

Port of Umpqua

Regular Meeting Minutes
Wednesday, October 19, 2016 at 7 p.m.
Port of Umpqua Annex
1841 Winchester Ave
Reedsport, OR

THESE MINUTES ARE FINAL and APPROVED.

Commissioners Present:

President Steve Reese
Vice President Keith Tymchuk
Secretary Barry Nelson
Treasurer Lee Bridge

Commissioners Not Present:

Asst. Secretary Carey Jones

Port Staff Present:

Port Manager Charmaine Vitek
Administrative Assistant Karen Halstead

Proceedings:

The meeting was called to order at 7 p.m. by President Steve Reese.

APPROVAL OF AGENDA:

Commissioner Nelson made a motion to approve the agenda as presented, 2nd by Commissioner Tymchuk. Motion was passed by unanimous vote.

APPROVAL OF MINUTES:

The draft version of the minutes for August 17, 2016 was presented for approval. Commissioner Nelson made a motion, 2nd by Commissioner Tymchuk to approve the minutes as presented. Motion passed by unanimous vote.

The draft version of the minutes for September 21, 2016 was presented for approval. Commissioner Nelson made a motion, 2nd by Commissioner Tymchuk to approve the minutes as presented. Motion passed by unanimous vote.

APPROVAL OF BILLS:

Commissioner Nelson moved to approve payment of checks in the amount of \$7,165.26 to be paid out of the General Fund, 2nd by Commissioner Bridge. Motion passed by unanimous vote.

PUBLIC COMMENT:

Deborah Yates/Jonathan Wright: Announced that tomorrow (Thursday, October 20, 2016) is the day that the Oregon Great Shakeout will happen starting at 10:30 a.m. Most government offices as well as the schools will be involved in the full drill that is aimed at helping people to be prepared to survive and recover quickly from a big earthquake.

REGULAR BUSINESS:

1. Conservation Easement – Jonathan Wright

Jonathan Wright, City of Reedsport:

Addressing the Commission Jonathan explained that The City had partnered with Fred Wahl Marine on mitigation required as part of separate projects that both entities have been working on. In the partnership agreement Fred Wahl Marine provided all of the labor, Jonathan Wright and a biologist did the oversight. The last component is a restrictive covenant that is required on the easement covering just the portion of the property that has now been turned into wetlands.

The Commissioners were provided with the legal description prepared by a surveyor and the Declaration of Covenants and Restrictions and Access Easement for the projects with wording that has been approved by the State (all of these items are available in the on-line packet).

- ✓ Commissioner Tymchuk made a motion to authorize a conservation easement on the portion of Steamboat Island approved for the Fred Wahl Marine Construction and City of Reedsport wetland mitigation projects, 2nd by Commissioner Bridge. Motion was passed by unanimous vote.

2. Extend Tyree Oil Lease month to month

Charmaine: Tyree Oil has made a formal request to continue leasing Parcel #2 and have indicated they no longer want to lease Parcel #3 from The Port. However, their CEO contacted Charmaine and asked if Tyree could have an extension and pay a month to month lease on Parcel #3 until they have it completely cleaned up. They did not think it would be complete by October 31, 2016 which is the end of their current lease.

- ✓ Commissioner Tymchuk made a motion to approve the lease extensions with Tyree Oil Inc. for an additional 5 year term for parcel #2 as requested and is stated in the lease agreement dated October 15, 1991. And I move to approve and month to month rent with Tyree Oil for parcel #3 through December 31, 2016 or until the site is cleared, 2nd by Commissioner Bridge. Motion was passed by unanimous vote.

3. Partnering in Success, Salmon Harbor – Paul Stallard

Paul Stallard gave a full power point presentation on potential resort expansion project ideas he has been working on that would be done in Salmon Harbor. To complete the projects would require a collaboration between Salmon Harbor, the Port of Umpqua, Douglas County and the County Parks Department. (The complete power point presentation is in the on-line packet).

Steve: The current IGA between Douglas County, the Port of Umpqua and Salmon Harbor is antiquated and updating that IGA must be a priority if any joint projects that were discussed are to be done with financial support from The Port.

Commissioner Boice agreed the current IGA is outdated and stated that The County is willing to cooperate on updating or creating a new IGA that is agreeable to all parties so that all involved can move forward.

REPORTS:

STAFF REPORT:

The Port Commercial Dock in Winchester Bay Brought in \$1,714.14 for the Month of September.

I forwarded an invitation from Congressman DeFazio's office who will be hosting a listening session on the National Flood Insurance Plan and its local impacts at 10:30 a.m. on Friday, November 4th, at the Coos History Museum in Coos Bay. He hopes interested port board members will be able to attend. He has also invited representatives from FEMA, the governor's office and DLCD to attend the session.

Following the presentations by a panel comprising the cities of Coos Bay, Brookings and Coos County, the audience members will be able to ask questions of the agency representatives who will be attending.

I told Kathy Erickson that I would report to her any of our board that wants to attend. Any?

Ice Machine update. A couple of issues came up in the very beginning. There was a leak in the refrigeration unit that allowed all of the Freon to escape. The ice machine could still make ice but was unable to keep it cold. It's been fixed and the machine is up and running again. So far about 21 totes of ice have been sold.

SALMON HARBOR MANAGER:

No additional report, discussed everything in his earlier presentation.

COMMISSIONERS:

Keith: Received a call from a lady from Florence who is thinking about running for the Port of Siuslaw Commission and wanted to talk about the requirements it takes to do a good job as a Port Commissioner. Keith talked to her about a Port Commission's job is centered around economic development but it's not always specifically for The Port's benefit, sometimes it's for the community's benefit as well.

Barry: Attended a SOORC meeting and there was discussion about the local harbor dredging and the fact that the Port of Coos Bay is in charge of it all.

There also was discussion about the wind energy grant Newport recently received and whether it will actually become a place where wind energy is generated. The history of creating alternative energy sources hasn't proven to be very successful in this area.

The federal government has lost its big weather station at Cape Arago that had been used for Coos Bay and this area. The property that was used is now part of a tribal reservation and there hasn't been an agreement made between the federal government and the tribe to allow the weather station to remain where it was. This greatly affects not only fishermen out of Coos Bay but our local fishermen as well because there are times when the seas are too rough for them to cross the Umpqua River Bar so they will go to Coos Bay to get into port. This last winter 3 people died crossing the Coos Bay Bar, and having a weather station is absolutely necessary to ensure safety in the area. This is being worked on at this time.

S.T.E.P.:

Deborah Yates: S.T.E.P. released 46,000 fall chinook smolt last week that came from Rock Creek Hatchery. This year there are very few chinook that are coming in and what has been coming in are mostly 2-3 year old Jacks. This problem isn't isolated to just our area, it is happening from Canada to California.

For the first time in many years S.T.E.P. is having to take fish out of Smith River Falls. The hope is to get about 30 fish and then S.T.E.P. will start spawning them next week.

Keith: Earlier Senator DeFazio worked and succeeded to get wording into a funding bill that stated that all of the monies in the Harbor Maintenance Fund would be used for harbor maintenance which includes jetties and dredging projects. That wording has now been removed from that bill so those dollars that were intended to be used only for harbor maintenance projects can now be tapped for projects outside of its intended area.

The meeting was adjourned at 8:17 p.m. The next Port of Umpqua Regular Meeting will be held November 16, 2016 at 7:00 p.m. at the Port of Umpqua Annex building, 1841 Winchester Ave., Reedsport, Oregon 97467.

****Note: THESE ARE QUESTIONS FROM THE COMMISSIONERS WHILE SIGNING CHECKS, BOTH AT THE END OF THE MONTH, AND DURING THE CHECK SIGNING AT THE MEETING:**

9/30/16:

Commissioner questions from check signing at end of the month to be included in the October 19, 2016 minutes:

Tymchuk: Asked who George Reynolds was. Explained he was the new dock assistant.

Checks were signed by Commissioners Reese and Tymchuk.

Reese: Asked who George Reynolds is. Explained he is the new dock assistant.

Steve went over the Ladd Electric Invoice thoroughly but, had no questions.

Who is ORCOTECH? Our contracted IT and off-site backup company.

September 30th checks were signed by Commissioners Tymchuk & Reese.

Questions from check signing at the October 19, 2016 meeting:

Barry: No questions

Steve: What is the Unger's Logging receipt with Hyland Bassett's bill? When they bill us, they send their copies of signed receipts and I compare those to what we have to double check the billed amount. This month I found they had accidentally included a receipt from Unger Logging in with our billing. I called Debbie Bassett and she asked that I send the Unger Logging receipt back to her with our check, and to revise the amount owed with the deduction of the amount on Unger's receipt.

Steve: There is a bill for a lock set. Did we install the lock set? Someone from the City came in and installed it for us.

October 19th checks were signed by Commissioners Nelson & Reese.

Steve Reese, President

Karen Halstead, Admin. Assistant