

October 25, 2022
6:04 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 Lackey, Sylvia, Retherford, and Chuck. Commissioner Burke was absent. Also in attendance were General Manager Paula Miranda, Director of Finance and Business Services Mark Brown, Operations Director Aaron Bretz, Administrative Assistant Gloria Tucker, and PR Consultant Angela Nebel. Visitors from the public included DOWL Representative Nick Robertson, Rex Capri, Peggy O'Callaghan, Diane Henkels, and Paul Zellman.

CHANGES TO THE AGENDA

Miranda requested moving Old Business items PD7 Replacement Engineering Selection and Approval of South Beach Painting Contract to New Business. The Commission gave consensus to move the items.

CONSENT CALENDAR

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

NEW BUSINESS

PD7 Replacement Engineering Selection. Sylvia introduced the agenda item. Bretz reported this project is in the budget, and he put this project out for a qualification selection process. He stated the best proposal is from DOWL Engineering. He noted it was a very competitive process, and they came out on top. He indicated they provided the best mixture of detail and concept so staff know what to expect, but they did not make too many predetermined notions about what the project needed to be. He added there is a lot of room for public outreach, planning, and selecting the best alternatives.

Bretz reported they have a good team assembled with experience in Yaquina Bay, especially in permitting. He stated permitting is extremely important on this project. He noted the project is sizable, and in this regulatory environment, in order to get anything done, there needs to be a set of alternatives that are acceptable to the permitting agencies.

Lackey asked if staff had any major concerns. Bretz replied the biggest variable is the permitting, what are they going to allow the Port to move forward with. He stated their job is to get into details of permits to make sure the Port is adequately mitigating for any work. He indicated another variable is utilities. He added the layout of the new docks will probably be a totally different configuration, so where the utilities are accessed will be important. Miranda added another variable is the fishing pier as mitigation because there will be public outreach.

Robertson stated the first step will be information gathering with the Commission, Commercial Fishing Users Group, and the public as appropriate on the new fishing pier.

Lackey asked if there have been discussions with the city and county. Bretz replied the Port will need to work with the city on the permitting side. He indicated there will be a lot of outreach to the community for the fishing pier. Lackey asked when will DOWL meet with the Commercial Fishing Users Group. Bretz replied there is a timeline in the proposal, which was a suggestion, starting in mid-December and going through January of 2023.

Retherford stated she appreciated their work on Port Dock 5. Chuck asked if this project will be done after the dredging. Miranda replied the planning portion will take a year and a half. She explained by the time the Port has funding set up for this project, it may be three to four years until this project is done. She added the dredging would be sooner. Bretz added the Port is in the realm of being able to do all the dredging at the same time.

Sylvia praised the proposal. He asked for an explanation of the staged approach to infrastructure adaptation over the next 50 years. Robertson replied DOWL will be looking at how the needs of the Port will change over time and making sure to set up floating dock systems that are looking forward, not just to immediate needs, but to future needs. Sylvia asked if the layout can be changed 20 to 30 years from now. Bretz replied once the piling pattern is established, the format is committed. He added most of the layout will not be able to move around.

Sylvia asked if DOWL is trying to do this in a way with no impacts to species, and if that is the environmental standard. Robertson replied the environmental standard is to mitigate impacts, but DOWL will rely upon on its environmental subcontractor. Bretz noted Oregon Department of Fish and Wildlife will be heavily involved, and a biologist will develop a biological opinion. Sylvia asked if DOWL will be involved with grant writing in the funding process. Miranda replied that is not the intent through this contract. Sylvia asked when will staff know roughly the cost for the project. Robertson replied when DOWL goes out for permits next year.

MOTION was made by Lackey, seconded by Retherford, to authorize the General Manager, or designee, to contract with DOWL Engineers for permit plans and alternative analysis for the Port Dock 7 replacement project in an amount not to exceed \$300,000, which includes contingency. The motion carried unanimously in a voice vote.

Presentation by Yaquina Bay Yacht Club. Sylvia introduced the agenda item. O'Callaghan presented a PowerPoint on the 75-year history of the Yacht Club. She noted there will be an anniversary celebration on November 13 from 1 p.m. to 3 p.m. at the Yacht Club. Henkels reported on sailing in the region. Sylvia asked if there are major plans for next five to 10 years. Henkels replied adult sailing classes have been full, so that is one piece the Yacht Club will continue. She stated they expect youth sailing programs to continue as well. She added there will be sprucing up of the area. Miranda added once the Port finishes its building, staff have been looking into paving the area beside the club. She noted on the agenda there is a recommendation for more lighting in that area as well to provide more safety.

Approval of South Beach Painting Contract. Sylvia introduced the agenda item. Bretz reported this project is in the budget for painting the RV Park Office and the distillery building. He added Smile a Mile Painting represents the best value.

Chuck asked if the work would fit the weather window. Bretz replied this will get the contract in place, but the project may not happen until March. Retherford asked what all on the buildings will be painted or if there are any change in colors. Bretz replied the colors will match the other buildings, and sides and trim are included. Miranda added if Commission is interested,

the next time they can look into a different color pallet. Retherford asked how long does the paint last. Bretz replied five years.

MOTION was made by Chuck, seconded by Retherford, to authorize the General Manager, or designee, to contract with Smile a Mile to paint the RV Park Office and Distillery buildings in an amount not to exceed \$39,000, which includes contingency. The motion carried unanimously in a voice vote.

Approval of Engineering for Additional Lane in South Beach. Sylvia introduced the agenda item. Bretz reported this is an effort to address a traffic challenge in South Beach. He noted while this would address some of the congestion, the Port still has the same boat ramp. He explained this would provide 600 feet of extra lane for more trucks and trailers. He stated, currently, there is an inbound and outbound lane, and on busy days those both get filled with inbound traffic. He indicated this would allow the Port to plan for an extra lane outside of that. He added it would encroach some on the dry camp area, but not cut out those spaces, just make them smaller.

Bretz reported he thinks the impact to the area is manageable. He noted when staff talked to users about this idea, they received a positive response. He stated if the Port can get the engineering done now, this project could be done at the end of the summer in 2023. He explained this proposal would give the Port the engineering. He added it's not too expensive. Lackey confirmed with Bretz the project would start October of next year at the earliest.

Chuck thanked staff for hosting a user group meeting. He asked if there is a way to share this project with the folks who complained. Miranda explained out of that meeting there are a lot of things the Port can address immediately, some things staff can address in the next couple of budgets, and there are some things the Port can't change. She added staff are trying their best and want people to understand they are trying to address concerns.

Sylvia asked if this new staging lane improved flowthrough, or does it just address congestion outside the property. Bretz replied this addresses congestion, and there is still the bottleneck of the ramp. Miranda noted at times traffic can go to the other side of the bridge. She stated she has been talking to the city for possibilities around the traffic circle too.

Retherford asked will there be rules for merging the lanes. Bretz replied that will be the same way they merge now, unless the Commission wants active traffic management. He stated users will be able to regulate merging. Retherford asked if a stoplight could be installed. Bretz replied that is possible, but it would be expensive.

Sylvia asked how many days a year this is a problem. Bretz replied it's three or four weekends a year, six to eight days. Sylvia stated the question is how much the Port should spend to solve that problem. Bretz replied it is six days, but it's one issue staff get a lot of complaints on.

MOTION was made by Lackey, seconded by Retherford, to authorize the General Manager, or designee, to contract with Civil West Engineering for the engineering plans and permitting of an extra staging lane at the South Beach boat ramp in an amount not to exceed \$13,500, which includes a 10 percent contingency. The motion carried unanimously in a voice vote.

Approval of Port Dock 7 East Lot Lighting. Sylvia introduced the agenda item. Bretz reported this another item addressing a lot of complaints. He stated staff are working on a Commercial Fishing Users Group meeting to address security. He noted theft and vandalism have been a challenge lately. He indicated PUD charges a flat rate for light poles. He explained they

own the structure and maintain them, and it comes at a cost at \$28 a light. He added in the Port's overall bill, that's not much.

Bretz reported what is on the Port to provide is the excavation. He noted PUD provides the conduit as well, but the Port has to do the trenching. He stated there will be three rows of parking and two rows of lights will generally light that area.

Retherford asked what is causing the uptick of vandalism. Bretz replied when it comes to following the Port's code, people have gone a little crazy. He stated a number of bathrooms have been ripped apart and they have stolen gear. Miranda stated the number of homeless in general has gone up in Newport, and more people are living out of cars, trailers, and tents. She noted those folks break into bathrooms and other cars.

Chuck asked staff for clarification on the light placement map. He asked if it is possible to have cameras on the lights. Bretz replied the Port can't use the same poles. Miranda suggested it may be possible with an easement. Retherford asked if conduit for cameras could be laid. Bretz replied he asked for a large conduit for that potential. Brown noted, typically, cameras operate off of Wi-Fi, but it's good to have the capability.

MOTION was made by Chuck, seconded by Lackey, to authorize the General Manager, or designee, to contract with the low bid excavator to install conduit to the PUD specifications for streetlights in the Port Dock 7 east lot in an amount not to exceed \$20,000, which includes contingency. The motion carried unanimously in a voice vote.

STAFF REPORTS

General Manager. Miranda reported on recent conferences she attended. She stated the reservation system is close to completion. She noted she was supposed to meet with the Police Chief, but he could not attend the meeting. She said she did meet with the city. She stated the city is looking into limited parking on the street. She indicated the city published an ordinance about camping and know about the security and vandalism issues.

Miranda overviewed the sports fishermen meeting. Sylvia asked if there were any other major items of concern from the meeting. Miranda replied the washdown lane, parking spaces, boat ramp lane, and payment for parking were the main topics. She noted there is a work session on November 15 on South Beach. She indicated staff are working on summarizing issues with the RV Park and Marina. She added she would like the Commission to look to the horizon and consider the complaints, challenges, things that can be fixed, and figure out what they want to see. She added the Commission is not going to make any decisions at the meeting but discuss what they want so staff can take steps to get the Port where the Commission wants it to be.

Miranda provided an update on the Administration Building. She noted she is going to do a summary of where the Port is on the cost of the project. She stated the Port will be pretty close to the budget at the end of the day. Bretz noted the current timeline for dredging the access to the bay is January. Miranda indicated staff are trying to find a contractor to fix the Port Dock 5 damage. Bretz noted the Port has lost one slip. Miranda added staff are working on improving security.

Miranda reported staff are going to meet first with the Commercial Fishing Users Group to try to get everyone onboard with security measures before applying for a grant. She noted the meeting has been scheduled for November 14 at 9 a.m. She indicated she is still waiting on the announcement of MARAD grant. She added she's had conversations on possible uses of NIT.

Miranda reported she's working with the airport to get airline service. She noted the Port completed reorganization with a new Harbormaster. She stated the Port is hiring maintenance

folks, and the Port is close to fully staffed. She indicated she has been dealing with complaints on code enforcement. She added the Wharfinger has been working well.

Retherford asked if there has been any talk about gating the commercial docks. Bretz replied that is a topic for the Commercial Fishing Users meeting. Brown provided an update on the finance reconciliation. Miranda stated she plans to provide a summary of progress on projects so far.

Lackey asked for more information on the sea lion deterrents. Bretz replied they are seal-stoppers, mechanical not electric. He stated if they hold up, it will be an inexpensive way to manage sea lions. He indicated they are approved by NOAA. He added they've used them in southern California. He explained the Port is testing them at the end of Port Dock 5. He reported they have spindles that rotate and are uncomfortable to step on by sea lions. Retherford asked where they go on the dock. Bretz replied they are loosely mounted on the edges of the docks. He added staff will paint them bright colors and post trip hazard signs.

Miranda announced the Newport Fishermen's Appreciation Day on November 4.

Sylvia confirmed with staff boats have had items stolen. Retherford asked staff for clarification on the South Beach occupancy report graphs. Brown explained the purple bar is occupancy percentage, blue bar is revenue, and the red one is forecasted revenue. He added there has been 100 percent occupancy in the main park, dry camp is around 60 percent, and 90 percent in the annex.

Retherford noted in South Beach piling hoops are failing, along with dock triangles, and two finger docks are in need of rebuild. She asked if the Port is going to lose docks. Bretz replied the Port will not lose docks, but the hoops are going bad. He noted dock projects are at the top of the Harbormaster's list, and it's an ongoing thing. He added in the future these docks will need to be replaced. Miranda added the Port has started budgeting every year on inspections. She explained the Port will be doing more inspections and plans going forward. She noted the Port lost opportunities with federal funds because there were not any plans in place.

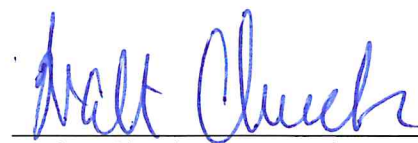
ADJOURNMENT

Having no further business, the meeting adjourned at 7:50 p.m.

ATTESTED:



Gil Sylvia, Vice President



Walter Chuck, Secretary/Treasurer