October 27, 2026
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 at the Administration Building, 600 SE Bay Blvd., and virtually via Microsoft Teams. In attendance were Commissioners Retherford, Ruddiman, Dziak, and Osborne. Commissioner Sylvia was excused. Also in attendance were Executive Director Paula Miranda, Finance Director Mark Brown, Operations Director Aaron Bretz, and Administrative Assistant Gloria Tucker.

CONSENT CALENDAR

MOTION was made by Osborne, seconded by Ruddiman, to approve the consent calendar. Retherford, Ruddiman, Dziak, and Osborne voted in favor.

NEW BUSINESS

Parking Citation Appeal - Jenkins. Retherford introduced the agenda item. Bretz presented his report included in the packet. Dziak asked what is the cost of a parking permit. Bretz replied an annual permit is $100. Tucker noted it is $25 for monthly or weekly passes. Bretz stated Jenkins noted he paid adequate fees in moorage and did not want to pay for a parking permit. Miranda added the cost of moorage does not cover the cost of maintaining docks as is. Osborne stated he hasn't seen any information that would indicate any reason to change the situation, and it's gone through the appeal process.

MOTION was made by Osborne, seconded by Dziak, to uphold the citation. Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Dziak asked if the person is required to attend the meeting. Bretz replied it is not explicitly required by the code.

Approval of Storm Drain Agreement with Rondys. Retherford introduced the agenda item. Bretz presented his report included in the packet. Ruddiman asked if there would be an easement. Bretz replied he talked about an easement but addressing this issue in the easement didn't make sense because they will own the infrastructure. He noted it's about what goes through the drain in the interim. Dziak asked if there are any environmental concerns, is that all Rondys' responsibility. Bretz replied if the Port dumps something, it is on the Port, but let's say they spill something, that's on them. He stated they will take responsibility for what they are doing. Dziak asked if something breaks, is that their responsibility. Bretz replied the maintenance and cost sharing section covers that.

MOTION was made by Ruddiman, seconded by Osborne, to approve the Executive Director or her representative to execute the attached drainage maintenance agreement with Rondys Inc. Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Approval of AC Unit Replacement. Retherford introduced the agenda item. Bretz presented his report included in the packet. Miranda added if this is something the Port can accommodate in the budget, the Port better do it, even though they are not going to need air conditioning for a bit. She stated it is better to have everything functioning properly, especially in the middle of negotiating the lease. Retherford asked how dredging will affect the budget. Brown replied the Port had a budget of $1.2-$1.5 million for dredging. Bretz explained dredging came in under that, so the Port should have plenty of room there. Brown noted the NOAA budget is separate from General Operating funds. Miranda added the Port is in good shape with NOAA.

MOTION was made by Dziak, seconded by Ruddiman, to declare an emergency, and approve the Executive Director or her representative to execute a contract with Coastal Refrigeration or another certified heating and air condition contractor in an amount not to exceed $76,000 to replace the condensing unit on the AC for the NOAA MOC-P office building. Retherford, Ruddiman, Dziak, and Osborne voted in favor.

STAFF REPORTS

Executive Director Report. Miranda presented her report included in the packet. Dziak asked what the Port has done in the past to move sea lions away from the docks. Miranda replied the Port has done many different things, and nothing fully works. She noted, lately, they use paintball the most. She explained a tourist misunderstanding the regulations about sea lions. She also overviewed the status of the fire damage at Pacific Seafood.

COMMISSIONER REPORTS

Osborne stated he attended the Cascades West transportation meeting for Sylvia. He noted the main thing was ODOT went over their draft capital investment plan over the next 10 years. He explained they pretty much said it is not going to get done. He indicated he asked if they would incorporate the statewide survey into the plan, and they said they will, but the results go along with their plan so far. He added rural Oregon did not contribute enough to the survey.

Osborne stated the Eugene airport expansion should be completed by the end of next year, adding carriers and more flights. He noted Coos Bay will restore daily flights to Portland starting next year. He indicated CWACT will work on membership after the midterms.

ADJOURNMENT

Having no further business, the meeting adjourned at 7:06 p.m.

ATTESTED:

Kelley Retherford, Vice President

Pat Ruddiman, Secretary/Treasurer