

Port of Umpqua

Regular Meeting Minutes
September 15, 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 Eric Boe
Secretary Carey Jones
Treasurer Joe Mulkey
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.

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

Commissioner Kent made a motion to approve the meeting minutes from August 25, 2021 as drafted and presented, 2nd by Commissioner Boe. Motion passed by unanimous vote.

APPROVAL OF BILLS:

Commissioner Jones moved to approve payment of checks in the amount of \$11,461.95 to be paid out of the General Fund, 2nd by Commissioner Kent. Motion passed by unanimous vote.

PUBLIC COMMENT:

Deb Yates: There used to be a pretty active Lower Umpqua Economic Development Forum (LUEDF) about 5 years ago. Now there are only 3 members. They are working to get this going again.

Deb is going to start a daily publication similar to the old “Coffee Break” that will be called “Around Reedsport”. The focus will be business and human-interest stories and it will have the crime report.

State Representative Boomer Wright:

Introduced himself and offered his help with any port issues or requests in any way he can. He is currently in the process of familiarizing himself with ports in his area.

REGULAR BUSINESS:

1. Adopt Resolution 21-03 Declaring Surplus Property:

Keith: This is basically a single item broken in to two different sections. First, The Port will “declare” surplus property and then hold a public hearing regarding the declaration of surplus property. He gave a brief background on the history of a sale of Parcel 3 to Northwest Landscape Management, INC. Now, this property must be declared as surplus before it can be sold.

- **Commissioner Boe made a motion to declare Parcel 3 in the Reedsport Industrial Park as surplus property, not needed for public use, and approve its sale to Northwest Landscape Management Incorporated for \$135,000, on substantially the same terms and conditions presented, and authorize the Board President to sign the finalized purchase and sale agreement and other associated documents on the Board’s behalf, subject to attorney review. (After the motion the board went to the Public Hearing portion).**

2. Public Hearing regarding Declaration of Surplus Property:

Charmaine:

“The Oregon Revised Statutes below are in reference to cities however, since Ports do not have a specific ORS regulating sale of surplus real property, it has been recommended that we follow the ORS for cities and political subdivisions to sell real property”.

In the packet information was the ORS detailed information regarding the sale of real property and the notice of public hearing.

Charmaine:

As required by ORS 221.725, notice of the public hearing has been published and the Board will be taking up public comment.

Included are the cover letter to the recent property appraisal conducted by Chris Fromme, Appraiser, where he concludes a market value of subject property to be \$135,000. The entire appraisal report is available for review at the Port office during business hours.

The subject property at 220 Port Dock Road Reedsport OR, has been leased by Christian Walters for his landscape management business Northwest Landscape Management, INC. since February 2019. Since that time Mr. Walters has requested The Port consider selling the property to him several times. The site has no sewer and needs a lot of work and upgrades to

which he wants to do, however, only if he has ownership of the property. Investing in basic infrastructure can be very costly and it only makes sense that if he is going to make those investments, he would want to own the property. Mr. Walters has already made significant improvements on the site and is utilizing it well for his business.

This property is within the flood zone and outside of the levee system. Mr. Walters proposed to pay \$40,000 cash down with a 10-year loan on the remaining \$95,000 at 1.5% interest. The Port Board approved his proposal at last month's meeting. Per Mr. Walters proposal, he requested for the Port to carry the loan. Northwest Landscape Management, INC. had made multiple attempts with different banks to secure financing for the property, however with the value of the property being almost strictly that of the property with almost no value to the improvements, all banks contacted declined to carry the mortgage.

After Charmaine spoke, Keith *opened the public hearing at 7:18 p.m.*, inviting anyone who would like to speak in favor or against the declaration of surplus property and sale.

No one stepped forward in favor or against.
Public Hearing was closed at 7:22 p.m.

Joe: Why is the interest percentage so low?

Keith: It's a unique piece of property. Commercial property was going for 2 – 2.25% and because it is so unique the Commission agreed upon 1.5%. Mr. Walters proposal was at 0%, one of the Port Commissioners suggested 2.25% and after discussion the Commission settled on 1.5%.

After the public hearing portion, The Port Commission returned to the motion that had been made, and Commissioner Jones 2nd that motion. The motion passed by unanimous vote.

Charmaine: The draft of a purchase & sale agreement has been presented to Christian Walters and he is currently reviewing it. When he is done, and after any possible negotiations it will then move forward to the title company.

Carey: What does the contract say about how long Christian will have if he starts missing payments?

Charmaine: Didn't have the contract with her. She offered to send it to Carey if he wanted.

REPORTS:

STAFF REPORT:

The Winchester Bay Dock brought in \$744 for the month of August. That does not include the ice machine.

Got a call today from Shane Skelly who purchased a vessel named the "Jon Cobb" from Ron Sloane. This is an older vessel, very large and at the moment does not run. Shane is requesting to use The Port's Winchester Bay Commercial Dock to put a 15,000-pound engine

along with some other gear onto the vessel. He plans to have the vessel towed to the dock. Charmaine stated she is not comfortable with the commercial dock being used for this, if something went wrong it could potentially destroy the dock. Shane has messaged that he is willing to use a professional boat towing company to move the vessel. He appears to be working very hard to get this all accomplished.

Eric: Is he going to rent a crane, then put it on the beach or will it be on the dock?

Charmaine: No, it won't sit on the dock, it will be on the asphalt section and reach over the dock with a crane.

Carey: If he is going to hire a commercial tow boat to move it, that job would be better suited at the Umpqua River Dock.

Charmaine: Suggested that Shane go to Fred Wahl. That was before she received the message that he planned on hiring a professional tow boat. She told him she would present his request to the board. She thought he should go to Reedsport Machine & Fabrication, but Joe said they didn't have anything to lift 15,000 pounds.

Joe: Thought that this vessel is the sardine seiner that was owned by Ron, if it is that vessel it is over 21 feet wide and that is all of the width available at Olly's (Reedsport Machine & Fabrication). The second issue with this is depth. The third issue is that there is no way Rick at Reedsport Machine & Fabrication would ever lift anything like that with their lift.

There was discussion of whether or not the vessel should be taken to Fred Wahl or to The Port's Umpqua River dock.

Joe didn't see an issue with using the Winchester Bay Dock if a crane was going to be set on there and used but wasn't sure how feasible it would be.

Eric: If it is feasible, he needs to carry enough insurance to cover any damage that could happen.

Charmaine has been asked before about use of the Winchester Bay dock and she contacted Nor 'West Engineering. The response she got was that it would depend on the disbursement of the weight of the equipment being used. She had no way of knowing that information.

Joe said the crane company who owned the lift to be used would know exactly what that disbursement weight would be.

Scott: How big is the boat?

Joe: About 90 feet if it is the boat he was thinking of.

Keith, Scott, and Joe agreed they would be okay if the Umpqua River Dock was used but not the Winchester Bay dock. There was too much of a risk for damage and that could shutdown access for the commercial fishing fleet.

The final consensus was that the Commission was uncomfortable with the use of the Winchester Bay Dock but were okay if Shane were to have it towed to the Umpqua River Dock.

Charmaine will be out Wednesday through sometime toward the beginning of next week.

SALMON HARBOR MANAGER:

The Commissioners would like to have Jim attend some of The Port meetings. Charmaine will contact him and request that he does.

S.T.E.P. Deb Yates:

The Salmon Derby brought in \$5,635 which was \$2,000 less than 2019. The event this year was moved out to The Blue Box and that worked out really well.

Saturday's winner was a 23-pound salmon caught by an 8-year-old girl, Sunday's winner was a 24-pound fish caught by a 9-year-old boy and on Monday the same 9-year-old boy won again with a 19-pound Chinook.

COMMISSIONERS:

No reports.

Meeting was adjourned at 7:44 p.m.

The next Port of Umpqua Regular Meeting will be held October 20, 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:**

8/31/21

Commissioner questions from check signing at end of the month to be included in the September 15, 2021 minutes:

Scott: What is the Pacific Source check for?

A: That is our Dental Insurance provider

Scott: Who is Kyle Barnes?

A: He was hired to clean up the courtyard.

Checks were signed by Commissioners Tymchuk and Kent.

Questions from check signing at the September 15, 2021 meeting:

Commissioner Questions regarding bills from the meeting:

Scott: What is the difference between the inspection from Whit & Marine Surveyors? 2 checks for inspection.

A: Whit was asked to take a look at the hoist before it was turned over to Pacific Dream Seafoods and while looking it over there were a few issues found, so he is repairing it. Marine Surveyors do an inspection annually, but it is more based on OSHA regulations.

Keith: No Questions.

Checks were signed by Commissioners Kent & Tymchuk

Keith Tymchuk, President

Karen Halstead, Admin. Assistant