

**PORT OF NEWPORT MINUTES**

24 April 2018

Regular Monthly Commission Meeting

Audio Time (Part 1)

**I. CALL TO ORDER.....0.00**

Commission President Patricia Patrick-Joling called the Regular Monthly Commission Meeting of the Port of Newport Board of Commissioners to order at 6:00 pm at the South Beach Activities Room, 2120 SE Marine Science Drive, Newport, Oregon.

**Commissioners Present:** Walter Chuck (Pos. #1); Sara Skamser (Pos. #2); Stewart Lamerdin (Pos. #3), Secretary/Treasurer; Jeff Lackey (Pos. #4), Vice President; and Patricia Patrick-Joling (Pos. #5), President.

**Management and Staff:** Doug Parsons, General Manager; Aaron Bretz, Director of Operations; and Karen Hewitt, Administrative Assistant.

**Members of the Public and Media [based on those who signed the attendance sheet]:**

Derrick Tokos, City of Newport; Paul Langner, Teevin; Marcia William, South Beach moorage holder; Pat Ruddiman, ILWU; Robert Smith; Kyle Novelli; Eugene Law, commercial fisherman; John Holt, commercial fisherman; Gary Ripka, commercial fisherman; Don & Fran Matthews, Bayfront; Joe Rock, Fisherman; Corey Rock, fisherman; Paul Schones, fisherman; Leland Oldenburg, fisherman; Mike Storey, fisherman; Heather Mann, Midwater Trawlers Cooperative (MTC); Jerry Biddinger, fisherman; John & Bekki Wagner, fishermen; Brett Hearne, fisherman; Kathy Latimer, Buyer; Mike & Vella Sorenson, Charter/Commercial; Mike Donahue; Josh Hulsey, Pacific Shrimp; Jim Pries, F/V Senita Marie; Cari Brandberg, Living Pacific Seafood; Laura Gabel, commercial fish; Jennifer Stevenson, Newport Fishermen's Wives/Servco Pacific; Chris Olson, Newport Marina Store; Evan Hall, Rondys Inc.; Geoffrey Molfino, Living Pacific Seafood LLC; Tom Stam, Miss Berdie; Bret Hamrick, Buyer; Jeff Boardman, fisherman; Jacob M. Miller, Evolution/boat; Mike Pettis, F/V Patriot; Doug Cooper, Hampton Lumber; Mark Wells, F/V Aleta; Dan & Beth Burden, S/L Sabbatical; David Richcreek, F/V Raven; Kurt Cochran, F/V Marathon; Michelle Law, F/V Lady Law; James Matheson, G Dock; Shelli Dabny, F/V Legend; Larry Danis, F/V Two Sisters; Jon Law, F/V Lady Law; Alyssa Perkins, F/V Lady Law; Adrianna Perez, F/V Lady Law; Matt Otloin, F/V Lady Law; Doug Zeller; Jacob Fredenburg; Robert Kilgore; Kiera Morgan, KYTE/KNPT Radio; Karen Quinn; Rik Savering; Archie Campbell, D Dock; Mark Kemmish; Bernard Clark, E Dock; Matt Ruggles, E Dock; James F. Emory, commercial fisherman; Dave deBelloy, Commercial/Charter; Steve Lovin, F/V Equalizer, Dawn Treader, Umatilla II; Gregory Helmer, R/V Summer Breeze; Gregory Johnson, cargo vessel Olympic; Bob Eder, F/V Timmy Boy; Cody Chase, F/V Monde Uni/Chelsea Rose/Barge; Nathan Hoover, F/V Christie Lee; Traven Lutz, F/V Cayman Isle; Guy Lutz, F/V Jessica A; Yale Fogarty, ILWU; and Becca Bishop, Port Accounting Clerk.

Patrick-Joling made some initial comments about recent publications and agenda items.

**II. CHANGES TO THE AGENDA .....3:00**

Skamser requested that items IV(B)(1), and IV(E) be moved to new business.

**III. PUBLIC COMMENT .....4:43**

Don Matthews commented on parking permits, commercial moorage rates and charter moorage rates, and the Commercial Fishing Users Group Committee (CFUG).

Gary Ripka commented on the City parking committee plans and the opposition to the proposed parking rates for the Port.

Joe Rock commented on the condition of the commercial docks and the proposed moorage rates.

Fran Matthews expressed concern about the impact to parking of the Tall Ships visits.

Brad Hearn commented that he opposed getting rid of CFUG, the condition of the commercial docks and concerns about Port organization and parking.

Beth Birch commented on the increase in live-aboard fees, what the users would receive for those increased fees, and the value of the live-aboards to Port security

Mike Pettis expressed opposition to disbanding CFUG and the proposed increase to fishermen's parking, and commented on parking issues.

Jeff Molfino commented on the debt load to the Port from NIT and NOAA.

Steve Lovin commented on the proposed moorage fee increases.

Jeff Boardman suggested the Commission go straight to an increase of 5% overall and give it a year to give Parsons more time.

Heather Mann expressed opposition to terminating CFUG.

Parsons clarified that neither he nor the Port had proposed terminating CFUG, but were simply proposing that CFUG no longer be a standing committee of the Port in accordance with the Port attorney's recommendation.

Mike Storey commented on the proposed rate increases.

Justin Johnson commented on the rate increases and suggested CFUG feedback.

Gene Law said he read the manager’s report. There were six places identified where money was coming in, but no information about where the money was going.

Jerry Biddinger commented on the importance of the fishing community in Newport. David Jincks commented about the resolution to assign incremental revenue to the Facility Maintenance Reserve Fund, the proposed parking increases, and opposition to terminating CFUG.

Kathy Latimer said she brought in \$20K plus to unload across the dock. She asked the Commission to look at expenses vs. what has changed.

Rik Savering commented on the proposed live-aboard rate increase.

Marcia William commented on the proposed live-aboard rate increase.

Cari Brandberg commented on the proposed rate increases, communication with CFUG and derelict vessels.

Kyle Novelli commented on the proposed rate increases and the condition of Port Dock 7.

Jennifer Stevenson commented on the proposed rate increases and other possible sources of revenue.

Kurt Bachman commented on the CFUG committee, proposed rate increases, and the use of NIT.

Becky Wagner commented on the proposed increase to parking fees.

Yale Fogarty commented on diversifying sources of income and working with the Hall family.

**IV. CONSENT CALENDAR ..... 1:02:20**

- A. Minutes
  - 1. Regular Commission Meeting 20 March 2018
  - 2. 1<sup>st</sup> Commission Budget Priorities Work Session 3 April 2018
  - 3. 2<sup>nd</sup> Commission Budget Priorities Work Session 10 April 2018
- B. Financial Reports (1<sup>st</sup> Calendar Quarter 2018)
- C. Purchase of Through-Rods for Floating Docks on Port Dock 5

**A motion was made by Chuck and seconded by Lackey to approve the Consent Calendar. The motion passed 5 – 0.**

**V. CORRESPONDENCE/PRESENTATIONS ..... 1:05:00**

**A. Derrick Tokos – Overview and Recommendations of the City of Newport Parking Management Plan**

Tokos presented a summary of the Parking Committees recommendation, specifically the Bayfront, included in the Meeting Packet.

**VI. OLD BUSINESS ..... 1:28:10**

**A. Items Removed from Consent Calendar**

**1. Resolution 2018-06 To Assign Incremental Revenue to the Port of Newport’s Facility Maintenance Reserve Fund (“FMRF”)**

After discussion, no action was taken.

Audio Time (Part 2)

**2. Lifetime Products Convertible Half-size Picnic Tables/Benches.....0:00**

After discussion, no action was taken.

**B. Information only from Commissioner Jeff Lackey; Rationale for the Board’s Decision to Reject the June 2017 Log Shipping Proposal**

Lackey declared a potential conflict of interest because his father-in-law owns two vessels that moor at NIT. And referred to his report in the meeting packet. After discussion, Parsons was directed to schedule a Work Session for creating an operating plan for NIT.

**C. Draft Resolution Setting Rates, Fees & Charges for Fiscal Year 2018-2019**

The Commission discussed options for changes to the Draft Resolution and possibilities to receive feedback. No action was taken.

**VII. NEW BUSINESS .....35:15**

**A. Port of Newport’s Public Comment Request Form**

There was consensus that the Public Comment Request form would be used beginning at the next meeting.

**B. Updating the Strategic Business Plan & Capital Facilities Plan**

After discussion and Commissioners requests for additional information, no action was taken.

C. Transferring Sufficient Funds from NOAA Account #51085 to NOAA Account #51087

Patrick-Joling said this had be discussed before and Parsons was providing information.

**A motion was made by Skamser and seconded by Lackey to transfer the amount of \$200,000.00 from NOAA Account #51085 to NOAA Account #51087 (“Maintenance & Replacement”). The motion passed 4 – 1, with Chuck opposed.**

Chuck said that the Port should not transfer out of the fund. Parsons said the money wasn’t being spent but rather being moved to a higher interest account within the NOAA Fund with the same intent. Next year the fund will go negative if the money is not moved.

D. Resolution 2018-07 To Repeal Resolution 2017-03 Entitled “A Resolution Creating a Commercial Fishing Users Group Committee”

After discussion, no action was taken. Parsons was directed to schedule an Executive Session to meet with the Port’s attorney.

**VIII. DEPARTMENTAL REPORTS ..... 1:10:16**

A. Accounting Supervisor

- 1. March Occupancy Report for the RV Park & Recreational Marina

Parsons said that Mark Harris was absent from the meeting and referred to the report in the Meeting Packet, and commented this represented ¾ of the fiscal year.

B. Director of Operations

Bretz referred to the report included in the Meeting Packet and commented on issues with pilings at the NOAA pier.

General Manager

Parsons referred to the report presented at the meeting and specifically to page 4, item C about Commissioners.

**IX. COMMISSIONER REPORTS..... 1:19:07**

Patrick-Joling said she and Parsons went to the Cascades West Council of Governments meeting, met with Representative Gomberg, and she met with Representative Schrader.

**X. PUBLIC COMMENT ..... 1:19:42**

Jincks commented on CFUG, an operations plan for NIT, and proposed rates and personnel services.

Ripka commented on communication with CFUG, grants, and debt forgiveness.

Paul Langner responded to Lackey's report and commented on the previous negotiations and a requested reimbursement.

Fogarty commented on operations at NIT.

Mann commented on operations at NIT.

Doug Kurt commented on the importance of CFUG and on opportunities at NIT.

Pettis commented on Parsons.

Parsons said he spoke with Paul Langner and Evan Hall.

**XI. CALENDAR/FUTURE CONSIDERATIONS..... 1:48:05**

- Loyalty Days Carnival ..... 3 May – 6 May 2018
- 1st Budget Committee Meeting; 6:00 pm ..... 8 May 2018
- 2nd Budget Committee Meeting; 6:00 pm (if needed) 15 May 2018
- Regular Commission Meeting ..... 24 May 2018
- Newport Marathon ..... 1 June 2018
- Public Hearing & Adopt Budget Resolution; 6:00 pm 26 June 2018
- Regular Commission Meeting ..... 26 June 2018

Patrick-Joling said the Regular Monthly Commission Meeting originally scheduled for 24 May was moved to **29 May 2018**.

**XII. ADJOURNMENT..... 1:47:20**

Having no further business, the meeting adjourned at 9:24 pm.

ATTESTED:



Stewart Lamerdin, President  
Pro-Tempore



Walter Chuck, Secretary/Treasurer  
Pro-Tempore