



## AGENDA ITEM 7

### **CEO and Staff Reports**

- (a) Chief Executive Officer's Report
- (b) IRCE Project Safety Updates (including safety audits)

# Safety Audit

## 01/22/2025



## Safety Audit Form

**CUSTOMER**

Port of Longview

**JOB NAME**

IRCE

**JOB NUMBER**

25-047-PSC

**AUDIT DATE**

01/22/2026

**REPORT DATE**

01/28/2026

**SUPERINTENDENT/FOREMAN**

Karl Enyeart

**PROJECT MANAGER**

N/A

**INSPECTOR NAME**

John Carlson

**INSPECTOR EMAIL**
[jcarlson@integritysafety.com](mailto:jcarlson@integritysafety.com)

**Unchecked boxes=Not applicable**

**GENERAL COMMENTS**

Met with Gary and discussed work progress and upcoming timeliness for work. Accessed the site and met with Mark and inspected the work areas. Work ongoing includes trucking of infill materials and placement of the same at the west end of the log pond.

Workers were sewing pond liner and placing in the log pond using the pontoon boat and floating docks.

All workers working over water were wearing proper PPE that included PFD's. Roadways directly adjacent to the pond have berms on the perimeter and rope and flagging delineating the roadway.

See Pictures below.

**ADDITIONAL PHOTOS (IF APPLICABLE)**









**GENERAL ADMINISTRATIVE**

- Written Safety and Hazard Communication programs (APP and SDS binders)
- Required postings OSHA L & I, Emergency Numbers, Worker's Comp, Code of Safe Practices, ETC.
- Adequate toilets/ washing facilities
- Record of Safety Meetings and Safety Inspections
- Hot/Cold stress to workers with proper access to water (H2O)
- Adequate lighting in work and walkways

**WRITTEN SAFETY AND HAZARD COMMUNICATION PROGRAMS (APP AND SDS BINDERS)**

OK

**REQUIRED POSTINGS OSHA L & I, EMERGENCY NUMBERS, WORKER'S COMP, CODE OF SAFE PRACTICES, ETC.**

OK

**ADEQUATE TOILETS/ WASHING FACILITIES**

OK

**RECORD OF SAFETY MEETINGS AND SAFETY INSPECTIONS**

OK

**HOT/COLD STRESS TO WORKERS WITH PROPER ACCESS TO WATER (H2O)**

OK

**ADEQUATE LIGHTING IN WORK AND WALKWAYS**

OK

**PERSONAL PROTECTIVE EQUIP / EMERGENCY**

- Hard hats, vest, and safety glasses being used as needed or 100% of the time
- Employees aware of emergency procedures
- First Aid kit on site- stocked and accessible
- First aid personnel on site and identified
- Proper work shoes being worn

**HARD HATS, VEST, AND SAFETY GLASSES BEING USED AS NEEDED OR 100% OF THE TIME**

OK

**EMPLOYEES AWARE OF EMERGENCY PROCEDURES**

OK

**FIRST AID KIT ON SITE- STOCKED AND ACCESSIBLE**

OK

**FIRST AID PERSONNEL ON SITE AND IDENTIFIED**

OK

**PROPER WORK SHOES BEING WORN**

OK

**HOUSEKEEPING**

- Work area, passageways, and stairs clear of scrap and debris. Removed regularly.
- Site clean with proper trash receptacles
- Material storage areas kept orderly and free of debris
- Protruding nails in lumber kept cleared from work areas, passageways, and stairs, in and around buildings

**WORK AREA, PASSAGeways, AND STAIRS CLEAR OF SCRAP AND DEBRIS. REMOVED REGULARLY.**

OK

**SITE CLEAN WITH PROPER TRASH RECEPTACLES**

OK

**MATERIAL STORAGE AREAS KEPT ORDERLY AND FREE OF DEBRIS**

OK

**PROTRUDING NAILS IN LUMBER KEPT CLEARED FROM WORK AREAS, PASSAGeways, AND STAIRS, IN AND AROUND BUILDINGS**

OK

**TOOLS, HAND AND POWER**

- Tool and Cord in good condition

**TOOL AND CORD IN GOOD CONDITION**

OK

**FIRE PROTECTION/PREVENTION**

- Fire extinguishers provided at least every 3000 sq. feet of combustibles
- Approved Safety cans in use

**FIRE EXTINGUISHERS PROVIDED AT LEAST EVERY 3000 SQ. FEET OF COMBUSTIBLES**

OK

**APPROVED SAFETY CANS IN USE**

OK

**ELECTRICAL**

- All temporary electrical cords are protected by GFCI or assured grounding program

- Cords are properly rated for construction use and protected
- Cords are free from damage, have strain relief, and all prongs intact

**ALL TEMPORARY ELECTRICAL CORDS ARE PROTECTED BY GFCI OR ASSURED GROUNDING PROGRAM**

OK

**CORDS ARE PROPERLY RATED FOR CONSTRUCTION USE AND PROTECTED**

OK

**CORDS ARE FREE FROM DAMAGE, HAVE STRAIN RELIEF, AND ALL PRONGS INTACT**

OK

**MATERIAL HANDLING**

- Equipment is being operated w/proper clearances from workers & other equipment
- Seat belt worn
- Flammable Materials properly stored/labeled

**EQUIPMENT IS BEING OPERATED W/PROPER CLEARANCES FROM WORKERS & OTHER EQUIPMENT**

OK

**SEAT BELT WORN**

OK

**FLAMMABLE MATERIALS PROPERLY STORED/LABELED**

OK

**Thank you for the opportunity to provide this audit report. If you have any questions, please contact me at the number or email below.**

**This report will automatically send to [billing@integritysafety.com](mailto:billing@integritysafety.com)**

**ADDITIONAL EMAIL ADDRESS TO RECEIVE A PDF COPY OF THIS REPORT**

[jcarlson@integritysafety.com](mailto:jcarlson@integritysafety.com)

## AGENDA ITEM 8

### **Advisory Item 8(a)**

- Contract Award Consideration for Planning and Environmental Support Services  
(Presented by Lisa Hendriksen)

**ACTION/ADVISORY:**      Advisory

**EXAMPLE MOTION:**      Motion would be to authorize the Chief Executive Officer to negotiate a contract with WSP in an amount not to exceed \$450,000, as presented.



# COMMISSION BRIEFING

**SUBJECT** Contract Award Consideration for Planning and Environmental Support Services

**MEETING DATE** February 11, 2026

**PRESENTED BY** Lisa Hendriksen, Director of Planning & Environmental  
 Presenter Approval LH Date: 2/5/2026

**REQUESTED ACTION**  Motion  Resolution  Advisory

ADVISORY: Motion to authorize the Chief Executive Officer to negotiate a contract with WSP in an amount not to exceed \$450,000.

**REVIEWED BY**  Counsel  Special Counsel  Other

**FINANCIAL IMPACTS** Included in current budget?  Yes, \$450,000  None  N/A

**BACKGROUND**

The Port of Longview issued a request for qualifications (RFQ) on December 3, 2025, for Planning and Environmental Support Services to assist the Port in preparation of implementing the Master Plan Development Projects. Proposals were due on January 9, 2026, and the Port received five responses. The staff review team scored the proposals and interviewed the top two consultant firms. Staff recommends WSP based on scoring results and the virtual interview.

Once the Commission has approved award of the contract, the Port will develop a refined scope of work to assist in facilitation of proposed projects. If the scope of work exceeds the Commission approved budget for 2026, Port staff will seek an increase to the proposed budget via a budget amendment.

Anticipated scope of work for 2026 may include: State Environmental Policy Act (SEPA) documentation, review and development; National Environmental Policy Act (NEPA) documentation, review and development; project coordination; water right relocation documentation and coordination; permit package development; stakeholder and public outreach assistance; and grant documentation support.

**Prior Presentation/ Discussion:**  
 2026 Budget N0. CP-21

**List of Attachments:**  
 None

## AGENDA ITEM 8

### **Advisory Item 8(b)**

- Omega Morgan Lease (*Presented by Christian Clay*)

**ACTION/ADVISORY:**      Advisory

**EXAMPLE MOTION:**      Motion would be to would be to authorize the Chief Administrative Officer to execute the Second Amendment to International Way East Yard Lease (the “Second Amendment”) and approving related notice provisions and the mutual release terms to effect an amicable termination of Omega Morgan’s obligations under the International Way East Yard Lease.



# COMMISSION BRIEFING

**SUBJECT** Second Amendment to International Way East Yard Lease

**MEETING DATE** February 11, 2026

**PRESENTED BY** Christian Clay, Director of Business Development  
 Presenter Approval CC Date: 2/4/2026

**REQUESTED ACTION**  Motion  Resolution  Advisory

ADVISORY: Motion would be to authorize the Chief Administrative Officer to execute the Second Amendment to International Way East Yard Lease (the “Second Amendment”) and approving related notice provisions and the mutual release terms to effect an amicable termination of Omega Morgan’s obligations under the International Way East Yard Lease.

**REVIEWED BY**  Counsel  Special Counsel  Park Advisory

**FINANCIAL IMPACTS** Included in current budget?  Yes, Amount  None  N/A

Lease Revenue 05/2022 through 02/2026	\$508,048
Current Monthly Lease Amount	\$11,161
International Way East Improvements (5/2022)	\$424,319
Lease expires 5/2027 Delta from 3/2026-5/27	\$156,254

**BACKGROUND**

Omega Morgan has formally requested early termination of its lease, citing the geographic dispersion of its other active projects, which has resulted in increased operational burdens and additional out-of-route mileage for equipment repositioning. After careful review, staff have determined that approval of this request is in the best interest of the Port based on the strategic alignment of the Berth 4 project.

Omega Morgan has fully satisfied all financial obligations to the Port, including reimbursement for all costs associated with tenant improvements. Given the long-standing and successful business relationship between Omega Morgan and Port, staff recommend approval of the early lease termination.

**Prior Presentation/ Discussion:**  
 None

**List of Attachments:**  
 Second Amendment to Lease

**SECOND AMENDMENT TO INTERNATIONAL WAY EAST YARD LEASE**

**THIS SECOND AMENDMENT TO LEASE** (Amendment) is effective on \_\_\_\_\_ 2026, and entered into by the PORT OF LONGVIEW, a municipal corporation (Port), and MORGAN INDUSTRIAL, INC., an Oregon corporation (Tenant).

Port and Tenant entered into an International Way East Yard Lease dated May 13, 2022, as amended, in which Port agreed to lease to Tenant, and Tenant agreed to lease from Port, the premises containing one surface parking lot, approximately 4.14 acres, including stormwater filter strips (Lease). The parties desire to amend the Lease in this Amendment.

1. **Term.** Section 2 of the Lease is stricken in its entirety and replaced with the following: This Lease is a month-to-month tenancy. Port or Tenant has the right to terminate the Lease upon 20-days' written notice to the other Party.
2. **Extension Period.** Section 3 of the Lease is stricken in its entirety.
3. **Amendatory.** The Lease remains in full force and effect except as amended in this Second Amendment and until terminated by either Party under Section 1 of this Second Amendment. If there is a conflict between a term of the Lease and a term of the Second Amendment, the term of the Second Amendment will control.

*[remainder of page intentionally left blank; signature page follows]*

**IN WITNESS WHEREOF**, the parties hereto have executed this Lease as of the day and year first written above.

**PORT OF LONGVIEW:**

By: \_\_\_\_\_

Name: Ken Anderton

Title: Chief Executive Officer

Date: \_\_\_\_\_

Address for Notices/Rent Payment:

10 International Way

Longview, Washington 98632

**TENANT:**

Morgan International, Inc.

an Oregon corporation

By:  \_\_\_\_\_

Name: Erik Zander

Title: COO

Date: 2/4/26

Address for Notices:

5602 NE Huffman Street

Hillsboro, OR 97214