proposal to the legislature for approval on the concept before putting together a formal package. Commissioner Barton noted that the proposal does not preclude ports for lobbying for project funding from other sources. She said the "main driver" behind the proposal was a united voice for the ports, and she thought it would behoove all ports to stay involved and raise concerns moving forward. She said the action item at the regular meeting would be a vote on the concept, recognizing that there is an elementary structure in place and also recognizing the need for fairness in that type of funding.

**III. PUBLIC COMMENT**

In answer to a question from Rob Halverson, ILWU Local 53, Frank Berg said the elevation between the east dock and ro-ro dock would be the same with steel plates in between.

In answer to a question from Halverson about the OPPA proposal, Commissioner Barton said it was not related to any specific project but was a guideline providing equal access to project funding for all ports, large or small.

**IV. OTHER**

There was no other business.

**V. ADJOURNMENT**

The Work Session was adjourned at 12:31 p.m.

**ATTEST**

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JoAnn Barton, President

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Walter Chuck, Secretary

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