

June 28, 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 at the South Beach Activity Room, 2120 SE Marine Science Dr., and 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, Administrative Assistant Gloria Tucker, and PR Consultant Angela Nebel, Ken Lindstrom and Lauren Craven.

PUBLIC COMMENT

Miranda read Ken Lindstrom's public comment into the record. She reported at the last meeting she was not familiar with the issue and has since done some research. She explained that section of the Facilities Code does say boats and trailers are not allowed unless they don't extend over the length of the site. She stated what that means is, if there is an RV attached to a trailer as long as it doesn't go over the length, it is allowed. She noted for safety reasons, the length can't extend into the roadway. She indicated she knows the Port hasn't been the best in enforcing the Code in the past, however, that doesn't mean the policy shouldn't be enforced. She added the Port has a location for storing trailers by the old cherry plant.

Miranda reported the RV space is for RVs and vehicles, and the grassy area is not for storage. She stated staff are trying to change the enforcement trend. Lindstrom asked if he has a storage trailer and it fits in his RV spot, if he can put it there. Miranda replied if the length of the RV and trailer fits within that spot, there is an exception.

Lindstrom asked if the trailer is in front of the RV, if that's OK. Miranda replied it does not matter if one is in front or in back. Bretz read the Facilities Code. Lindstrom asked where he would find the max length of the space. Bretz replied that is determined by the area prepared for the RV. Lindstrom stated he has enough room for his RV and beside that his truck, and beside that his storage trailer, and none of them stick out.

Miranda stated the topic before Commission is whether to change the Facilities Code. She suggested Lindstrom meet with the Harbormaster on his space as that is not a Commission issue.

Burke stated the Commission's job is to support the staff, and the staff have the Facilities Code, and the Commission want them to enforce the Facilities Code.

Lindstrom stated he agreed, but the Code is not clear because the maximum length is not defined. He asked Commission to suspend telling people not to store trailers there until this is figured out. He noted it has been a month since he brought this up, and there has been no progress. He indicated tonight he saw several other trailers stored beside RVs not encroaching on other people's spaces.

Chuck referred this to staff. Miranda stated the Port is looking into marking some areas, but the bottom line is the roadway is the end of a spot. Lindstrom clarified with Miranda that the Harbormaster is Kody Robinson.

Miranda read an anonymous public comment into the record. She reported she talked to Mark Harris and no billing practice changes have been decided yet. She explained the new reservation system is causing quite a bit of a headache. She indicated it has kept accounting and

the RV Park very busy. She stated one of the things staff are discussing is possibly changing the way payments are set up, but no timeframe has been decided. She added she will talk to Mark Brown about the timeframe for payments for long-term users when he returns from vacation.

CONSENT CALENDAR

MOTION was made by Chuck, seconded by Lackey, to approve the Consent Calendar as presented. The motion carried unanimously in a voice vote.

OLD BUSINESS

Public Hearing and Approval of Ordinance 2022-01 Revisions to Port Facility Code and Addition of Moorage Section. Burke introduced the agenda item. Bretz reported this is the second reading of the same ordinance. Chuck noted he had questions for Bretz outside the meeting.

MOTION was made by Lackey, seconded by Sylvia, to read by title only and adopt Ordinance No. 2022-01 Revisions to Port Facilities Code and Addition of Moorage Section. The motion carried unanimously in a voice vote. Tucker read the title of Ordinance No. 2022-01. Voting in favor were Burke, Lackey, Sylvia, Retherford, and Chuck.

Approval of Change to Port Dock 3 and 5 Pedestals Project. Burke introduced the agenda item. Bretz reported his report included in the packet does not include the price of 50-amp breakers, only the price increase because of timing. Miranda suggested approving the change with the estimated cost. Bretz recommend authorizing the purchase of new pedestals plus breakers not to exceed \$130,000. Miranda recommended the motion include General Manager or designee.

MOTION was made by Retherford, seconded by Sylvia, to authorize the General Manager, or designee, to increase the power pedestal order with Eaton not to exceed \$130,000. The motion carried unanimously in a voice vote.

Approval of Strategic Communications Contract with Summit Public Relations Strategies, LLC. Burke introduced the agenda item. Miranda reported the Commission has seen Nebel's work over the past three years. She stated she is happy with the communications and PR work. She noted there has been a lot of work on Facebook, press releases, and a couple of newsletters. She indicated she feels like the community really appreciates that and feels like they know what the Port is doing. She added it has been nice and transparent.

Miranda reported the service that Nebel provides is worth it, and she would like to continue it. Lackey stated Nebel does an excellent job, and he believes it's of great value, not only for the Port but also the community. Sylvia agreed. He stated it is critical for the Port to communicate effectively. He asked of the 4,701 followers on Facebook, what does that mean in terms of communication and who are those folks. Miranda replied the Port has an RV Park where folks come to from all over, so anyone who has an interest in the Port can follow the Port. She noted there are a lot of locals.

Nebel reported she can provide a breakdown of demographics. She stated a majority are local and regional, with a minor percentage from all over the world. She noted the Port has not paid to increase reach, so those follows are all organic, and more authentic. Sylvia added the Port is not reaching out to synthetic avatars.

Retherford stated she believes the Port has less issues because information is so available, and people know what is going on. She noted lack of knowledge can cause issues, and this is working really well. Miranda stated folks often have one vision of the Port, and don't understand all of the services. She noted if they are on the commercial side, that's all they know, and if they are involved with recreational, that's all they know. She indicated a lot of people don't realize how much the Port does, and it's important to show folks this is what the Port does with funds.

Chuck requested quarterly reports on the social media outreach. Burke added he has received positive comments. Sylvia added the lack of negative comments is an indication of how successful the communication is. Miranda added it is a breath of fresh air at a Chamber meeting when Representative Gomberg comments on what the Port is doing because he saw the newsletter. Sylvia and Miranda praised Nebel's efforts.

MOTION was made by Sylvia, seconded by Retherford, to authorize the General Manager to contract with Summit Public Relations Strategies, LLC, and move forward with the proposal not to exceed \$25,800 plus another 10% contingency. The motion carried unanimously in a voice vote.

Approval of Second Amendment to Rondy's Lease. Burke introduced the agenda item. Miranda reported the Port has a lease with Rondys for the areas where it deposits dredge material. She noted some of it is usable, and some is not good for construction. She stated the Port still has some sand to get rid of. She indicated the Port budgeted \$200,000 for removal, but it's been super rainy, and the Port needs more time. She added the Port is trying to finish up the agreement with the city too.

Miranda reported Rondys agreed to extend the lease for another six months and provide additional 10,000 square feet for storage. She explained staff have been working on trial cargo for this summer, and if that progresses, the Port will need to move some trailers. She added the lease is \$1.

MOTION was made by Lackey, seconded by Chuck, to authorize the General Manager to execute the second addendum to the Rondys lease as presented. The motion carried unanimously in a voice vote.

NEW BUSINESS

Presentation by Cascades West Council of Governments – Ryan Vogt. Burke introduced the agenda item. Vogt, Executive Director for Cascades West Council of Government (COG), reported his purpose is to introduce himself, give a little bit of background on his agency, and open an avenue for further conversation or dialogue on places where the COG may benefit the Port. He stated the annual report presents COG's breadth of services in any given county. He noted he hopes to refine that to each member agency next year. He explained COG's largest book of services is social services, senior and disabled services and serving lower income individuals for Linn, Benton, and Lincoln. He indicated they have programs like Meals on Wheels. He added their largest intersection, or opportunity for intersection, is in community and economic development.

Vogt reported COG serves as the seat of the Economic Development District for Linn, Benton, Lincoln, and Lane counties. He noted they funnel federal dollars for economic development through the region. He stated where that made an impact for the Port was to help facilitate a number of brownfield studies, one was for the Rogue Seawall, which assisted in

bringing some monies to repairs to the seawall. He indicated another was the fruit processing plant. He added they have done that for other properties that surround the Port as well.

Vogt reported COG has signed on for some of the Blue Economy initiatives going on and looking to partner more with OSU. He stated COG is leading the broadband initiative for the three-county area as well, but that is still at the study phase. He noted Sylvia is the Port's board representative, and he and Paula meet regularly as well. He explained as a council of governments, COG is chartered by all the member agencies, cities, counties, tribes, and special districts. He indicated the Port of Newport is the only port which is a member. He added historically, COG has done a lot intentional work advancing issues of the Port.

Vogt reported COG assisted with CARES funding to help the Port migrate their finance system into the Cloud. He stated the COG may be able to assist the Port in moving some of its initiatives or ease through money from the Feds. He explained COG can also provide staffing for IT, financial services, and city planning for small agencies. He indicated COG has also been looking at replacement of the bridge through EDA (Economic Development Administration) or IJIA (Infrastructure Investment and Jobs Act) funds.

Sylvia reported he has been learning about the COG and realized projects do not have to help all the counties. He noted the Port has million-dollar projects planned in the next five years or so. He asked at what point does the Port come to the COG since it will take a lot of resources to do these projects. Vogt replied the COG can help with grants. Miranda noted the Port is part of the regional Economic Development District, and that makes a big difference for federal grants. She asked if Connect Oregon goes through COG's review. She noted when the Port gets ready to need construction money for Port Dock 7, it will need funds from Connect Oregon.

Bretz noted he worked with COG for the Port Dock 5 Pier Access project. He stated the resiliency in economy study showed rural communities need more resources funneled from urban centers, but he noticed that was done from the standpoint of folks who are landlocked. He explained Newport is a rural community, but the Port is the corridor to the 7 nautical miles offshore, and the state does not end at the shoreline. He indicated if that investment criteria brought resources from the ocean into the urban centers, it would benefit the ports directly.

Chuck reported when he served on the COG board, he noticed the impact of the grant writing assistance. He noted Cascades West Commission on Transportation deals with Connect Oregon. He stated in years past Connect Oregon was only for new infrastructure for ports, but they've refined that so applicants can get port replacement and repairs funding. He indicated he can see the Port being more involved, but the hardest part is the match is high, 50-50. He added the Port can't get funding without plans, so planning grants is where COG could help. Discussion ensued on Newport's flux of visitors and infrastructure wear and tear by visitors.

Vogt reported the development of the relationship with the COG and the Port is growing. He explained each member agency of the COG can send one elected representative to the board, and each elected representative has the same voice. He noted not all of them show up, so the ones that do show up have more voice at times. He indicated Commissioner Hall is the board chair as well, and she is a longtime advocate for COG and coastal issues. He added not everything has to have a regional impact.

Sylvia stated Newport is only one of the players in the outer bay, and many agencies manage the harbor area, not just the Port. He added the Yaquina Bay Management Plan is being redone. Miranda recommended the consultants for the plan bring in folks who have economic interest in the Bay, not just environmental interest. She noted as agencies develop different plans, it is important for the COG to be involved.

Retherford confirmed with staff there does not need to be a work session for future visits. Vogt stated the next time he comes he will bring Community and Economic Development Director Jenny Glass because community and economic development is where his organization can intersect with the Port.

STAFF REPORTS

General Manager. Miranda reported staff are super busy, especially due to shortage of staff. She noted the Port got hit hard with COVID, and she had to implement indoor masks for about a month. She stated implementation of the financial and reservation system has been very difficult. She indicated Mark Brown, who is in charge of that project is on vacation that he has planned for a year. She added the Port had two sunken vessels in the same day.

Miranda reported she will hear about MARAD (Maritime Administration) sometime in the fall. She explained the one of the issues with potential cargo at the Terminal is staff don't have date yet. She noted the company that is renting equipment is trying to work with the longshore, but the rental company doesn't want the longshore to operate it. She noted the project may come back in a special meeting.

Sylvia asked if the issue with longshoremen is insurance or training. Miranda replied his guess is as good as hers. She noted her understanding is the insurance is in order. Bretz replied he was told it's a matter of company policy that their folks run their equipment. He noted there are a lot of pieces to it and trying to get everyone on the same page is a challenge.

Miranda reported the Admin Building is coming along. She noted staff can start marketing the rental area. She stated if the Commissioners wish to have a tour, to let her know. She stated the building may be done in October or November. She indicated with Port Dock 7 planning, the more she talks to the EDA, the more she suspects the Port will not get that funding. She explained the Port did budget the funds and has two other grants it doesn't want to lose. She added EDA funding ability is changing. Discussion ensued on MARAD.

Miranda reported the Seafood Cookoff on July 23 has plenty of sponsors. She stated the Terminal RORO inspection would come to next month's meeting. She noted OSMB (Oregon State Marine Board) removed all the derelict vessels. She explained she has been working with Rogue on how to do the parking and got that figured out. She indicated they found a good compromise. She stated it has been very busy, and she is trying to increase cross training across the Port. She added former Commissioner David Jincks passed away, and she is sorry for the loss.

Chuck asked if Jim Durkee maintained the generator at Safe Haven Hill still. He noted he has been getting calls on parking. He asked if parking will be clearly delineated. He emphasized people who come back from fishing don't want to have fines because it's unclear. He asked if tenant parking is consistent. Miranda replied tenants are getting parking based on the language of their agreement. She noted there will be monthly and annual passes. Chuck emphasized the Port needs to be consistent among all lessees. He asked if there would be free parking for people fishing off of the public pier. Miranda replied those folks have to pay. She noted the parking fees are just for additional cars, all moorage holders will have a pass. She noted staff are working on delineating those areas. She added staff will be marking some areas and creating some additional parking. Burke confirmed with staff compliance and enforcement will be through TCB Security. Miranda added the funds will go into maintenance of the parking lots.

COMMISSIONER REPORTS

Lackey stated David Jincks served as a Commissioner for at least 19 years and stepped down in 2016, and Lackey became a Commissioner. He noted Jincks taught him about budgeting, decision making, and the history of past projects. He stated Jincks really cared. He noted during his tenure, he was part of so many things, and the Port is great because of decades of people like Jincks pouring into it. He added the Commissioners are stewards. He stated people like Jincks are the reason for the Port's present and future. He noted he was quite a character, and his death hit a lot of people. He stated he was a person in this community who created a lot of positive impact. He indicated Jincks was mentor to him. He added he wanted to say a few words in appreciation of Jincks and what he meant the Port.

Chuck stated he served with Jincks quite a bit, and while they had disagreements, Jincks had a lot of historical knowledge he passed on. He noted people don't get that knowledge by not being involved. He stated Jincks looked forward to sport fishing. He added he will miss him.

PUBLIC COMMENT

Lauren Craven, part owner of the Newport Marina Store, stated she is concerned about parking fees that were supposed to start July 1. She noted she has not had any communication if it is starting on time or how to direct people who have questions. She emphasized she would like to be able to know what to tell people. She indicated some people are getting accommodations in parking, and she wants to know what is possible for the store as well. She added the store brings a lot of customers to the Port and RV Park. She asked if there is wiggle room for the store or if they can purchase annual passes. She added they would like to make it as simple as possible.

Miranda apologized for the lack of communication. She stated staff are still working on implementation. She noted staff are working with a company on signs, and tenants will get notification. She suggested they come talk to the Port, and the Port will work with them on spaces. She indicated the person who is responsible for implementing this is on vacation, so the project will end up being delayed by a month. She added staff are trying to implement as much as they can as far as talking to folks who have specific agreements.

Craven asked if it is not in an agreement, the Port will not able to arrange anything. Miranda replied staff can further discuss it with her. Craven asked if there are going to be any 20-minute spots, designated areas for short-term parking. Miranda replied staff will discuss that possibility and get back to her on that.

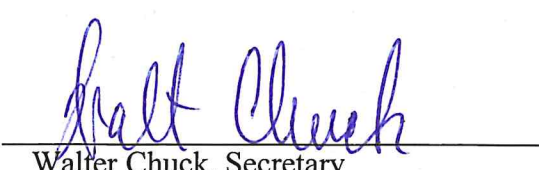
ADJOURNMENT

Having no further business, the meeting adjourned at 7:41 p.m.

ATTEST:



James Burke, President



Walter Chuck, Secretary