

March 22, 2022
6:00 P.M.
Newport, OR

PORT OF NEWPORT COMMISSION MINUTES

This is not an exact transcript. The video of the session is available on the Port's website.

The Port of Newport Commission met on the above date and time virtually via Microsoft Teams. In attendance were Commissioners Burke, Lackey, Sylvia, Retherford, and Chuck. Also in attendance were General Manager Paula Miranda, Operations Director Aaron Bretz, Finance Director Mark Brown, Administrative Assistant Gloria Tucker, and PR Consultant Angela Nebel.

PUBLIC COMMENT

Burke read the Mike Coffey's public comment into the record.

CONSENT CALENDAR

MOTION was made by Sylvia, seconded by Retherford, to approve the consent calendar as presented. The motion carried unanimously in a voice vote.

NEW BUSINESS

Approval of South Beach ParkMobile. Burke introduced the agenda item. Brown reported approximately two years ago, the Commission approved parking fees in South Beach recreational area that exclude long-term moorage holders. He overviewed the services the app ParkMobile provides. He noted they will provide signage for Port staff to install. Miranda stated not everyone is comfortable with apps on their phones, so a kiosk will be provided for purchasing tickets as well. She explained this project was brought up to the South Beach Users Group in January. She added the concept is to charge parking for additional drivers who currently park for free. She indicated the funding will help with maintenance of pavement in the long-term.

Burke asked how the parking will be enforced. Brown replied the app has an enforcement module that only requires one person to monitor. Sylvia asked who would be providing enforcement and if there would be tickets. Brown replied the Port has set aside extra security funding for TCB Security. He noted initially people would be given warnings, but by next season they would be issued tickets. Bretz explained there will be a daytime security officer added to the contract with TCB who will work half the week. He added they will be a Port-wide officer, and enforce ordinances throughout the Port, not just in South Beach.

Retherford confirmed with staff there will be one kiosk. She recommended providing at least two kiosks for customers. Sylvia recommended providing additional notice to the public that this will be occurring. Brown reported that ParkMobile's contract includes promotions with local businesses and social media.

Chuck noted the importance of clear signage. He asked if there will be a map on the app indicating where to park. Brown replied he will check if the app includes a map. Chuck asked if the charter spots across from the marina store are included. Miranda replied there are a couple of

parking spots next to the store included in their lease. She stated anything not included in the lease will be included in the overall parking plan for the parking fees. She indicated the charter business will have to let their customers know they will have to pay for parking. Chuck emphasized consistency with leases. Miranda noted the charter business is separate from the store, and the Port's lease is for the store not the charter business. Bretz stated Port leases are not necessarily uniform but are followed as closely as possible. Miranda reported in the past, there has been a lot of handshake agreements in many areas of the Port. She stated the Port is trying to follow policies and agreement language to try to address that. She added if there was some understanding, the Port tries to renegotiate the lease so the document can address that.

MOTION was made by Lackey, seconded by Sylvia, to authorize the General Manager or designee enter into an agreement with ParkMobile to provide a platform to process parking fees. The motion carried unanimously in a voice vote.

Approval of Permitting for Rogue Seawall Repairs. Burke introduced the agenda item. Bretz reported while the good news is the state appropriated \$1.14 million for the project, the challenge is to get the permitting in place for the in-water work window. He explained he has one written proposal, two firms who plan to propose, and two refusals to bid. He stated he would like to hear from those firms before moving forward but does not want to necessarily wait until the next Commission meeting to select and negotiate the contractor. Miranda noted the selected contract will be based on qualifications and lowest bid. Burke asked what happens if the Port is not able to permit this year. Miranda replied this is part of this budget year for the state, so she would prefer not to take the chance to ask them to wait. She noted in her experience, if it comes down to permitting and worse comes to worse, she feels confident the Port should still be able to move forward in the next in-water work window.

MOTION was made by Retherford, seconded by Lackey, to authorize the General Manager or a designee to select a contractor for permitting on the Rogue Seawall repair work in an amount not to exceed \$35,000. The motion carried unanimously in a voice vote.

STAFF REPORTS

Miranda reported the first Budget Committee meeting will be Monday, March 28. She stated the intent is to present the budget information. She noted there will be a couple changes from the draft budget staff provided recently. She indicated one is the \$1.14 million secured for the seawall. She added the concept is to bring the budget to the Budget Committee and get the approval completed in May.

Miranda reported one thing taking a lot of time from staff is the new financial system. She stated Brown is working through getting that system implemented. She noted she appreciates staff's efforts. She explained the new financial system will have the reservation system attached. She indicated in the future it will help with assigning moorage spaces. She added she hopes people are patient enough to get through implementation. She emphasized the Port wants to do it right, but it will take time.

Miranda reported Bretz is getting ready for dredging throughout the Port. She noted the Admin Building is moving along. She stated they are looking to pour concrete on Friday, and things are still on schedule. She noted they have ordered materials ahead of time while prices are good and materials available. She indicated there are weekly meetings. She added the Port's architect is doing a good job as well.

Miranda reported Port Dock 5 is complete. She noted there was inspections, and Brown is working on the last reimbursement. She stated there are several funds the Port is spending down, but haven't been replaced with grant funds yet. She explained once the Port gets the reimbursements, those items will balance. She indicated she really appreciates Representative Gomberg championing the seawall project. She added many thanks to Oregon State Marine Board (OSMB) for helping to remove a bunch of derelict vessels from the recreational marina.

Miranda reported derelict vessels are very expensive to all ports, and the Port often gets stuck with \$15-\$20,000 per vessels to remove. She stated OSMB decided to take them all for the Port. She explained the status of current grant applications. She indicated there have been some complaints related to the new electrical in South Beach. She explained if there is a chance for a fire, the breaker will shut down, and this will protect the docks and the boats around them. She stated a lot of notices were sent out. She added if people have questions, they can call.

Miranda reported she is working on the seafood cookoff in July. She noted there are some sponsors, and she will put out more information once they are lined up.

Lackey stated staff will be monitoring operating revenues in the commercial marina and monitoring any changes resulting from the high price of fuel. He noted he is curious how that plays out over the next couple of months. Brown stated right now, as one cancels another fills the spot behind them, so fuel prices affect some, not others.

Burke praised staff's efforts to secure funding. He asked if there are any potential change orders for the Admin Building yet. Miranda replied there may be some very small stuff related to electrical and lighting. She added there is a contingency that will hopefully go toward finishing up the rentable space.

COMMISSIONER REPORTS

Chuck reported March 10, he attended the Oregon Department of Energy's offshore wind study public meeting on siting and permitting, port infrastructure, sea vessels, and economic development. He stated they are planning offshore wind devices on the South Coast. He noted they are looking at significant infrastructure improvements for the Port of Coos Bay, including deepening the channel. He explained Chris Oliver is leading this for the state. He suggested the Port throw in its hat for similar infrastructure funding for the wave energy test site here. He indicated PacWave should be going up in the next 18 months. He added it would be great to have some improvements for that.

Sylvia asked if there is a timeframe to put in these offshore devices. He also asked if it will be built in Coos Bay. Chuck replied the state says they will build it down there, but it remains to be seen if that will be feasible. He explained the public comment window will close in a few months. He noted from Coos Bay south is the call area for these devices. Sylvia confirmed Chuck would like the Port to seek money or activity to support the PacWave site. Bretz noted the vessels that are going to service those sites are going to have to go someplace, and the Port could definitely use some docks to house them. He explained once the PacWave site gets up in operation, they are going to need somebody to build and service the equipment, and those are some opportunities for the Port.

Chuck overviewed the PNWA Mission to Washington. Burke noted there is a Chamber luncheon on March 25 regarding the Yaquina Bay Estuary Management Plan.

ADJOURNMENT

Having no further business, the meeting adjourned at 6:55 p.m.

ATTEST:

JAMES Martin BURKE

JAMES Martin BURKE (Apr 27, 2022 09:16 PDT)

James Burke, President

Walter Chuck

Walter Chuck, Treasurer/Secretary

March 22 2022 Minutes

Final Audit Report

2022-04-27

Created:	2022-04-27
By:	Gloria Tucker (gtucker@portofnewport.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXzihd7ZdgiD25fcCF_Kbobe9iMWpRLkP

"March 22 2022 Minutes" History

-  Document created by Gloria Tucker (gtucker@portofnewport.com)
2022-04-27 - 3:25:04 PM GMT
-  Document emailed to JAMES Martin BURKE (jburke@portofnewport.com) for signature
2022-04-27 - 3:26:28 PM GMT
-  Email viewed by JAMES Martin BURKE (jburke@portofnewport.com)
2022-04-27 - 4:16:06 PM GMT
-  Document e-signed by JAMES Martin BURKE (jburke@portofnewport.com)
Signature Date: 2022-04-27 - 4:16:22 PM GMT - Time Source: server
-  Agreement completed.
2022-04-27 - 4:16:22 PM GMT

