

SPECIAL JOINT MEETING
Port of Toledo Board of Commissioners with City of Toledo Council
496 NE Hwy 20, Unit #1, Toledo, OR 97391
February 12, 2020 – Wednesday, 5:30 pm

1) **Call to Order:** Commission President Chuck Gerttula called the Special Meeting to order at 5:30 pm.

2) **In Attendance:** Port Commissioners: Chuck Gerttula, Rick Graff, Zack Dahl, Penny Ryerson and Mike Kriz; Port Staff: Manager Bud Shoemake and Assistant Manager Debbie Scacco; City Councilors: Joshua Smith, Stu Strom, Betty Kimikawa, William Dalby, and Heather Jukich; City Staff: City Manager Pro Tem Wes Hare, City Recorder Lisa Figueroa, and City Attorney David Robinson. Excused: Mayor Rod Cross and Councilor Jackie Kauffman.

3) **Introduction of Visitors/Visitor's Comments:** No visitors were present.

4) **Discussion Items – City Project Updates**

Cap and Trade Policy Update: City Manager Hare provided a written statement from Mayor Rod Cross regarding Oregon SB1530. Mayor Cross recommended opposition to the bill and is concerned about its damaging impacts to the coastal economy. His statement supported addressing climate change through investments in replanting trees, recycling, and improving renewable technologies.

Housing Outlook: CM Hare provided an update on current potential housing developments. CA Robinson added that code updates have been made allowing for accessory dwelling units in the city limits.

Discussion included ways to improve Toledo's economy:

- City's ability to negotiate SDC's
- Expansion of the Urban Growth Boundary
- Urban Renewal Incentives
- Revitalization-Need to improve existing assets to encourage additional investment
- Newport's Vacation Rental Dwelling impact to Toledo housing-tax income should be used so support affordable housing
- Planning grant options
- Publicize Accessory Dwelling code change

Port Project Updates

Shipyard Expansion: Port Manager Shoemake reported on the status of the new boatyard building. The contractor will be on site starting February 24 to start placement of prefabricated concrete forms. The contractor will construct the foundation and put up the building. The building is 94' high at its peak and has a 70' door, taller than the neighboring Georgia Pacific's rollover shed.

The Port's Strategic Business Plan also plans for future expansion of the shipyard to include another small building (located under Councilor Dalby's house) and paving of the entire shipyard.

Sewer Extension: Currently underway, the Port's engineer is designing and engineering a plan to extend City sewer services from the Shipyard and Industrial Park to a

connection on the City's TIP property. It will be important that the Port's plan complements future development of the property.

Dredging: The Yaquina River from Newport to Depot Slough is an Army Corps of Engineers authorized channel. Depot Slough is on a 10-year cycle for dredging, but the river has not been dredged for over 60 years. The Corps is currently completing a biological opinion on the river and is requesting federal funding to dredge the slough and spot dredge the river in 2021. Dredging of the river would provide the potential for barge traffic.

The port also needs to dredge the Transient Dock and requires an upland dewatering site for the dredge sediment. Previously, before Waterfront Park was developed, the park site was used. Once the sediment is dewatered, it can be removed, which will take less than 1 year to complete. The Port would like to use the Tip property and will provide plans to the City for consideration.

The Port is requesting a Port Planning and Marketing Grant through Business Oregon to be used for final engineering to expand the Port's Industrial Park. Several tenants were moved out to place the Oregon Coast Community College Welding Lab in the existing building. The project will also promote the Port's Transient Dock and bring boaters to visit Toledo.

Commissioner Ryerson and CA Robinson were excused at 6:55 in order to attend a City Planning Commission meeting.

5) Councilor Comments: Councilor Dalby appreciated the benefits of having regular meetings with the Port.

Councilor Strom asked about other activities at the Park and for an update on the request for the City to vacate Catherine Street. Manger Shoemake reported on the Toledo Community Boathouse program has over 40 volunteers, they are at the boathouses weekly and operate free family boating throughout the summer. CM Hare responded that the City has not heard back from Georgia Pacific regarding their request for the City to vacate Catherine Street.

Councilor Kimikawa suggested new signs at the entrance to the City that feature the museums and attractions.

6) Commissioner Comments: Commissioner Dahl thanked everyone for volunteering as an elected official. He encouraged investments in Toledo, especially parks and recreation services that would keep youth in the community.

Commissioner Kriz appreciated the discussion with the Council, and would like to see Toledo change from Lincoln County's "industrial elbow to a really nice place to live."

Commissioner Graff is concerned about the deterioration of Main Street and buildings being used for residences.

Commissioner Gerttula acknowledged that the need for brick & mortar storefronts has changed. He appreciated the volunteerism of the City Council and Port Commission.

7) Adjournment: It was moved and seconded (Kriz/Dahl) to adjourn the meeting. Motion passed unanimously. Meeting was adjourned at 7:20 pm.


Zack Dahl, Port Commission Secretary/Treasurer