

**PORT OF GARIBALDI
MINUTES OF MEETING
SEPTEMBER 2, 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,
John Luquette
Commissioners absent: Steve McGrath, Bob Browning
Staff present: Kevin Greenwood, David Olson, Betty Thomas
Visitors: James Jensen, Butch Parker, Mick Buell, and Linda
Buell

MINUTES OF PREVIOUS MEETING

Minutes of the **previous meetings of July 8, 2009 regular meeting and July 31, 2009 special meeting** were reviewed. Motion by Sause, second by Luquette, to approve minutes of previous meetings. Motion carried 3 - 0.

FINANCIAL REPORT

Motion by Luquette, second by Sause, to approve the July 2009 financial reports and pay bills. Motion carried 3 - 0. Manager reported launch and transient moorage revenues are up compared to this time last year. President Folkema noted the coho limit went from 9,000 fish last year to 110,000 this year.

PUBLIC CONCERNS

Linda Buell reported that FACT is looking at fishing effort mapping. Buell noted she is also on the Sea Plan Advisory Committee. President Folkema noted that Senator Betsy Johnson is working on HB 3013 which will create a Near Shore Task Force and will be asking for names of people to represent the north coast. Folkema has also nominated Buell for the Tillamook County Futures Council Merit Award.

Jim Jensen asked why the Port allowed the Mattie and Me boat to be worked on in the parking lot area and also not pay rent for time stayed. President Folkema noted other complaints, but explained there was an emergency caused from the old boat trailer breaking. However, there may

have been an abuse of the Port's generosity following the problem. **Folkema suggested drafting a policy that addresses future uses of parking lots.** Jensen expressed concern that there was no place to work on boats since the Dry Dock's lift was removed. Folkema felt the lease did not require a dry dock and the lift equipment was removed because it was derelict, however, Big Tuna Marine plans to put one back in. The costs for travel lifts are being researched for the bank. It was suggested that Big Tuna Marine look at used equipment. Folkema suggested an idea that Big Tuna Marine might consider servicing up to 40' boats and the port servicing over 40' boats up to 75'. Folkema noted there may be grants for working waterfronts and suggested working with TEP.

AMBULANCE LEASE

Manager noted the upcoming lease expiration on October 31, 2009 of the ambulance quarters and garage buildings with Tillamook County General Hospital. He noted the county-wide leases for ambulance stations. He noted that the Port gives a decreased lease amount due to other taxing and non-profit agencies (ambulance, TEP, or others), and asked if the board wanted to continue the reduced rate or charge fair market value. Folkema felt that having some kind of benefit for non-profit or governmental agencies would be appropriate and **directed staff to develop a policy that would allow for such a benefit.** The board agreed having a consistent policy is important.

Manager noted that the County will be updating Garibaldi Real Market Value (RMV) in 2012. The last time Garibaldi had been appraised by the assessor's office was in 1985 and annual increments have adjusted RMV since. He felt the Port could use County RMV for most new Port leases especially after 2012. The current annual lease amount for the ambulance quarters is ten percent of the construction value (\$72K) in 1999. The current RMV of the ambulance quarters does not include costs of repairs, however, some of which have been done and some that are being requested. Folkema expressed concern about repair costs without a way to recapture the costs or a portion of them since the appraisal hasn't changed. Manager suggested tracking expenses on leased properties but that it is assumed that the Port would be responsible for normal wear and tear.

RESOLUTION 2009-06 AUTHORIZING FEES, DEPOSITS, AND POLICIES FOR RESIDENTIAL RENTAL AGREEMENTS

The resolution regarding residential agreements was reviewed. Manager noted this will be the policy regardless of where the residential unit is located on Port properties. Motion by Sause, second by Luquette, to adopt Resolution 2009-06 authorizing fees, deposits, and policies for residential agreements. Motion carried 3 - 0.

RESIDENTIAL RENTAL AGREEMENT FOR VACANCY AT 103-A SOUTH SEVENTH STREET - UPSTAIRS APARTMENT

Linda and Mick Buell noted they would like control of the parking lot and garage storage. They currently rent the charter office building and the garage, and would like a lease on the entire parcel that allowed them to sublet the upstairs apartment property with an allowance for vacancies.

The residential agreement policy discussion of 103 South Seventh Street was discussed. Manager explained the difficulty in renting one property with three leases.

Manager noted the Port could have a policy about allowing subletting only for residential unit to allow Buell's to rent and have control of the entire property as one lot. The Port would still insure the buildings.

President Folkema wanted to have more discussion with Garibaldi Charters (Mick and Linda Buell) to consolidate the leases on the entire lot (with 2 buildings) and deal with the subletting issue. Folkema is not comfortable with the Port being a landlord of residential properties.

Manager noted the apartment was not in great shape and needed repairs. However, the disrepair issue transcends to all Port facilities. He noted the Port will lose another month or two of revenues while the Port makes repairs. Buell's will take a look at the apartment and get back to the Port to further discuss their interest.

Manager noted the building was purchased with plans to tear it down so the Port could have control over any intersection development.

Consensus to table the Residential Rental Agreement Policy and vacancy at 103-A South Seventh Street until the unit is

made habitable or an agreement can be reached with the Buells.

PORT ENTRY SIGN

The Port's gateway entry sign design proposals were discussed. Commissioner Luquette noted the amount of utility wires and lines that will be in the way of the proposed sign location. President Folkema noted that moving the power lines could be costly. Manager noted that the sign could be low, but the Port would have to place two signs, one on each sign of Buell's charter office. Folkema asked to get a cost of moving the power lines. It was noted there were plans to move the lines underground as listed in the City's Downtown Master Plan but this intersection is most likely the last phase to be completed.

In reviewing the design ideas, it was noted that the Port is not a 'marine park', and to add the word 'boat' to the word 'charters'.

Manager also felt that a new directory sign that showed a map replacing the existing sign on the Port would be helpful. Folkema felt it would be a good interim until the highway sign issues were resolved.

Manager noted the need to work with PUD, phone company, and cable company to move the pole and lines to clear up the visual corridor along Garibaldi Ave. He also noted the Port may need to get permits through ODOT and the City.

Consensus to look at placing a sign inside the Port until the highway utility lines issues are resolved. Manager noted there is a new brown ODOT sign on the highway at Seventh Street.

Commissioner Sause noted the process delay during the Harbor View Motel financial issues when the mill was contemplating buying it and giving the Port the existing sign. She felt the tenants needed to be updated on the sign status and new ideas.

Manager reported having mixed response on the ODOT signs. President Folkema felt it was the beginning of a strategic signage plan, and until the Port knows the costs, partners, and challenges, then the sign cannot be finalized.

It was suggested that the sign could say something like 'Welcome to the Historic District of the Port of Garibaldi'. It was also suggested having a large arched sign above the road after the railroad tracks on South Seventh Street. **Staff was directed to get more information regarding the cost of undergrounding the utility lines on Garibaldi Ave. and Seventh St.**

COMMISSIONER CONCERNS

COMMISSIONER SAUSE

Sause thanked staff for accommodating the OTC (Oregon Tuna Classic) boats. She also liked the addition of photos and information on the web site.

Sause requested sending a letter to the Port of Newport congratulating them for the lease contract with NOAA. The drafted letter was approved and signed.

COMMISSIONER LUQUETTE

Luquette asked if Biak RV Park store project was on hold. Manager noted the building had been torn down and the original building permit application was for an addition, not new construction. Manager felt it was a non-issue since the Port had granted a lease addendum after the city and county had approved both the building permit and land use applications. He noted there were inconsistencies, but nothing that was legally troubling. There was no demolition permit issued, and the Port should have been more in the loop. President Folkema noted that the Port is hopeful the Taylors are successful in their new venture, though the Port want to be consistent with all our tenants.

Commissioner Luquette expressed concern about the blackberries growing in Darus Peake's crab pot area. President Folkema noted how bad Commercial Street looks as well, and all properties need to be maintained at the same standards by all tenants as required in the leases. If the Port cleans, a bill should be sent. Further discussion followed that the crab pot storage rental agreement was intended for short-term use, and the Port may require Peake to move the crab pots to the crab pot yard area and market Parcel 24. The Port may want to consider adopting a policy for lack of compliance resulting in the port hiring out for upkeep and passing the costs along to the tenant.

COMMISSIONER FOLKEMA

Folkema noted plans to attend the PNWA conference and asked staff to register her. Folkema, Sause, and Luquette will attend the Futures Council on September 24th at Pelican Pub.

Folkema reported she had nominated Linda Buell for a Tillamook County Futures Council award as a person who makes a difference in the community, noting Buell is a tireless advocate for the fishing community.

Organizational assignments were discussed and are as follows:

Garibaldi Urban Renewal Agency (GURA)#
Val Folkema

Oregon Coastal Zone Management Association (OCZMA)*# -- alternate may be staff
John Luquette, Mary Sause (alternate)

Northwest Oregon Economic Alliance (NOEA)*# - alternate may be staff
Val Folkema, Kevin Greenwood (alternate)

Pacific Northwest Waterways Association (PNWA)*
Val Folkema, Kevin Greenwood (alternate)

Oregon Public Ports Authority (OPPA)* -- paid via SDAO membership
Kevin Greenwood

Economic Development Council of Tillamook County (EDCTC)*
Mary Sause, Val Folkema (alternate)

Special Districts Association of Oregon (SDAO)*
Kevin Greenwood

Columbia Pacific Economic Development District (Col Pac)* - one member representing
all three county port districts appointed by County Commissioners
Kevin Greenwood

Pacific Coast Congress of Harbormasters and Port Managers (PCCHM&PM)+
David Olson

Oregon Association of Municipal Recordors (OAMR)+
Betty Thomas

Fishermen Advisory Council of Tillamook (FACT)~
Bob Browning&, Mary Sause

Northwest Oregon Housing Authority (NOHA)~ - appointed by County Commissioners
Kevin Greenwood&

Oregon State University Sea Grant~
Valerie Folkema

Tillamook Intergovernmental Development Entity (TIDE)~
John Luquette, Kevin Greenwood

Future's Council~
Valerie Folkema, Mary Sause, John Luquette

Tillamook County Marine Reserve Advisory Council (to be determined later)

*paid membership
#must be elected commissioner
~community organization (no port vote or membership)
+paid professional organization
&personal or non-port related board membership

Manager will keep calendars up to date with meeting information.

STAFF REPORTS

David Olson reported that the 'T' at the end of A & B docks is done. Rebuilding the docks will be a winter project. The OTC will patch the asphalt where the event tent was, but they want a bigger tent. He recommended putting a larger tent across the street, but the area needs to be leveled and graveled. He also felt that thirty to forty trucks and boat trailers could park there as an overflow area. Also, a new electrical panel has been purchased for the grinder at the fish cleaning station.

Betty Thomas noted that her report was in the packet and asked if there were any questions. She noted the OTC event and how it is getting refined to work very smoothly. Jessi Lothman interacted with OTC boaters through the internet through the ifish.net web site with the waiting list and event slip assignments. Finding 40 moorage slips when all slips are rented was a big task involving calling all moorage slip holders over 20 feet, but there was much community support, and we ended up having just enough moorage slips. There were moorage holders that pulled their boats out of the water for the weekend to allow space for the OTC boats, as well as commercial boats that tied to the plants opening those spaces for OTC event boats. All the Port staff and crew did a great job.

Commissioner Luquette suggested having more maps around the Port and at Garibaldi Marina for those who arrive after hours so they can find the dock they need to go to for their slip assignments.

MANAGER REPORT

NORTH JETTY ROCK BID AWARD:

Manager reported that the jetty bid was challenged, but Kiewitt Pacific Company is being allowed to mobilize but not to cut rock. The Corps of Engineers will have the issue resolved by the end of October. 1000 rocks will be placed at Barview County Park until next summer. This is

just for the north jetty. About 200 feet of the existing jetty above water will be beefed up and about 100 feet will be added with a bulb to defuse the ocean's energy. The Port will need to continue lobbying for local, state and federal support on the south jetty.

NEW BOAT BASIN DISCUSSION:

Manager reported he had some initial land use discussions with the County for the new boat basin to get the planners together to know what we're up against.

The permitting process for the breakwater could be as long as two years and could potentially result in a 'no'. Another important issue is mitigating fill for the breakwater. Old Mill Marina has the property that could work for mitigation. Manager noted there will need to be a team in place during the permitting, construction and management phases. He also suggested an Old Mill partnership to avoid having to purchase land for mitigation.

He felt the commission should understand the implication of a public/private partnership. He could get a public/private memo of understanding or an Intergovernmental Agreement, a corporation jointly held, of something so that board can feel comfortable. Consultants could be brought in to more accurately represent options to the public.

Folkema felt there may be grant funds if we can get our permits within the next two years. Commissioner Sause asked that the public be invited to the meetings and hold them at the museum or city hall so people have opportunity to learn from the consultants as well.

Folkema agreed that the people do need to understand because there may be a district perception of the Old Mill Partnership.

Manager suggested that the partnership agreements could be done in phases: 1) permit, 2) construction, and 3) management phase, but that the consulting team should be the same during all three phases.

Folkema, Luquette, and Sause agreed to be on a committee for review only, no decisions, for workshops to find an arrangement that fits our needs. *[NOTE: with three members a quorum of the board would be in place. The committee will most likely be replaced with a board workshop.]*

MEETINGS IN ROCKAWAY BEACH AND BAY CITY TO BE SCHEDULED:

Manager reported he had been to Rockaway Beach and Bay City council meetings to give an update to those communities on port activities and suggested having meetings in Rockaway and Bay City. **Manager to look at the calendar and set dates for after the first of the year.** He felt meeting once a year in Rockaway and Bay City would be helpful as an outreach to the community.

ADJOURNED

The meeting adjourned at 9:40 p.m.

Respectfully Submitted,

Valerie S. Folkema, President

Robert Browning, Secretary/Treasurer