

PORT OF NEWPORT
COMMERCIAL FISHING USERS GROUP COMMITTEE AGENDA

Thursday, April 18, 2019, 9:00 am
South Beach Activities Room
2120 SE Marine Science Drive, Newport, OR 97365

- I. Call to Order
- II. Changes to the Agenda
- III. Public Comment
- IV. Proposed Port of Newport Rates 2019-2020
 - A. Discussion of Staff Recommendations
- V. NIT Operations
 - A. Gear Storage
 - B. Forklift Use
- VI. HB2284 Update
- VII. Future Agenda Items
- VIII. Public Comment
- IX. Adjournment

The Port of Newport South Beach Marina and RV Park Activity Room is accessible to people with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours in advance of the meeting to Port of Newport Administration Office at 541-265-7758.

Link for directions to the RV Park Activity Room:
<https://www.portofnewport.com/recreational-marina-rv-parks-maps>

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STAFF REPORT

DATE: 11 April 2019
RE: Follow up on Rate Recommendations
TO: Teri Dresler, Interim General Manager
ISSUED BY: Aaron Bretz – Director of Operations

BACKGROUND

This report is a follow up to my 02 April report (attached) that was completed for the first Port Commission Budget Work Session. I will address several questions, concerns, and comments received during that meeting.

DETAIL

Commercial Marina Moorage

I recommended that the rate changes in the Commercial Marina start at the 10% mark in keeping with the 3 year schedule (below) I introduced at the last CFUG meeting in order to continue the dialogue of the concept. We should continue to discuss the concept and determine if these changes are sustainable. At the last CFUG meeting, a specific concern was raised about the potential impact of future rises in utility cost.

I spoke with the PUD and the City about future utility increases. To the greatest extent possible, they are unaware of any systemic influences that would impact utility rates to an abnormal degree in the next three years. I am currently working on figures to substantiate the power draw on PD5 to determine if our current surcharge is adequate. There will always be a risk of unforeseen cost impacts when looking into the future because it is unknown.

There has been a suggestion from the Port Commission that perhaps the Port should set aside a portion of its budget to go into the restricted fund for Port Dock 5 electrical upgrades in the next 3 years. If we set aside \$65,000 a year into the restricted fund for electrical improvements, we could use that portion of the fund to defray any unforeseen impacts from rises in utility cost over that time period. At the end of 3 years, if those costs were not incurred, the Port would have an additional \$195,000 to invest in the project, which could be used toward Port Dock 7 upland electrical improvements. In this way, we could keep to the schedule below, use the Port's contribution to the fund to absorb unforeseen impacts to costs that would otherwise cause moorage rates to increase, and any leftover contribution from the Port would be applied to Port Dock 7 upland electrical work.

OPTIONS FOR MOORAGE INCREASES TO FUND ELECTRICAL UPGRADES

Future Incremental Revenue						
Basis:		\$418,174.00*	60 ft boat annual \$2760**			
Year	% Change	Cumulative %	Total Revenue	Incremental Revenue	60 Ft Boat Annual	% over previous year
1	10.0%	10.0%	\$459,991.40	\$41,817.40	\$3,036	10.0%
2	20.0%	30.0%	\$543,626.20	\$83,634.80	\$3,588	18.2%
3	35.0%	65.0%	\$689,987.10	\$146,360.90	\$4,554	26.9%
TOTAL				\$271,813.10		
Year	% Change	Cumulative %	Total Revenue	Incremental Revenue	60 Ft Boat Annual	
1	10.0%	10.0%	\$459,991.40	\$41,817.40	\$3,036	
2	20.0%	32.0%	\$551,989.68	\$91,998.28	\$3,643	
3	35.0%	78.2%	\$745,186.07	\$193,196.39	\$4,918	
TOTAL				\$327,012.07		

*FY 17-18 Actual

** 2018-2019 Rate Sheet

NIT Exempted Vessel Dockage Rate (Commercial Fishing Vessels)

At the budget work session with the commission, we briefly covered my recommended moorage rate increase at the International Terminal. I was encouraged to continue talking with Terminal users to gauge potential impact.

Would this potential increase cause vessels to place an unsustainable draw on the commercial marina given the comparison in the two rates?

Is there enough of an increase in commercial marina moorage rates (relative to this potential increase in Terminal moorage) to keep usage relatively steady in both locations?

Fuel Surcharge

After conversations that I've had with those in the fuel industry, I've found that surcharges for transferring fuel from truck to vessels over the rail of a pier are fairly standard. The Port of Brookings charges \$0.08 per gallon, Coos Bay charges \$0.01, and the Port of Umpqua charges \$0.02 per gallon.

I have a call in to other ports as well to determine what they charge. I know that there are some Ports that charge more than \$0.08 per gallon, but I haven't determined what those charges are specifically as of yet. I am working with the Coast Guard to make further determinations regarding regulated fuel transfers.

STAFF REPORT

DATE: 02 April 2019
RE: Recommendations on Rates
TO: Teri Dresler, Interim General Manager
ISSUED BY: Aaron Bretz – Director of Operations

BACKGROUND

I took a look at several key rates this year and made a few recommendations on where to start looking at rate increases during the upcoming fiscal year. It's my recommendation to have more discussion with the Commercial Fishing User Group regarding rate increases and the necessity for the Port to make increases in certain areas.. Based on direction from the Port Commission, we can certainly make changes as the budget process moves forward. These are initial recommendations to facilitate discussion with the Port Commission. I am happy to share any information that I've found in researching these changes.

DETAIL

NIT Storage

I recommended that we separate the Port's NIT lot storage fees from other storage rates. Demand has increased over the past two years for lot storage, and Rondys has begun pulling their lease back for future development which reduces the space available to the Port for storage. Demand is increasing for the Port's storage space at the same time that supply is decreasing. Additionally, I am recommending roughly 20,000 square feet of asphalt work this year to make more Port property viable for the storage of fishing gear (asphalt costs estimated at \$86K). While I recognize that less than 100% of that 20,000 square feet can be utilized for storage, as a reference, that amount of space can be leased at my recommended rate for \$6,200 per month (\$74K per year). At the recommended rate, we would likely cover the cost of the improvements with lease revenue in just over two years. I recommend a short payback period on the investment because we are yet unsure as to how additional storage space being developed by Rondys will impact the Port's storage revenue.

NIT Net Service

I recommended an increase to the net service rate at NIT because space is becoming reduced due to the Rondys lease roll back, and I anticipate the need to further increase the cost of space usage in the near future.

Dredge Spoils

I recommended a higher percentage increase to the price in dredge spoils because we have seen increased demand for this material in the past year.

Commercial Marina Moorage

I set the recommended increase in annual moorage in the commercial marina at 10% in keeping with the concepts in discussion with the CFUG. The deadline for recommended rate changes came prior to another meeting with that group, and I still need to go back to them to further discuss the concept. 10% was what I estimated was the minimum to keep the option open to get new electrical pedestals and

upgrade service on PORT DOCK 5 in THREE YEARS. We have more work to do on this front to ensure future increases in utility costs are covered if we decide to follow the three year schedule. There has been no decision to move ahead with that plan at this time, but I put this rate increase here in the event that we decide to go ahead with it.

I recommended an increase to the monthly moorage rate so that it's closer to that of other similar Ports.

NIT Exempted Vessel Dockage Rate (Commercial Fishing Vessels)

I recommended a substantial increase to the International Terminal exempt rate (this is the rate for those who are granted exceptions from the regular dockage rate, such as fishing vessels). After being advised several times to increase revenue at the Terminal, and after also being reminded several times that those who use the Terminal are willing to pay more, I took a look at both dockage revenue and rates. The emphasis here is on dockage, which excludes services.

FROM AUDITED FINANCIALS:

NIT Dockage Revenue

2013-14	\$77,935
2014-15	\$74,750
2015-16	\$94,570
2016-17	\$111,743
2017-18	\$85,602
2018-19 (as of 01APR19)*	\$63,121

*current year has not been audited

The International Terminal exempt dockage rate has remained \$0.80 per foot, per day since 2014.

There was a recommendation to raise the exempt rate by 5% (\$0.04) made by the Commercial Fishing User Group in July of 2018, that recommendation of \$0.84 per foot, per day was not implemented. If that recommendation were to be implemented, it would increase the daily dockage revenue for an 80' Fishing Vessel in the amount of \$3.20. That results in an additional \$96 over the span of a month for an 80' vessel.

My recommendation to increase daily dockage for exempt vessels at the International Terminal to \$1.35 per foot is a 68.8% increase, which is certainly substantial. For an 80' Fishing Vessel, it would increase the daily dockage from \$64.00 to \$108.00. The dockage for that 80' Fishing Vessel to moor at the Newport International Terminal for a month would go from \$1,920 to \$3,240.

For comparison, an 80' Fishing Vessel could currently moor at the Port of Seattle at a similar pier with a dockage cost of \$86.40, or at the Port of Astoria for \$60.00. The current rate for an 80' vessel for a day's dockage at the Charleston Boat Yard dock is \$100.80.

Alternately, if we change the length of the fishing vessel to 125', the daily rate at the Port of Seattle is \$1.33. At that rate, a day's dockage is \$166.25. At my recommended NIT exempt rate, that vessel would moor at the Terminal for \$168.75 per day. Out of the aforementioned locations, the NIT and the Port of Seattle are the two that are most capable of handling vessels of that size.

All Ports express their rates in different increments and with different variables; each Port has different advantages and disadvantages, and they seek to price accordingly. I chose an 80' vessel for this

discussion because it would not be an uncommon fit in any of the locations. I did look at a broad array of different scenarios, and I would be happy to expound.

Below are revenue targets for NIT recommended by Todd Kimball of CFO Selections that have previously been presented to the Port:

- \$155K additional annual revenue would allow the NIT to break-even on a cash-basis
 - This option does not cover ANY repair and replacement costs
 - Does not leverage the use of the bond levy
- \$450K additional annual revenue would be a reasonable estimate to cover long-term repair and replacement (capital improvement costs divided over 35 years)
- \$750K additional annual revenue (over 25 years) to result in a full payback of the amount invested for the project
- \$850K additional annual revenue (over 25 years) to result in fully payback and a 10% ROI.
- \$1.14M additional annual revenue would allow us to break-even on the NIT, after the removal of the bond levy. This should definitely be the long-term goal. This option allows us to take the proceeds from the tax payers and leverage it for future capital improvement projects (CM). We don't need to be here tomorrow, but it should be the target.

In a hypothetical scenario, if dock usage remained flat this year, the 68.8% increase in rates would result in about \$58,894 in additional revenue in the coming fiscal year. Whether or not that would be realized is an uncertainty because increases in rates can potentially reduce usage. If rates are increased as I am recommending, there may be a reduction in usage of the pier.

Raising rates only works to the extent that utility is maximized from the customer's standpoint; after that point they then become motivated to make other choices. I am unaware of any studies on price elasticity on large fishing vessel moorages in the Pacific Northwest. In this instance, I recommend that we engage in a public discussion to further inform the Port Commission in their determination of rate increases.

South Beach Laundry

There have not been rate adjustments to our coin laundry rates for a number of years. I recommend a per load increase from \$2.00 to \$2.50 which is still lower than other coin laundry facilities in the area. The recommendation to increase rates coupled with the deterioration and increased maintenance required for upkeep of our current machines, and the inability to change rates with the current coin acceptors on our machines, further supports my recommendation to replace these machines.

Truck Fee

The Port is responsible to maintain an extensive network of road accesses and lot surfaces to facilitate industrial activity. During the upcoming budget planning process, we will be studying facility maintenance costs coupled with heavy truck traffic to determine fair rates for those who regularly operate heavy trucks on Port Property. We will focus our efforts on those trucks with a Commercial Motor Vehicle Classification of Class 6 and higher (GVWR of 19,501 lbs or above). We may find that Class 5 vehicles would need to be included. I have added a charge of \$7 per axle as a preliminary number, and that may change as we move ahead. I generated that number after surveying other Ports, looking at tolls around the west coast on various thoroughfares, and doing an informal survey of staff to get a gauge on traffic. This number seems to establish a minimal revenue stream to the Port that will

have low impact for *most* users. The surimi plant is the exception. Due to their volume, that rate would impact them much more however, such a charge is authorized in their lease documents.

	PREVIOUS	NEW	% CHG
F. <u>Fuel Surcharge</u> . NIT only. Per gallon.	\$0.034	\$0.034	0.0%
G. <u>Electricity</u> . Swede's Dock, Dock 1, and NIT. Per day charge.			
One day minimum.			
1. 208/220 v, single phase & 208 v three phase.....	\$16.75	\$17.59	5.0%
2. 120 v NIT.....	\$7.25	\$7.61	5.0%
3. PD7 Service Dock, 110 v pumps.....	\$7.25	\$7.61	5.0%
DELETE 4. PD7 Yard Charge, trucks.....	\$12.75	\$13.39	5.0%
H. <u>Hydraulic Crane</u> . In addition to labor rate. 30 ton capacity.			
Per hour.....	\$146.00	\$156.00	6.8%
I. <u>Personnel Lift</u> . In addition to labor rate.			
Local rental cost + 5% administrative fee.....			n/a
J. <u>Pump/Line Service</u> . Includes one Port employee only. Additional staff required will be billed at the established hourly labor rate.			
Per hour	\$65.00	\$68.25	5.0%
K. <u>Storage</u> .			
1. Outside Lot Storage. Any Port of Newport Lot except Newport International Terminal.			
a. Per square foot, monthly charge.....	\$0.24	\$0.25	5.0%
b. Minimum monthly charge.....	\$24.00	\$25.20	5.0%
a. Boat trailer only, per night.....	\$2.65	\$2.78	5.0%
b. Boat on trailer, per night, 10 days limit.....	\$8.50	\$8.93	5.0%
2. NIT Lot Storage			
a. Per square foot, monthly charge.....		\$0.31	
b. Minimum monthly charge.....		\$31.00	
2. Emergency Storage Fee. Per day billed as guest. For vehicles, boats or trailers prior to being considered unclaimed property in possession (ORS 98.245).			
1st day free. Each additional day.....	\$30.00	\$31.50	5.0%
Charge for improper use of parking lot. (e.g. boat repair)			
Per day.....	\$24.00	\$25.20	5.0%
L. <u>Net & Gear Maintenance</u> . Boat crew is responsible for clean-up. If Port employees are required to clean up area, the boat account will be billed at the established hourly labor rates.			
1. Commercial Marina, per day.....	\$21.00	\$22.05	5.0%
2. NIT, per day. (7 calendar days max).....	\$21.00	\$25.00	19.0%
3. South Beach Marina, per day.....	\$21.00	\$22.05	5.0%
M. <u>Work Barge</u> . In addition to labor rate.			
1. Work boat, per hour.....	\$138.00	\$144.90	5.0%
2. Wood Barge, per day (work boat extra).....	\$26.00	\$27.30	5.0%
3. Skiff, per hour.....	\$14.50	\$15.23	5.0%
N. <u>Clean-up</u> . Equipment charges are extra.			
1. Oil Spills, per hour	\$102.00	\$107.10	5.0%
(HAZWOPER trained staff)			
O. <u>Disposal Fees</u> .			
1. Just oil, per gallon.....	\$0.52	\$0.55	5.0%
2. Oil-Water mix, per gallon.....	\$1.05	\$1.10	5.0%
3. Net Disposal and/or related gear, per pound.....	\$0.19	\$0.20	5.0%
4. Garbage, per pound.....	\$0.16	\$0.17	5.0%

	PREVIOUS	NEW	% CHG
P. <u>Port Labor.</u> Includes all staff and fully burdened. Per hour, one hour minimum, in 15 minute increments.			
1. Regular Hours.....	\$56.00	\$58.80	5.0%
2. Overtime. Any services required outside regular working hours unless otherwise posted.....	\$84.00	\$88.20	5.0%
3. Emergency Call-out. Any services requiring a port employee not currently on duty to report to duty after hours.....	\$106.00	\$111.30	5.0%
Q. <u>Pallet Charge.</u> Any Port owned pallet leaving yard, each	\$6.50	\$6.83	5.0%
R. <u>Dredge Spoils.</u> Includes state fees; may be waived for other public agencies or beneficial uses.			
Per cubic yard.....	\$2.65	\$2.90	9.4%
S. <u>Keys/Cards.</u>			
1. South Beach Facilities, cards.			
a. Original (1st one).....	free	free	n/a
b. Replacement/additional (each).....	\$6.50	\$6.83	5.0%
2. Bay Front Facilities, keys.			
a. Original/first one.....	\$18.00	\$18.90	5.0%
b. Replacement/additional.....	\$32.00	\$8.93	-72.1%
T. <u>Truck Toll</u>			
Vehicles with a Commercial Motor Vehicle Classification of Class 6 or higher (GVWR of 19,501 lbs or above), per axle.....	n/a	\$7.00	n/a

SECTION 2. COMMERCIAL MARINA (BAY FRONT) CHARGES. (Port Docks 1, 3, 5 and 7)

A. <u>Moorage.</u> Per linear foot.			
1. Daily (transient).....	\$0.52	\$0.55	5.8%
2. Weekly, to be paid in advance.....	\$5.00	\$5.25	n/a
3. Calendar Month, to be paid in advance	\$9.50	\$11.00	15.8%
4. Semi-Annual, to be paid in advance	\$35.00	\$38.00	8.6%
5. Annual, to be paid in advance	\$46.00	\$50.60	10.0%
B. <u>Parking Permits.</u> To be paid in advance.			
1. Commercial Fishermen only.			
Annual: April 1 - March 31	\$23.00	\$24.15	5.0%

SECTION 3. INTERNATIONAL TERMINAL CHARGES.

International Terminal Tariff No. 1 adopted via Resolution No. 2014-03 on 22 May 2014. All fees authorized via Tariff No. 1 effective 1 July 2014.

A. Port Security Fee. (§I.13) Per three 8-hour shifts.

B. Materials & Supplies. (§I.31). Cost + 5% Administration Fee.

C. Dockage Charges. (§III.31). Rate per day, by length.

1. 000.00 - 351.05 ft.....	\$1,627.00	\$1,708.35	5.0%
2. 351.05 - 371.05 ft.....	\$1,792.00	\$1,881.60	5.0%
3. 371.02 - 400.26 ft.....	\$1,981.00	\$2,080.05	5.0%
4. 400.26 - 426.51 ft.....	\$2,203.00	\$2,313.15	5.0%
5. 426.51 - 449.48 ft.....	\$2,373.00	\$2,491.65	5.0%
6. 449.48 - 475.72 ft.....	\$2,607.00	\$2,737.35	5.0%
7. 475.72 - 498.69 ft.....	\$2,960.00	\$3,108.00	5.0%
8. 498.69 - 524.93 ft.....	\$3,527.00	\$3,703.35	5.0%
9. 524.93 - 551.18 ft.....	\$3,639.00	\$3,820.95	5.0%
10. 551.18 - 574.15.....	\$3,822.00	\$4,013.10	5.0%
11. 574.15 - 600.39 ft.....	\$4,373.00	\$4,591.65	5.0%
12. 600.39 - 626.64 ft.....	\$5,092.00	\$5,346.60	5.0%
13. 626.64 - 650.00 ft.....	\$5,787.00	\$6,076.35	5.0%
14. Above 650 ft., added on top of above rate, per ft.....	\$8.90	\$9.35	5.0%
15. Exceptions for certain vessels (§II.14) [Including all fishing vessels] Per linear foot.			
Daily.....	\$0.80	\$1.35	68.8%

D. Service and Facility Charges. (§III.2).

Per 1000 board feet, unless noted.

1. Logs. Scribner scale, ex dock.....	\$7.75	\$8.14	5.0%
2. Cants.....	\$6.00	\$6.30	5.0%
3. Lumber, packaged rough.....	\$5.22	\$5.48	5.0%
4. Lumber, packaged surfaced.....	\$4.63	\$4.86	5.0%
5. Plywood, veneer, corestock & harbord, /1000 kilos.....	\$5.87	\$6.16	5.0%
6. Pulp, Linerboard, bales or rolls, 2000 kilos.....	\$3.49	\$3.66	5.0%
7. Other commodities, per metric ton or 1000 bf.....	\$6.83	\$7.17	5.0%
8. Other commodities, per cubic meter.....	\$5.69	\$5.97	5.0%

E. Wharfage Assessment. (§III.6).

Minimum charge for any single bill of lading..... \$10.00 \$10.50 5.0%

F. Wharf Charges. (§III.7)

Per 1000 board feet, unless noted. In addition to Service & Facility charges.

1. Logs. Scribner scale, ex dock.....	\$9.50	\$9.98	5.0%
2. Cants.....	\$6.00	\$6.30	5.0%
3. Lumber, packaged rough.....	\$4.55	\$4.78	5.0%
4. Lumber, packaged surfaced.....	\$4.03	\$4.23	5.0%

	PREVIOUS	NEW	% CHG
5. Plywood, veneer, corestock & harbord, /1000 kilos.....	\$3.96	\$4.16	5.0%
6. Pulp, Linerboard, bales or rolls, 2000 kilos.....	\$2.72	\$2.86	5.0%
7. Other commodities, per metric ton or 1000 bf.....	\$5.57	\$5.85	5.0%
8. Other commodities, per cubic meter.....	\$4.57	\$4.80	5.0%
G. <u>Cargo Staging Area.</u> (§IV.2). Base rent for 3-acre surge area.			
1. Per week, seven days	\$2,000.00	\$2,100.00	5.0%
2. Per day, less than seven days	\$300.00	\$315.00	5.0%
H. <u>Line Service.</u> (§V.3). Labor will be charged at the rates set out in the current ILWU/PMA West Coast Contract + 5.0% for overhead. Rate schedule per day.			
1. 2 individuals.....	\$520 - \$656		0.0%
2. 4 individuals.....	\$1,061 - \$1,317		0.0%
3. 6 individuals.....	\$1,575 - \$1,973		0.0%
4. 8 individuals.....	\$2,153 - \$2,631		0.0%

SECTION 4. RECREATIONAL MARINA (SOUTH BEACH) CHARGES. Rates become effective October 1, 2019.

A. <u>Moorage.</u> Per linear foot. Charge based on boat length or slip length, whichever is greater. Charge at F-Dock based on boat length.			
1. Daily.....	\$0.80	\$0.84	5.0%
2. Weekly.....	\$5.00	\$5.25	5.0%
3. Calendar Month.....	\$12.00	\$12.60	5.0%
4. Semi-Annual, to be paid in advance.....	\$40.00	\$42.00	
5. Annual, to be paid in advance.....	\$60.00	\$63.00	5.0%
6. Cancellation Fee - Semi-Annual or Annual Moorage.....			
a. 30 days or more before check-in date.....	\$53.00	\$55.65	5.0%
b. Less than 30 days before check-in, or early check out.....	\$105.00	\$110.25	5.0%
7. Electric Surcharge, per extra plug on dock.			
a. Weekly.....	\$30.00	\$31.50	5.0%
b. Monthly.....	\$120.00	\$126.00	5.0%
8. Live-aboard, by written agreement only.			
Monthly rate per person.....	\$80.00	\$84.00	5.0%
B. <u>South Beach Charter Rates.</u>			
1. Annual Charter Operating Fee.....	\$350.00	\$367.50	5.0%
2. Annual Moorage, per linear foot, if meeting the requirements of Resolution 2015-08 Section 3.....	\$50.00	\$52.50	5.0%
C. <u>Dock Box.</u> Purchase.....	\$375.00	\$393.75	5.0%
D. <u>Electrical Upgrade.</u> From 20 to 30 amp. One time fee.....	\$75.00	\$78.75	5.0%
E. <u>Service Fee Reimbursement.</u> For electric pedestal amperage overloads.			
May be charged at actual cost to the Port + 5.0% Admin. Fee	\$100.00	\$105.00	5.0%
F. <u>Line Replacement.</u> Per foot, per time.....	\$1.50	\$1.58	5.0%
G. <u>Launch Fee.</u> Includes use of launch ramp, boat washdown, and fish cleaning stations.			
1. Daily.....	\$6.00	\$6.00	0.0%
2. Annual			
a. Resident	\$70.00	\$73.50	5.0%
b. Resident Senior (60+).....	\$50.00	\$52.50	n/a
c. Non-resident	\$100.00	\$105.00	5.0%
d. Non-resident Senior. (60+).....	\$85.00	\$89.25	5.0%

	PREVIOUS	NEW	% CHG
e. Military Veterans Disabled, Retired, or Active Duty; with ID Proof	\$50.00	\$52.50	n/a

SECTION 5. RECREATIONAL VEHICLE PARK FEES. Effective October 1, 2019. Applicable State and Municipal Lodging Tax will be an additional charge.

A. High Traffic Surcharge. Per night (2-night minimum). Added to all RV Park stays in the Marina RV Park, RV Park Annex, and Dry Camping (tents allowed).

1. Memorial Day, Labor Day, 4th of July	\$20.00	\$20.00	0.0%
2. Seafood & Wine Festival, Marina RV Park & Annex	\$50.00	\$50.00	0.0%
3. Seafood & Wine Festival, Dry Camp	\$50.00	\$50.00	0.0%
4. Other Special Events	varies	varies	

B. Off Season (Winter). 1 November - March 31.

1. All Marina RV Park Sites			
a. Daily			
Regular.....	\$43.00	\$45.15	5.0%
-Good Sam OR Military Veterans (not both).....	\$38.70	\$40.64	5.0%
b. Monthly.....	\$800.00	\$850.00	6.3%
2. The Annex RV Sites			
a. Daily.....	\$37.00	\$38.85	5.0%
c. Monthly.....	\$750.00	\$800.00	6.7%
3. Dry Camping, daily	\$25.00	\$25.00	0.0%

C. Peak Season (Summer). April 1 - October 31. Base rate before taxes.

1. All Marina RV Park Sites			
a. Daily			
Regular.....	\$50.00	\$52.50	5.0%
Good Sam OR Military Veterans (not both).....	\$45.00	\$47.25	5.0%
b. Monthly.....	\$900.00	\$950.00	5.6%
2. The Annex RV Sites			
a. Daily.....	\$38.00	\$39.90	5.0%
b. Monthly.....	\$750.00	\$787.50	5.0%
3. Dry Camping, daily	\$27.00	\$27.00	0.0%

D. South Beach Meeting Room. Must be pre-arranged and authorized. Keys must be obtained and returned.

1. 1/3 Day (morning, afternoon or evening).....	\$40.00	\$42.00	5.0%
2. Full Day.....	\$100.00	\$105.00	5.0%

E. Pet Fee. Charged additionally; 3 pet limit.

1. Daily. First pet free; each additional.....	\$4.00	\$4.00	0.0%
2. Weekly. First pet free; each additional.....	\$11.00	\$11.00	0.0%
3. Monthly. Charge per pet including first.....	\$11.00	\$11.00	0.0%

F. Individual Fee. First two people free; each additional person charged.

a. Daily.....	\$4.00	\$4.20	5.0%
b. Monthly.....	\$42.00	\$44.10	5.0%

G. Vehicle Fee. Any combination of three axle pieces or equipment (e.g. trailer, fifth wheel, truck/car, storage trailer.) Charged for fourth piece.

a. Daily.....	\$10.00	\$10.50	5.0%
b. Monthly.....	\$50.00	\$52.50	5.0%

H. Reservation Deposit. Payable at booking. Deposit will be applied to actual stay, subject to cancellation fee if applicable.

a. Daily	First night's rate
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	PREVIOUS	NEW	% CHG
b. Monthly.....		First month's rate	
I. Cancellation Fee.			
1. Daily reservation, except holiday or special event.			
a. 72 hours or more before check-in date.....	\$15.00	\$15.75	5.0%
b. Less than 72 hours before check-in date.....		First night's rate	
2. Daily reservation, holiday or special event other than Seafood & Wine Festival			
a. 14 days or more before check-in date.....	\$15.00	\$15.75	5.0%
b. Fewer than 14 days before check-in date.....		First night's rate	
3. Monthly reservation.			
a. 30 days or more before check-in date.....	\$53.00	\$55.65	5.0%
b. Less than 30 days before check-in, or early checkout.....	\$105.00	\$110.25	5.0%
4. Seafood & Wine Festival. All cancellations are charged for a 2-nights' rate, no grace period.			
J. <u>Laundry Machines.</u> Per Load.....	\$2.00	\$2.50	25.0%
K. Showers			
1. Marina RV Park and Annex RV Sites.....	free	free	
2. Marina Slips & Dry Camping, per 5 minutes.....	\$1.50	\$1.58	5.0%

SECTION 6. CIVIL PENALTIES. Penalties found in PONFC (§7.4(a)). Paid in full. Effective July 1, 2018.

A. Class A Violation			
1. 0 - 14 days, per day.....	\$315.00	\$330.75	5.0%
2. 15 - 29 days, per day.....	\$630.00	\$661.50	5.0%
3. 30+ days, per day.....	\$1,050.00	\$1,102.50	5.0%
B. Class B Violation.			
1. 0 - 14 days, per day.....	\$158.00	\$165.90	5.0%
2. 15 - 29 days, per day.....	\$315.00	\$330.75	5.0%
3. 30+ days, per day.....	\$525.00	\$551.25	5.0%

	PREVIOUS	NEW	% CHG
C. <u>Class C Violation.</u>			
1. 0 - 14 days, per day.....	\$32.00	\$33.60	5.0%
2. 15 - 29 days, per day.....	\$63.00	\$66.15	5.0%
3. 30+ days, per day.....	\$105.00	\$110.25	5.0%
D. <u>Class D Violation.</u>			
1. 0 - 14 days, per day.....	\$16.00	\$16.80	5.0%
2. 15 - 29 days, per day.....	\$32.00	\$33.60	5.0%
3. 30+ days, per day.....	\$53.00	\$55.65	5.0%
E. <u>Parking Violation.</u>			
1. 0 - 10 days, paid within.....	\$42.00	\$44.10	5.0%
2. 11 - 20 days, paid within.....	\$89.00	\$93.45	5.0%
3. 21+ days, paid within.....	\$131.00	\$137.55	5.0%
F. <u>Dumping Violation.</u>			
Per Event.....	\$525.00	\$551.25	5.0%

SECTION 7. ADMINISTRATIVE FEES. Staff may require payment or deposit in advance of service (ORS)

A. <u>Public Records Request Fee Schedule.</u>			
1. Copies of Public Records. Per page.....	\$0.50	\$0.53	5.0%
2. Copies of Nonstandard documents, per page.....	\$21.00	\$22.05	5.0%
3. Copies of Sound Recordings (each).....	\$12.00	\$12.60	5.0%
B. <u>Faxes/Emailing/Copies.</u> Per page.			
1. Local.....	\$1.10	\$1.16	5.0%
2. Long Distance.....	\$2.00	\$2.10	5.0%
3. Incoming.....	\$1.50	\$1.58	5.0%
4. Copies	\$0.30	\$0.32	5.0%
C. <u>Long Distance Phone Calls. 5 minutes maximum.</u>			
	\$2.50	\$2.63	5.0%
D. <u>Lamination.</u> Per page. Letter size.....			
	\$2.50	\$2.63	5.0%
E. <u>Notice Posting.</u> For non-payment of lease or moorage.....			
	\$75.00	\$78.75	5.0%
F. <u>Failure to Register.</u> For research related to unregistered boats.			
	\$40.00	\$42.00	5.0%
F. <u>Failure to Register.</u> For research related to unregistered boats.			
	\$40.00	\$42.00	5.0%
Per hour, one hour minimum, in 15 minute increments. See Section 1(P)			
G. <u>International Terminal Meeting Room.</u> Must be pre-arranged and			
1. Half day.....	\$40.00	\$42.00	5.0%
2. Full day.....	\$80.00	\$84.00	5.0%
H. <u>Returned Check Fee.</u> Bank fees will be added.....			
	\$50.00	\$52.50	5.0%
I. <u>Per Annum Interest Rate.</u> Applied to past due accounts.			
	19.0%	\$0.20	5.0%
J. <u>Impound Seizure Fee.</u>			
1. Vessel Impounding.....	\$850.00	\$892.50	5.0%
2. Car/Truck/Trailer.....	\$125.00	\$131.25	5.0%
3. Towing.....		Actual Cost + 5% Admin. Fee	
K. <u>Process Fees.</u>			
Any additional fees incurred by the Port as part of an eviction process.			
1. Notice.....	\$75.00	\$78.75	5.0%

	PREVIOUS	NEW	% CHG
2. FED Complaint.....	\$250.00	\$262.50	5.0%
3. Court Hearing.....	\$200.00	\$210.00	5.0%
4. Writ of Execution.....	\$160.00	\$168.00	5.0%
L. <u>Special Use Permit Fee</u> . The General Manager has authority to adjust or waive usage fee based upon non-			
1. <u>Application Fee</u>	\$110.00	\$115.50	5.0%
2. <u>Usage Fee</u> . Number of Participants, Attendees, Contestants,			
a. 1 - 200.....	\$420.00	\$441.00	5.0%
b. 201 - 500.....	\$683.00	\$717.15	5.0%
c. 501-1000.....	\$945.00	\$992.25	5.0%
d. 1001 - 5000.....	\$1,470.00	\$1,543.50	5.0%
e. 5001 - 10,000.....	\$1,995.00	\$2,094.75	5.0%
f. 10,001 - 20,000	\$2,520.00	\$2,646.00	5.0%
f. More than 20,000.....	\$5,250.00	\$5,512.50	5.0%
3. Vendors, per each.....	\$50.00	\$52.50	5.0%
4. Insurance Certificate Minimum Limits. Additional coverage or limits may			
a. General Liability, per occurrence.....	\$2MM	\$2MM	0.0%
b. General Liability, in aggregate.....	\$2MM	\$2MM	0.0%
M. <u>Security</u> . (TCB) costs reviewed and passed along to applicant, + 5.0% Administrative Fee.			
N. <u>Background Check</u>	\$40.00	\$42.00	5.0%
O. <u>Credit Check</u>	\$40.00	\$42.00	5.0%
P. <u>Notary Fees</u> (OAR 160-100-0410).			
Affidavit/Jurat, Oath/Affirmation, Witness/Attest, per document.....	\$10.00	\$10.50	5.0%
Q. <u>Package Handling Fee</u> . Per item.			
1. Envelope.	free	free	n/a
2. Package. 1st one free. Fee for each additional package.....	\$5.00	\$5.25	5.0%

SECTION 8. INSURANCE CERTIFICATE MINIMUM LIMITS. Effective July 1, 2018. Limits are subject to review and risk assessment by management and/or the Port's insurance agent of record. A certificate naming the Port of Newport as an additional insured is also required.

Subject to periodic review by Insurance Agent, and subsequent changes by the Port's Management and/or the Board of Commissioners.

A. Leases/Tenants.

1. General Liability, each occurrence.....	\$2MM
2. Damage to rented premises, each occurrence.....	\$300K
3. Medical expenses, any one person.....	\$5K
4. Person and adverse injury.....	\$2MM
5. General Aggregate.....	\$2MM
6. Products - Comp/Op aggregate.....	\$2MM

B. Commercial Vessels. Port of Newport to be named as an additional insured on Liability

1. Protection & Indemnity, must not exclude Wreck Removal.....	\$250K
2. Pollution Liability.....	\$300K
3. If Pollution/Protection & Indemnity Combined.....	\$600K

C. Recreational Vessels. Port of Newport to be named as an additional insured on Liability

1. Protection & Indemnity, must not exclude Wreck Removal.....
2. Pollution Liability.....
3. -or- Watercraft Liability, must include both wreck removal and

	PREVIOUS	NEW	% CHG
pollution liability coverage. Umbrella clauses must identify boats exceeding 25 ft.....		\$500K	
D. Charter/Guide Vessels.			
1. General Liability.....		\$2MM	
E. International Terminal Vessels (Tariff No. 1(\$17))			
1. Maritime Employer's Liability (Jones Act).....		\$1MM	
2. Commercial and/or Comprehensive Marine General Liability.....		\$5MM	
F. Visiting NOAA Vessels:			
1. Commercial and/or Comprehensive Marine General Liability.....		\$5MM	

G. Vendors. (reserved)

SECTION 9. RETAIL SALES, GIFT CERTIFICATES, PROMOTIONS, SPONSORSHIPS, AND

Commission delegates to the General Manager the ability to set prices.

SECTION 10. DELEGATION OF RESPONSIBILITY.

The Commission delegates to the General Manager the ability to adjust these rates on a temporary basis to better manage services at the Port. Any adjustments to these rates will be reported to the Commission at its next Regular Meeting.

SECTION 11. ANNUAL REVIEW.

The Commission, through assistance by Port staff, shall at least annually review and adopt a new Rate, Fees and

SECTION 12. REPEALER. All previous rates and/or rate resolutions are hereby repealed.

APPROVED AND ADOPTED by the Board of Commissioners this [DATE].

Stewart Lamerdin
President

Walter Chuck
Secretary/Treasurer