

**PORT OF NEWPORT MINUTES**

November 14, 2018

Joint Newport City Council and Port of Newport Commission Work Session

*This is not an exact transcript. The audio of the session is available on the Port’s website.*

**Agenda Item**

**Audio  
Time**  
0:00

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

Mayor Sandra Roumagoux called the Joint Newport City Council and Port of Newport Commission Work Session to order at 9:03 am at Newport City Hall, Conference Room A, 169 SW Coast Highway, Newport, OR.

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

**Port Management and Staff:** Teri Dresler, Interim General Manager; Aaron Bretz, Director of Operations; and Karen Hewitt, Administrative Supervisor.

**City Council Members Present:** Sandra Roumagoux, Mayor; David Allen; Dietmar Goebel; Dean Sawyer; and Wendy Engler.

**City Management and Staff:** Spencer Nebel, City Manager; Steven Rich, City Attorney; Derrick Tokos, Planning Director; and Peggy Hawker, City Recorder/Special Project Director.

**Members of the Public and Media:** Evan Hall, Rondys, Inc.; Carolyn Bauman, Economic Development Alliance of Lincoln County; Heather Mann, Midwater Trawlers Cooperative (MTC); Ed Backus, Collaborative Fisheries Associates; Richard Carroll, Pacific Northwest Marine Products; Mike (?), Newport resident; Ruth Craig, Newport resident; Lee Fries, Newport resident; Mike Storey, whiting fisherman; and Robert Smith, commercial fisherman.

**II. DISCUSSION ITEMS .....**

0:19

Mayor Roumagoux asked everyone in attendance to introduce themselves. Nebel talked about the purpose of the meeting was to get a sense of the direction of the Port and how the Port and City could work together moving forward.

**A. Update on Port Activities by Port Commission President Stewart Lamerdin .....**

3:40

Lamerdin gave a brief update on the Port Commission, the plans for moving forward with the Strategic Business Plan update, and the process for recruitment of a General Manager for the Port. He commented on the focus of the Commissioners and Interim Manager Teri Dresler on outreach and engagement.

**B. Port Business Operations Update by Teri Dresler, Interim General Manager.....**

11:12

Dresler provided some details on the processes for updating the Strategic Business Plan and recruiting a new General Manager. She passed out an organizational chart, included in the Meeting

Packet, and explained the role of the Director of Business Operations. Allen suggested using the League of Oregon Cities website to advertise the position. Dresler reported on policies currently being worked on by Todd Kimball, financial consultant to the Port. She spoke about making business connections for the Port.

C. Port Capital Projects Update by Aaron Bretz, Director of Operations ..... 18:50

Bretz gave a PowerPoint presentation, included in the Meeting Packet. He reviewed the Capital Improvements list and commented that many were maintenance. He provided some additional information about the Port Dock 5 Pier project. There was some discussion about possible funding for the projects.

D. Status of Economic Development Projects In and Around the Terminal Site, Including the Hall Property (Discussion with Evan Hall)..... 34:28

Hall handed out conceptual plans for development at McLean Point, included in the Meeting Packet. He said that site preparation had begun on lots 1 and 3, and explained the prospective phases for development and some concerns about infrastructure. There was some discussion about the zoning and wetlands at the site, along with a possible 1 acre mitigation site.

E. Port Strategic Business Plan and Capital Facilities Plan Update Process and Coordination Opportunity with the City and Urban Renewal Agency ..... 41:58

Nebel introduced the topic, and there was discussion about the Urban Renewal District’s intent, the infrastructure needs especially sewer, and the return of property to the tax rolls. There was discussion about the nature and timing of changes to the agreement, tax rolls and bonding that will occur as development happens on the property. Tokos commented the Agency may enter into a development agreement with Rondys, Inc.

F. Update on Status of Fireboat Acquisition ..... 50:30

Nebel advised that funding was not received for the fireboat, and a decision was to be made whether to apply again. There was discussion about some of the reasons, and who is responsible for fire response at the bay. Nebel commented that while shore issues are a concern of the City, the focus of the grant was on cargo.

**III. COUNCIL AND COMMISSION COMMENTS** ..... 1:04:37

Hall commented on some of the history, and the wetlands and stormwater challenges at McLean Point. Skamser commented that current International Terminal activity did not bring a lot of revenue to the Port but did bring money into County businesses. Allen suggested reviewing the grant requirements for the fire boat.

**IV. PUBLIC COMMENT** ..... 1:08:10

Mann said that MTC has hired someone to complete an economic study for the fishing industry.

V. **ADJOURNMENT** .....

1:16:50

(Mayor Sandra Roumagoux called a recess at 10:07. The Port Commission portion of the meeting was adjourned.)

ATTESTED:

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Stewart Lamerdin, President Pro Tem

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Walter Chuck, Secretary/Treasurer Pro Tem