

Port of Umpqua

Regular Meeting Minutes
April 21, 2021 at 7 p.m.
Port of Umpqua Annex
1841 Winchester Ave
Reedsport, OR

THESE MINUTES ARE FINAL and APPROVED.

Commissioners Present:

President Keith Tymchuk
Vice President Carey Jones
Secretary Barry Nelson
Treasurer Lee Bridge
Asst. Secretary Scott Kent

Port Staff Present:

Port Manager Charmaine Vitek
Administrative Assistant Karen Halstead

NOTE: All items handed out at the meeting are available for view by request.

Proceedings:

The meeting was called to order at 7 p.m. by President Keith Tymchuk.

It was noted that a quorum of Commissioners was present for this meeting.

APPROVAL OF AGENDA:

There were no changes to the agenda as presented Commissioner Bridge made a motion to approve the agenda as presented, 2nd by Commissioner Jones. Motion passed by unanimous vote.

APPROVAL OF MINUTES:

Commissioner Bridge made a motion to approve the meeting minutes from March 17, 2021 as drafted and presented, 2nd by Commissioner Nelson. Motion passed by unanimous vote.

APPROVAL OF BILLS:

Commissioner Nelson moved to approve payment of checks in the amount of \$5,943.55 to be paid out of the General Fund, 2nd by Commissioner Bridge. Motion passed by unanimous vote.

PUBLIC COMMENT:

Mike Jenks, Winchester Bay resident:

On Monday he noticed two shipping containers on Coho Point in Salmon Harbor. He asked Salmon Harbor what they were for and was told that the containers were going to be used for an open-air food service area that would be serving seafood. There will also be micro-brew(s)

served. The owner plans to paint and fix up the containers for the operation. Mike feels that shipping units do not look good either on private or county property, regardless of how they are painted. With booze being served in the open, the area will have to be off-limits to those under the age of 21. This will mean no more salmon fishing from the banks on Coho Point.

Mike encouraged the Port of Umpqua to petition the Douglas County Commissioners to re-instate the IGA and to return to having meetings in Winchester Bay so that local residents can attend.

Jim Zimmer, Salmon Harbor Manager: The units are owned and will be operated by Blue Box Seafoods, this is the same company who started Ninkasi Brewing in Eugene. They approached Salmon Harbor originally asking to be allowed to open a fish market that would also have outdoor seating, and a beer garden. They plan to be buying directly from the local fishermen. The request was sent to the Douglas County Commissioners and they responded that the plans did not go against any rules. Currently the owners are contacting the sanitary district, ODFW and other utility companies to get all the permits that will be needed, and to move forward with the project. The plan is that they will lease the end of Coho Point for the whole operation.

Jim stated that this is a very established business that is known worldwide.

Carey: Will ATV'S still have to stop at the bridge? Also, would boats still be able to tie up to the Dock where Captain Ken's used to be so they can walk up to this new establishment?

Jim: Yes, ATV laws are still the same, and the boats would be able to tie up at that dock.

Mike said he wasn't looking for any decisions to be made on this topic, he just wanted to let the Port of Umpqua know that he would like The County to start having more interaction with the local community when making these types of decisions.

REGULAR BUSINESS:

1. Oregon Anglers Alliance (OAA) funding request -Doug Buck

The OAA started with about 14 people sitting around a table talking and it has grown to over 80,000 supporting members in the last year. OAA applied for their 501c3 and were approved. May 8th they can start holding auctions. There are many businesses who have supported them and donated items for their auctions.

Doug thanked the Commissioners for their letter of support in the beginning, he was requesting that The Port donate to the organization to help support them further.

Keith: Is there a particular project a donation would go toward?

Doug: It would mostly go toward the auction and to help pay the costs that it takes to educate people. There are posters and trifold that will be printed and used to help inform people about the organization's focus: "Habitat, Harvest and Hatcheries".

Doug discussed how the group has grown and some of the projects they have been a part of. Mostly the OAA is working to keep fishing alive in Oregon.

Keith took a consensus of the commissioners of whether they opposed donating. No one was opposed but it was stated it would be helpful if there were a particular project that the money requested would be going toward.

Carey: Do you have a specific dollar amount in mind?

Doug: Anything will help the cause.

- **Commissioner Bridge made a motion to approve \$1,000 in grant funding to the Oregon Angler's Alliance, to be paid from the General Fund with the intent that Doug comes back to a future meeting to report on how the money was spent, 2nd by Commissioner Kent. Motion passed by unanimous vote.**

Doug said there is a website for the OAA at www.oregonanglersalliance.org. Doug is going to bring in information explaining the organization along with a copy of the OAA mission statement.

2. Winchester Building Roof Repairs

Charmaine: While getting the leak repaired earlier this year, Rich Rayburn owner of Rayburn Roofing was asked what he felt needed to be done to repair the roof. The roof was built in 1996 by Crown Roofing and everyone who has looked at it has said it's a good roof that was well built but it's been 25 years and it's time for repairs.

Charmaine requested proposals from 3 different roofing businesses. One business, Jack's Roofing, also provided a proposal to replace the entire roof at a cost of \$34,050. Commissioner Kent has looked at the proposals and provided comments that were provided in the meeting packet with the proposals.

Scott: After correcting for a consistent scope of work across all three vendors they were all within \$4,000 to \$5,000 of each other. The proposals are for putting a roof over the top of the existing roof. Some are proposing different mils in material thickness which is not really something to be concerned about. Scott felt that all the proposals were providing basically the same product. Looking at the age of the roof, it is time for repair. The current roofing is a membrane roof, and the median life span of this type is usually 15-20 years, the current roof is much older than that.

Barry: Is in favor of going with a local company. Scott agreed he preferred using someone local. Barry pointed out that if there were a problem, a local company would be easier to get here to take care of it.

Charmaine: Jack's Roofing did the building downtown, and Rich Rayburn did some of the flashing on the Annex.

Carey: His reasoning for choosing the local company was that Joe Booher has 5 guys working for him, all 5 of them have kids in our local schools and when they get a paycheck it will be spent locally and as Scott pointed out the price difference isn't all that much.

- **Commissioner Jones made a motion to award the roof replacement to Jack's Roofing in the amount of \$27,375 contingent upon review by Legal Counsel and contingent upon the contracting rules requiring The Port to approve the lowest bid. (Charmaine will check with SDAO), 2nd by Commissioner Kent. Motion passed by unanimous vote.**

3. Vertical Housing Development Zone (VHDZ) designation -Deanna Schafer

Deanna: The City of Reedsport is considering creating a Vertical Housing Development Zone. The State put this in place several years ago, and after the creation it was turned over to the cities to manage. Currently there aren't any VHDZ's in Douglas County.

A VHDZ provides a tax break for a developer who chooses to build within a specific zone that has been established. Reedsport has chosen the Urban Renewal District boundaries, which is located downtown. This includes both brand new and redevelopment projects. It must be located from the 2nd floor or higher. Every floor that is developed allows for a 20% tax break on the additional value that has been created. The tax credit can be as high as 80%. Realistically the Reedsport area can only support buildings as high as 2 stories according to a recent GEO Tech analysis the city had done.

Deanna explained that Special Districts can "opt out" of participating in the VHDZ. If a Special District does opt out this would mean the exemption amount for the developer would be smaller. The Urban Renewal District designation will end in 4 years, and it will be at that time that Special Districts may be affected by the VHDZ. The City of Reedsport can terminate the VHDZ at any time by resolution of the city council. If that were to happen any existing exemptions would run their full period, but no new projects would be able to utilize the exemption.

The hope of establishing the VHDZ option is to encourage new mixed-use development in Reedsport, to stimulate new commercial growth in the area, and to support the existing commercial businesses by increasing the number of residents and/or customers.

Keith: Are there any projects you have in mind?

Deanna: There are several projects that are looking at Reedsport but currently there is only one application right now, that is for an apartment building.

- **Commissioner Jones made a motion to approve The Port of Umpqua opting in the VHDZ, which is encompassed by the Urban Renewal District, 2nd by Commissioner Bridge. Motion passed by unanimous vote.**

4. Approve Purchase and Sales Agreement with Douglas County

The purchase price is \$65,000 for approximately 1.59 acres in Winchester Bay. The specific details of the agreement were provided in the meeting packet.

It has been decided by the legal councils for both The County and The Port that both commissions are going to sign an *original* sales agreement. Then the board will appoint Commissioner Tymchuk to sign the other official documents at the title company.

- **Commissioner Jones made a motion to approve the Purchase and Sale Agreement between the Port and Douglas County, as presented, including payment of \$65,000 at closing, and to authorize the Board President to sign the Agreement and all associated documents to complete the transaction including accepting the deed, 2nd by Commissioner Nelson. Motion passed by unanimous vote.**

5. Consider Sponsorship of West Coast M-5 Marine Highway Project

Keith: The state of California has setup regulations that will eventually require all long-haul trucking to be done with electric vehicles. The West Coast M-5 Marine Highway project will be from Bellingham, Washington to San Diego, California. The plan is to barge Oregon and Washington lumber to San Diego. The assumption is that when transportation costs go up in California, barging lumber and returning with empty containers will be financially feasible. There is a need for a Port on the South Coast to work with them, and the Port of Coos Bay is not interested in being involved. Port of Umpqua was approached, and at this point it is simply a sponsorship. They plan to do a test run this summer. There would be one bar crossing per month and if this is the port that is chosen and The Port participates, we can plan on lumber being loaded here and then continuing south to San Diego. The only cost to The Port at this time would be some of Charmaine's time.

Scott: It won't just be lumber it will include engineered wood products. He still isn't sure if there will be an off-load here, and Keith confirmed that there would not be an off-load but they do plan to load from the Umpqua River Dock.

Barry: Had 2 points to make. First, this works right into our business plan, having this would greatly help our dredging. The other point comes from the maritime end. It would be an issue if there are any regulations made that would prevent fishing. There is no reason for there to be a need for this, but it would not be a good thing if it happened.

- **Commissioner Kent made a motion to approve the letter of sponsorship to partner with the M-5 West Coast Highway Coastal Connector Project and authorize the Port President to sign, 2nd by Commissioner Jones. Motion passed by unanimous vote.**

REPORTS:

STAFF REPORT:

No Report

SALMON HARBOR MANAGER:

Jim Zimmer: Submitted a draft plan to the Army Corp. of Engineers for review and asked for a pre-application meeting for dredging in-harbor disposal. The plan is to be able to pinpoint dredge within the harbor and the issue is with sediment disposal. Off-shore disposal is expensive, so Salmon Harbor had a feasibility study done by Jack Aiken. This study is being

presented to the A.C.O.E. to see if it would be an option. After speaking with Greg Speer of A.C.O.E. it appears this is not an unusual proposal. Jim will know more by the next Port meeting.

Replaced 400 feet of riprap along Ork Rock Road, covered Coho Point and have been able to get rid of 5 derelict boats. Right now, he is in the process of putting together a contract to get co-fiber into the resort. Jim has a meeting coming up with the Winchester Bay Sanitary District and Geyer Engineering for a new public dump station in the dry camping area, there are funds already available for this and the plan is to start right after the fiscal year.

COMMISSIONERS:

No Reports.

EXECUTIVE SESSION:

Pursuant to ORS 192.660 (2) (e) Regarding Real Property Transactions

The Commission went into Executive Session at 8:07.

The Commission came out of Executive Session at 8:33.

The meeting was adjourned at 8:34 p.m.

The next Port of Umpqua Regular Meeting will be held May 19, 2021 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:**

3/31/21

Commissioner questions from check signing at end of the month to be included in the April 21, 2021 minutes:

There were no questions.

Checks were signed by Commissioners Jones and Tymchuk.

Questions from check signing at the April 21, 2021 meeting:

There were no questions.

Checks were signed by Commissioners Nelson and Jones.

Keith Tymchuk, President

Karen Halstead, Admin. Assistant