

**PORT OF GARIBALDI
MINUTES OF MEETING
JULY 8, 2009**

REGULAR MEETING

The **regular meeting** of the Port of Garibaldi was held in the Port of Garibaldi Conference Room and was called to order at 7:01 p.m. by President Folkema.

Commissioners present: Valerie Folkema, Mary Sause,
Bob Browning, John Luquette

Commissioners absent: Steve McGrath

Staff present: Kevin Greenwood, David Olson, Betty Thomas

Visitors: Heidi Luquette, Al Barney, Roberta Bettis, and
Glenna Gray

SWEARING IN OF COMMISSIONERS

Three commissioners were **sworn into office** by Judge Neal Lemery: John Luquette, Valerie Folkema, and Bob Browning.

Manager Greenwood gave **Certificates of Election** to Commissioner Valerie Folkema (Position #4), Commissioner Bob Browning (Position #1), and Commissioner John Luquette (Position # 2). These commissioners were elected to four year terms July 1, 2009 through June 30, 2013.

MINUTES OF PREVIOUS MEETING

Minutes of the **previous meeting of June 10, 2009** were reviewed. Motion by Sause, second by Browning, to approve minutes of previous meetings as amended. Motion carried 4 - 0.

FINANCIAL REPORT

Motion by Sause, second by Browning, to approve the June 2009 financial reports and pay bills. Motion carried 4 - 0.

PUBLIC CONCERNS

Al Barney asked about if an **annual launch pass** for sport boats had been discussed. President Folkema noted it could be discussed during updating of the strategic planning process in the fall.

Barney asked if the Port could provide a boat trailer. Folkema noted liability concerns. Folkema noted that the recent accident on the boat launch when the trailer broke did some damage to the launch ramp.

Having a **hoist and lift** was also requested similar to Astoria's. President Folkema felt it should be considered in designing the new harbor.

Roberta Bettis, representing the City of Garibaldi, noted the **Urban Renewal** will be meeting at the end of the month to make the amenities decision. The first project will be on 4th Street. She also noted that summer paving projects are moving forward at the City.

ELECTION OF OFFICERS

Motion by John Luquette, second by Bob Browning, to elect the officers for the next two years as follows:

President - Valerie Folkema
Vice-President - Mary Sause
Secretary/Treasurer - Bob Browning

Motion carried 4 - 0.

The slated offices will now combine the Secretary and Treasurer into one position. If two positions are needed, it can be changed at a future date. Also, Commissioner Steve McGrath and Commissioner John Luquette will remain titled as commissioners.

ADVERTISING

President Folkema reported on the upcoming coho season, noting advertising done in prior years. Manager Greenwood noted that last year's advertising was split between the Port, City, and EDCTC (Economic Development Council of Tillamook County).

GARIBALDI DAYS

Garibaldi Lion's Club will only be using the Port property for the parade this year. The beer garden will be handled by the Elks and held at Old Mill Marina. The Lion's Club will have someone at the launch ramp to watch for the parade traffic.

BAY OCEAN SEAFOOD LEASES 2, 5, and 20 POSSIBLE TERMINATION

Manager noted that before the Port terminates Leases 2, 5, and 20, the banks require we give 60 days notice. This will allow them to attempt to get paid up and recoup their investment. Both banks have been in contact with the Port. The Bank of Astoria and Wells Fargo are disputing first position and will argue for a summary judgment on September 17th. Manager recommended following the attorney's advice. **Consensus to proceed with a 60 day termination notice to Jeff and Jill Princehouse, Bay Ocean Seafoods LLC, Bank of Astoria, and Wells Fargo Bank on Lease parcels 2, 5, and 20.**

Folkema suggested there may be business opportunity for providing ice and cold storage. Manager suggested doing a **market plan** on what our port could support with future trends would be helpful, as well as analyzing our assets and what currently exists.

PORT ENTRY SIGN

Manager presented a proposed sign design and contract, noting the intersection could get changed making the possibility of the sign being temporary. President Folkema wanted a better looking sign. Commissioners Sause and Luquette also preferred a different style sign. Commissioner Browning wanted the sign up. Folkema was concerned about the aesthetics. Folkema asked if we could do something temporarily on an ODOT sign. Manager noted that the museum may have some room on their sign. Olson noted that the entrance by Biak Street could be more creative showing businesses and docks, and the existing sign could be relocated. Luquette suggested using the money for advertising, noting by the time you see the sign you are already here. It was felt that signs on both ends of town would be effective. Folkema noted that a previous brochure had done very well. Folkema asked about the possibility of making the sign nautical or environmentally green. It was felt the proposed sign wasn't reflective of the Port and felt the tenants would be upset. Olson suggested a boat on the sign. Thomas suggested a round life ring sign. Manager asked if the brown cultural tourism signs at both ends of town would give some time, though it would have a cost. He noted discussing the proposed sign with Dale Jordan, City Planner, and the current sign was permissible. **Staff to ask Ramsey Sign to reconfigure the sign into a simple nautical sign.** Browning

expressed timeline concern due to no meeting in August. Manager to keep the commission up to speed with emails. **Consensus to re-design the sign with a nautical look.**

Al Barney suggested a blinking light at the 7th Street and Hwy. 101 intersection. It was noted that was a City issue.

FENCE ART WALK PROJECT

Glenna Gray proposed placing artwork done by school children on the Port fence along the boat basin. She noted that the high school construction trade class could cut the plywood fish designs and the middle school children could paint and varnish before placing them on the fence. There will be a plaque with donors and who did the project. She hopes to have it done by the end of October. It was noted that the Port has \$1,000 budgeted. TEP will help with the wildlife that area specific to this area.

COMMISSIONER CONCERNS

Commissioner Luquette expressed **interest in re-designing** the Port **entrance sign**.

Commissioner Browning expressed **concern about the continued delay on the highway sign** and concern about Bay Ocean leases.

Commissioner Sause asked about the **terminal fishery** project. It was noted there will be some test ponds, but ODFW has limits on what will be allowed. Frustration with ODFW state office was expressed. Folkema felt that exposure and agencies stepping up as the process grows would be helpful, as long as a test or pilot project would not affect other fisheries. She noted that grass roots efforts can help a pilot project. She suggested discussing the issue with Senator Betsy Johnson and getting documents from Chris Knutzen, ODFW. Commissioner Browning suggested discussions with the Oregon Salmon Commission asking them to sign on to our project.

Commissioner Sause noted the **museum** brochures and an August 11th meeting at the museum celebrating education of young people learning the art of boat building.

Commissioner Sause reported on attending a **Port of Tillamook Bay** (POTB) meeting, noting the public in attendance did not support the proposed Bunker Group

project. Senator Betsy Johnson noted there is a \$7+ million grant available for POTB projects that did not include the Bunker Group project. Sause expressed concern in those selling bonds by forming non-profit companies.

Manager Greenwood noted his hypothetical discussion with a POTB commissioner regarding possible funds for the South jetty. President Folkema suggested meeting with Senator Betsy Johnson to discuss the South jetty funding. Folkema suggested the manager talk with Mark Dedrick regarding establishing non-profits to pay for 25% funds not covered by FEMA.

President Folkema noted that Aberdeen has a **shipwright facility** and this may be an idea for the **100 year anniversary**. She also liked the idea of an ad hoc working group from Rockaway, Garibaldi, and Bay City.

President Folkema noted OEDA is a good resource. Folkema noted a waterfront magazine that might give ideas to Manager Greenwood.

President Folkema reported on the jetty work timeline, expectations, and strategic planning.

STAFF REPORTS

David Olson reported that he hasn't heard back about the tent concerns for the Tuna Classic Event. He noted that Nehalem Dredging is setting up. The ambulance quarters roof was sealed and building will be painted. The crew is working on the end of Commercial Street to add a gangway, as well as rebuilding the end of A & B dock and landscaping. The crew will be working weekends to keep things up and going.

Betty Thomas noted the office staff is busy with moorage and getting ready for the annual drawing coming on August 11th. The fiscal year is now closed and we are getting records ready for the auditor who will be here the end of July. We should receive new desks this month. The F/V Golden Wave is hoping to leave this weekend. This was a very busy weekend with 185 boats checked by the ODFW fish checker on Saturday.

MANAGER REPORT

CORPS OF ENGINEERS DREDGING:

There was a pre-construction meeting for Nehalem River Dredging, the Corps, and the Port. There will be 25 days of dredging an amount up to 50,000 cubic yards beginning July 15th only on outgoing tides. Manager noted there was no need for a dredging permit because the underlying property is federal.

JETTY FUNDING:

Manager noted there will be \$17.9 million in revenues for the jetty project, but \$8 million is still needed to finish the South jetty.

REPORT ON MEETING WITH COUNTY COMMISSIONERS:

Manager attended the meeting with the County Commissioners to explain the dredging and jetty projects, as well as ask the County to keep the jetty as their number one project. Manager reported that there will be 100' of visual jetty extension plus strengthening up to 200' existing visual jetty. Folkema hopes the details will get out to the public in the fall.

PNWA CONFERENCE REPORT:

Manager noted attending a PNWA conference. He felt the conference was valuable, he learned the history of the organization, and noted strategy of building and developing legislative relationships.

TILLAMOOK BAY BOATHOUSE REPAIRS/POSSIBLE SALE NEGOTIATION:

Manager noted proposed improvements to 500 Biak Ave. (Tillamook Bay Boathouse). Siding needs to be done and tenant wants a deck. The deck needs to be engineered and have proper permits. Manager suggested selling the building only, not land, to the tenant with the money being earmarked for a future asset. Darus Peake is interested in the idea. Manager suggested doing the repairs before selling. Manager had hoped to get an Urban Renewal loan to help pay for siding, but noted that siding does not increase the assessed value, only square feet adds value. Folkema suggested that OECD has resources that may be available to the Port as a go-between to finance the improvements.

BOAT/CRANE NEEDED:

Manager noted that Bud Hosner of Big Tuna Marine had brought up the boat crane/lift. Greenwood felt it would increase the tax rolls and would affect the Urban Renewal revenues, though this type would decrease over time.

IDEA FOR RENT RATE TO BE BASED ON TAX APPRAISAL:

Manager explained that Port leases are currently based on the commercial appraised value. The County has a team of appraisers on staff. He felt the leases should be tied onto the tax assessed value which would save the Port money by not having to obtain commercial appraisals and give the Port a mechanism for rent to increase or decrease with the assessed valuations.

COMMISSIONER QUARTERLY REPORTING REQUIREMENT ELIMINATED:

Manager noted an email about the elimination of the State's quarterly reporting requirements for board members.

CHARTER OFFICE GARAGE ANNUAL RENTAL APPROVED:

Buell's garage one year rental renewal was approved for signature.

AMBULANCE QUARTERS RENEWAL NEGOTIATIONS BEGIN:

Manager is working with Hospital on the Ambulance Quarters lease renewal. The lease expires the end of October.

600 COMMERCIAL AVE.:

Manager reported that Prince Electric moved out of 600 Commercial Avenue effective June 30, 2009. It was noted that Englund Marine has expressed interest the building.

ZONE TRADE IDEA:

Manager noted the difficulty of developing due to zoning issues. He suggested the idea of approaching the DLCD with the idea of trading zones, which could help our community and other communities with zoning issues.

COMMISSIONER TRAINING:

Commissioner Sause noted a suggestion that the three county ports commissioners get training. Commissioner Luquette noted SDAO training he would like to attend in Newport. Manager noted Michelle Bradley, POTB, was trying to put some new commissioner training together for the local ports.

ADJOURNED

The meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Valerie S. Folkema, President

Kevin M. Greenwood, Manager