

Port of Umpqua

Regular Meeting Minutes
February 15, 2023 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
Assistant Secretary Deborah Yates

Commissioners Not Present:

Secretary Carey Jones
Treasurer Joe Mulkey

Port Staff Present:

Port Manager Scott Kent
Administrative Assistant Karen Halstead

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

Proceedings:

The meeting was called to order at 7:06 p.m. by President Keith Tymchuk.
It was noted that a quorum of Commissioners was present for this meeting.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA – All items listed are considered routine and will be enacted by one motion.

- **APPROVAL OF AGENDA:** Scott had one item to add to the agenda. Item #3 – PNWA Sponsorship for Washington DC trip.
- **APPROVAL OF MINUTES:** January 18, 2023
- **APPROVAL OF BILLS:** \$5,832.74

Commissioner Boe made a motion to approve the Consent Agenda as amended, 2nd by Commissioner Yates. The motion was passed by unanimous vote.

PUBLIC COMMENT:

Jeff Mulkey, 4097 S. Smith River Rd., Reedsport

There is an issue at the Port Dock with Pacific Dream Seafoods (PDS), they have raised the price at the dock for unloading from .03/lb. up to .30/lb. Now none of the other buyers want to come here to buy; PDS is aware of this.

PDS is also having a hard time paying the fishermen a price equal to what Coos Bay is offering. It seems that PDS has gotten too comfortable being at the dock and anytime someone gets too comfortable with the situation they get it locked up. The same problem exists with Pacific Choice Seafoods, who are getting the whole coast locked up.

Jeff has talked with the other local commercial fishermen that use the dock and they have expressed that they feel the same as Jeff does. Next month the fishermen have said they will come as a group to talk to The Port Commissioners about this problem.

Squid season is coming up and PDS isn't sure they want to buy squid. The buyers who have come here in the past are saying they don't want to buy here because the price to off-load has gotten too high.

Keith: How much higher is it now on our dock?

Jeff: Just to unload across the dock it is now .30/lb., it used to be .03/lb. This increase is for products being sold to another buy other than PDS. A couple of days ago one of the fishermen wanted to sell to another buyer because PDS was only offering \$2.00/lb. for crab, and the other buyer was offering \$2.40/lb. but the other buyer wouldn't come here and buy because of the additional .30/lb. for unloading.

It worked well when The Port ran the dock, any buyer could come and buy product.

Keith: The Port was really clear from the very beginning, that the dock was to be available to any buyers. It has always been a public access dock and PDS understood that. Keith wants to check the language in the lease contract with PDS. The intent was that PDS would not price out other buyers.

Jeff: Doesn't want to see PDS go away, but there needs to be a fair playing field so there is competition and the fishermen can get fair pricing. This season PDS paid \$2.00/lb. the price in Coos Bay was \$2.35 and Newport was \$2.40.

Keith asked that the fishermen come to the meeting next month to discuss this further.

Deb Yates, 723 Mill Ave., Reedsport (speaking as citizen not Commissioner):

She wanted to discuss some economic concerns within the community. Tomorrow, 2 of the big money-making events in the local area, The Chainsaw Event and DuneFest are "under the microscope". She has heard that tomorrow The Chamber will have an Executive Session with the intent to vote on whether or not there will be a Chainsaw Event.

Keith: Why would there not be?

Deb: Her understanding is that the wood used for the carvings did not used to have a particular value but now with sales overseas there is a larger market, and it now has a value, plus a lack of volunteers.

DeeDee Murphy: Just to be clear the Executive Session tomorrow night has nothing to do with Chainsaw. She is on the Executive Committee, and it has nothing to do with it.

Deb: Has also heard that DuneFest may also not happen.

REGULAR BUSINESS:

1. Strategic Business Plan Update, LCOG Chole Trifilio (via phone)

Scott: Before calling Chloe, Scott gave a brief update on Memo #2 that The Port received from LCOG:

Memo #2 will set forth the stakeholder engagement strategy. LCOG'S plan is to organize the stakeholders The Port provided into similar groups and conduct either focus groups or interviews. LCOG also plans to draft a survey that can be posted online on any of the Port social media accounts. The survey is intended to capture a broader audience. LCOG will provide The Port Commissioners with a list of the draft questions they intend to use and get their approval first. All interactions with stakeholders will be via videoconference or telephone.

Chole Trifilio (via phone): Introduced herself and said she will be working with Henry. Discussed Memo #2; this time they will be moving away from the objective background and transitioning to updating the demographics information and policy information.

The next phase of the project is the more subjective side, reaching out to the community, looking ahead to try and get an idea of what people's vision for The Port is and what the public values about The Port or what businesses may need in the area to be able to thrive.

There will be interviews with focus groups that LCOG has created. There will also be individual interviews for those who may not fit in with a particular group or need additional attention.

After the interviews LCOG will have a survey that will be made available either on The Port's website or as a link in a newspaper.

Chloe brought attention to Exhibit B from LCOG's Memo #2 which was a stakeholder list sorted by potential focus groups. She asked that the Port Commissioners provide additional comments or suggestions regarding this document.

Exhibit A was a draft of the interview, focus group and survey questions.

Chloe then left the meeting.

Scott: He had the list of additional stakeholders that LCOG had suggested and he wanted to go through this list with the Commissioners to see if there were any on the list that should be added. The Port will provide LCOG with all of the contact information for any additional stakeholders.

2. Adoption of Public Contracting Rules, Resolution 23-1 (public hearing)

Keith: Called to order a public hearing of the Port of Umpqua Commissioners/Local Contract Review Board. The purpose of the meeting pertained to Resolution 23-1 which adopts new public contracting rules for the Port of Umpqua. The meeting was then opened for public comment, there was none.

- **Commissioner Boe made a motion to approve resolution 23-1, which updates the Public Contracting Rules for the Port of Umpqua, 2nd by Commissioner Yates. The motion passed unanimously.**

3. Request for public funding for the PNWA lobbying trip to Washington D.C.

Scott: This trip is scheduled for March 19-23, 2023 and PNWA is requesting a donation in the amount of either \$500, \$800, \$1,000 or \$1,500 to help fund the trip.

Keith: PNWA has always represented The Port on this trip. The Port has donated \$500 in the past.

Scott: At the PNWA conference he attended earlier this year he found that they are very supportive of The Port of Umpqua, especially for dredging.

- **Commissioner Yates made a motion to sponsor the 2023 PNWA lobbying trip to Washington, DC in the amount of \$500, 2nd by Commissioner Boe. The motion passed unanimously.**

REPORTS:

STAFF REPORT:

Scott: In January The Port made roughly \$12,700 from poundage coming over the dock, all of which was crab.

In the office building there have been 3 electrical issues since the last meeting. The power switch in the women's bathroom went out, the back light outside the main office from the Winchester Building was upgraded to a much brighter LED, and the Annex back light has been reprogrammed to operate properly.

Attended the SDAO conference last week, it was extremely well organized and worth the trip. Got a chance to meet The Port's attorney, Carrie Connelly. Some of the seminars Scott attended included Board & Staff Training, Relationships with General Council, Port Caucus Meetings – featuring Mark Landauer (OPPA) and Courtney Flathers (Business Oregon), a Paid Leave Oregon update, Understanding Financial Reports and Public Meetings & Executive Sessions.

Keith: Wanted to know more about the Port Caucus presentation.

Scott: Mark discussed some of the legislative items that are coming through. One thing Scott learned in that meeting is that no two ports do business in the same way, they are all different.

S.T.E.P. Deb Yates:

S.T.E.P. has approximately 105,000 fish growing at Elk River. Not sure if they have completely hatched. The local fish are doing well, about 25% will get nose tags and the rest will be fin clipped and released in June.

COMMISSIONERS:

Deb: She wanted to discuss a few ideas she has come up with for The Port.

Item #1: The Planning Commission used to meet at 7 p.m., and for some reason they decided to meet at 5 p.m. Since that change it appears there are more people from the public attending the meetings when there are agenda items that interest them. She proposed that The Port consider changing the meeting time to sometime earlier.

Item #2: Had an idea for an economic development opportunity for The Port. Currently there are no commercial kitchens available in Reedsport. There are potentially a number of home-based businesses, for example baking or other types of cooking businesses that require a commercial kitchen. Deb proposed replacing the current sink in the Annex with a 3-compartment commercial sink which could create a potential commercial kitchen opportunity. She has measured the current sink and found a 3-compartment sink that would fit. This would require an investment by The Port to buy and have it installed.

Keith: It's been his experience that commercial kitchens are significantly larger than the kitchen in the Annex.

Deb: That is true, but the current kitchen would be adequate for smaller businesses.

Item #3: Proposed updating the courtyard by getting the fountain fixed, adding some trees, more tables and possibly an arbor to attract more people into wanting to rent the annex for events. Deb passed out the current rate sheet for the MAC in Winchester Bay and said the only other place available to rent in the area is the Discovery Center which doesn't have a kitchen, so for a room and space on their deck the daily rate is \$75.

Eric: Mentioned the Winchester Bay Community Center but wasn't sure there was a "commercial" qualified kitchen. He stated there is a commercial kitchen at the Lutheran Church.

Keith: The idea of adding the sink and more tables may be a good idea. He suggested contacting the local school shop class to see if they could make the tables. Keith asked how many times the Annex has been rented out in the last few years.

Answer: About 3 or 4.

Keith Report: There is word that there's some sort of an offer for the IP Property.

The meeting was adjourned at 7:58 p.m.

The next Port of Umpqua Regular Meeting will be held March 15, 2023 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:**

1/31/23:

Commissioner questions from check signing at end of the month to be included in the February 15, 2023 minutes:

There were no questions.

Checks were signed by Commissioners Yates and Boe.

Commissioner questions while signing checks at the February 15, 2023 meeting:

There were no questions.

Checks were signed by Commissioners Tymchuk and Boe.

Keith Tymchuk, President

Karen Halstead, Admin. Assistant