

# Port of Umpqua

Regular Meeting Minutes  
March 20, 2024 at 7 p.m.  
Port of Umpqua Annex  
1841 Winchester Ave  
Reedsport, OR

*THESE MINUTES ARE FINAL and APPROVED.*

**Commissioners Present (New positions were appointed during this meeting):**

President VACANT  
Vice President VACANT  
Secretary Carey Jones  
Treasurer Joe Mulkey  
Assistant Secretary Deborah Yates  
Commissioner Train (via phone)  
Commissioner DuVal

**Port Staff Present:**

Port Manager Scott Kent  
Administrative Assistant Karen Halstead

**Public Present:** Dana Ferguson

**Online Attendees:** None

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

**Proceedings:**

The meeting was called to order at 7:02 p.m. by Secretary Carey Jones.

**It is 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:** As presented.
- **APPROVAL OF MINUTES:** Work Session & Regular meeting February 21, 2024
- **APPROVAL OF BILLS:** \$6,828.26

- **Commissioner Train made a motion to approve the Consent Agenda as presented and the bills in the amount of \$6,828.26, 2<sup>nd</sup> by Commissioner Mulkey. The motion was passed by unanimous vote.**

**PUBLIC COMMENT:**

There was none.

**REGULAR BUSINESS:**

**1. Commissioner positions (President, Vice President, Treasurer, Secretary, Assistant Secretary)**

**Carey:** Spoke up to make a plea for the President position stating he has been on the board the longest and has been working towards his goal of being the President of The Port.

**Deb:** Nominated Joe for the position of President.

**Donna:** Agreed that Carey should be President.

- **There were two candidates for President:**
- **Vote for Carey Jones to the position of President, Yeah votes (Carey Jones and Donna Train) Nay votes (Deb Yates and Joe Mulkey) vote was 2-2.**
- **Commissioner Yates made a motion to appoint Joe Mulkey to President, Yeah votes (Deb Yates and Joe Mulkey) Nay votes (Carey Jones and Donna Train). Vote was 2-2.**

**(Commissioner DuVal arrived at the meeting at 7:05)**

Randy was briefed on what had happened before he arrived. There were 2 candidates with votes being presented for the position of President: Voting results were 2 votes in favor of Commissioner Jones and 2 votes in favor of Commissioner Mulkey. Randy held the deciding vote.

**Joe:** When Keith and Eric left it was his thought process that the person with the most seniority would move up. When Deb approached Joe stating she wanted to nominate him to President he agreed to accept the nomination if that was what the board wanted. Joe gave Randy a brief history of himself. He is president of two successful companies and the managing entity of a third successful company. His livelihood revolves around the port and that is why he wanted to be on The Port board. He takes the future of The Port very seriously. Personally, Joe said, there will be no hard feelings however Randy decided to vote.

**Randy:** He didn't see where there would be a bad choice either way. He could see how Joe's heart would be in it. From knowing Carey, he thinks he would do a very good job; he's been to meetings that Carey has ran and he has always done very well.

**Randy voted for Carey Jones. The final decision was 3-2 yeah votes in favor of Carey (Carey, Donna & Randy) to 2 yeah votes in favor of Joe (Deb and Joe). Carey was appointed to the position of President.**

**Nominations for the other board officers went as follows:**

- **Commissioner Train made a motion to nominate Joe Mulkey to the position of Vice President, 2<sup>nd</sup> by Commissioner Yates. The motion passed by unanimous vote.**

- **Commissioner Yates made a motion, 2<sup>nd</sup> by Commissioner Mulkey to appoint Randy DuVal to the position of Treasurer. The motion was passed by unanimous vote.**
- **Commissioner Yates made a motion, 2<sup>nd</sup> by Commissioner Jones to nominate Donna Train to the position of Secretary. The motion was passed by unanimous vote.**
- **Commissioner Jones made a motion to appoint Deb Yates to the position of Assistant Secretary, 2<sup>nd</sup> by Commissioner Train. The motion was passed by unanimous vote.**

## **2. Committee appointments no motion required.**

**Carey:** He can see there may be a problem by having 3 Port Commissioners on the Urban Renewal Committee, Donna Train, Deb Yates, and himself. It would be difficult if something were to come up at the Urban Renewal meeting that included The Port in one of their projects.

**Deb:** She is not representing The Port, she is on there as a representative from the Planning Commission, so she is committed.

**Joe:** He wanted to know if there was someone at SDAO that could give some guidance. Or, if something involves The Port the three Port representatives will just have to abstain from the vote. It was decided to leave it as is, with Commissioner Jones representing The Port on the Urban Renewal Committee. If something Port related comes up, the Port Commissioners will abstain from the vote. While at any Urban Renewal meeting the three Port Commissioners are not to discuss anything Port related as that would be considered a quorum.

**Deb:** Asked to be removed as The Port representative at the Chamber of Commerce. No problem, Scott is on the Chamber board and will be at the meetings.

**Joe:** Asked for clarification on what the “Ocean Energy” group meant. It is a group of government agencies. Right now, there isn’t a Port representative since Keith left. Joe offered to step into that spot and Scott will keep him informed of any business pertaining to Ocean Energy that comes up.

## **3. Budget Committee Members**

**Scott:** In a previous meeting 4 of the 5 Budget Committee members were already voted in. Since Donna is now a Commissioner, she had to step down from the Budget Committee. After advertising the position Naomie Tanner has applied.

- **Commissioner Mulkey made a motion to replace Donna Train with Naomie Tanner on the Budget Committee, 2<sup>nd</sup> by Commissioner Yates. The motion passed by unanimous vote.**

## **REPORTS:**

### **STAFF REPORT:**

#### **Scott:**

Gave a list of projects that are currently being worked on.

1. Curb repair: There are about 85' of 12"x12" timbers that need to be replaced on the Umpqua River Wharf. Scott is currently soliciting bids from contractors to replace this section. So far, he's received 2 bids, there is another that will be forthcoming and then Scott will bring those to the board for a vote. Fred Wahl Marine has bid the job for \$14,000, the second bid received so far is from Billeter Marine, in Coos Bay whose bid was \$33,000. He's waiting to get a bid from Tim Wicks.

**Carey:** Are you replacing the timbers with steel pipe?

**Scott:** No, he is sticking with timber. After considering the options of concrete, steel, and wood and because of the way the piles are connected it will need to be replaced with wood. Steel won't work because it won't be all the way around, concrete won't work unless a foot of concrete is sacrificed. Scott is seeking bids for pressure treated wood which will last for 20-30 years.

**Joe:** Are you just replacing the damaged portion?

**Scott:** That is correct, he has checked it all the way around and the other sections are still in good condition. This damage appears to be from either a collision, rot, or both.

2. Providence Creek Tidegate: 2 weeks ago, there was a meeting with Business Oregon, that went really well. Matt Ruwaldt is the lead in searching for and requesting grant funds. The Port is asking for \$200,000 and Business Oregon said they would consider providing 80% of that cost, then the plan is to request the remaining 20% from ODFW.
3. Hoist Move: There are a lot of pieces to this project. There is an architect who is working on this, getting estimates from civil engineers and an electrical engineer to run water and power. Right now, Scott is working with a civil engineer on a Scope of Work. They had given an estimate of over \$20,000 and that isn't appropriate. The first thing Scott would like to do is to get a topographic survey of the site. This will mark where everything is, the fire hydrant, the water valves, the existing pipes, the edges of the pier and the road as far as the railroad bridge. This is to make sure that a tractor trailer truck has enough room to back in. There are also a couple of pot-holes on either side of the drive that need to be filled.

Last month The Port received about \$4,000 in poundage from PDS that came across the Umpqua Spit dock.

Scott had Elkhorn Electric come and replace all of the florescent lights around the building with LED's, now all of the lights in front of the Winchester Buildings work where they didn't before.

**Randy:** Who is the surveyor you are going to have to do the topographical survey?

**Scott:** Civil West out of Coos Bay.

**Carey:** Have you heard back from Keith who was going to talk to Fred Wahl about The Port purchasing the rest of the property behind the Wharf?

**Scott:** He has not heard from Keith; he will call him tomorrow.

**Joe:** Was reading an email Fred had with the engineers who did the load-rating of the dock. It was brought up to just keep the trucks off the dock. Would it be acceptable for The Port to post a load rating? He gave an example of a truck with a smaller load then the weight should be okay.

**Scott asked Dana:** You're a truck driver, what would the gross vehicle weight be on a fully loaded truck?

**Dana:** 80,000 pounds, in Astoria the docks are blocked off, and that was done by bridge engineers. Charleston won't let them go out on their docks with trucks that weigh 55,000 pounds.

**Scott:** The engineering he had done on the Umpqua River Wharf said the uniform load rating is 200/lbs. per square foot. He thinks the safest way to handle this is to allow trucks to back up to the dock and use forklifts to do the rest.

**S.T.E.P. Deb Yates:**

The little fish are doing very well at the S.T.E.P. Hatchery, but the Elk River Hatchery is not doing as well keeping S.T.E.P.'s fish alive. During incubation S.T.E.P. had a 5% loss and Elk River had over a 25% loss. Interesting to see how the different processes each hatchery uses make such a difference.

S.T.E.P. is going to experiment and have 25% of their fry released higher up on Winchester Creek. It will be interesting to see if by doing this there is a better survival rate and if the fish are healthier. These fish will have a special mark on them to be able to track the progress.

**The meeting was adjourned at 7:42 p.m.**

The next Port of Umpqua Meeting will include both the Budget Meeting and the Regular Meeting on April 17, 2024. The Budget Meeting will start at 6:00 p.m. and the Regular Meeting will follow at 7 p.m., both will be 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:**

**2/29/24:**

**Commissioner questions from check signing at end of the month to be included in the March 20, 2024 minutes:**

There were no questions.

Checks were signed by Commissioners Mulkey and Yates.

**Questions from check signing at the March 20, 2024 meeting:**

**Commissioner Jones: Why was it \$18 just for a name plate from Action Trophy?**

**A: It also included an engraved metal plate for the Commissioners plaque.**

Checks were signed by Commissioners Jones and Yates.

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Carey Jones, President

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Karen Halstead, Admin. Assistant