

Port of Umpqua

Regular Meeting Minutes
June 19, 2024 at 7 p.m.
Port of Umpqua Annex
1841 Winchester Ave
Reedsport, OR

THESE MINUTES ARE FINAL and APPROVED.

Commissioners Present:

President Carey Jones
Secretary Donna Train
Treasurer Randy DuVal
Assistant Secretary Deborah Yates

Commissioners Not Present:

Vice President Joe Mulkey

Port Staff Present:

Port Manager Scott Kent
Administrative Assistant Karen Halstead

Public Present: Kriston Collier, JUUL Insurance

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

Proceedings:

The meeting was called to order at 7:04 p.m. by President 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:** Scott requested to add Item #5 – Hoist Electrical.
- **APPROVAL OF MINUTES:** May 15, 2024, as presented.
- **APPROVAL OF BILLS:** In the amount of \$8,586.92 to be paid from the General Fund.

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

PUBLIC COMMENT:

There was none.

REGULAR BUSINESS:

1. Staff salaries

Scott: The approved and adopted FY 2024-2025 budget provided for pay rate increases. The subject increases are based on a Western Region CPI. The increase proposed for the Port Manager and Administrative Assistant is 4%. The administrative Assistant will have a salary increase of .90/hour. The Port Manager's salary would increase from \$65,000 to \$67,600 annually.

- **Commissioner DuVal made a motion to approve an increase in the hourly rate for the Administrative Assistant to \$23.29 per hour and an annual salary of \$67,600 for the current Port Manager, rates to become effective starting July 1, 2024, 2nd by Commissioner Train. The motion was passed by unanimous vote.**

2. Insurance presentation by Juul Insurance

Kriston Collier: Kriston handed out new rate sheets for medical, life, and short-term disability insurance for Regence of SDAO. She had forgotten the rate sheet for the Worker's Compensation. Worker's Comp. is through SAIF, but Kriston facilitates it. She stated she is wrapping up all of her Worker's Comp. information in the next week. The Worker's Comp. renewal will be \$641.10 annually. SAIF's overall rate / thousand did go down this year to .47. With the wage increases that were just approved there may be a slight difference in that rate. She would follow up with Scott and provide the updated numbers as soon as possible.

The health insurance rates did increase by about 7%, which is nominal compared to other carriers. Right now, The Port has Regence through SDAO, Kriston also had a quote from another carrier, and that rate was significantly higher, and the deductibles and out-of-pocket max amounts were too. Kriston recommended that The Port stay with the Regence pool from SDAO for several reasons. SDAO also provides a \$20,000 life insurance policy and short-term disability policy that are not available through the other carriers.

Deb: Asked staff if they were happy with the insurance currently provided by SDAO, Karen stated it is excellent coverage and there are extras including a physical therapy program she is currently making use of. Scott said he was in total agreement with Karen.

- **Commissioner Yates made a motion that the insurance policy remain with the Regence plans offered through SDAO/SDIS as submitted.**

***After the motion Carey questioned the rates that were being presented, he was confused because the rates didn't seem to add up. There was a discussion regarding the specific rates on the rate sheets. Kriston did some math based on the new wage amounts and quoted the Worker's Comp. rate of approximately \$654 annually.**

- **Commissioner Yates amended her motion to accept the proposed Regence insurance plan, including the Worker's Comp. at a total cost of \$2,759.82/month, 2nd by Commissioner Train. The motion was passed by unanimous vote.**

3. Hoist repair bids

Scott: One of the Port's current projects is moving the hoist previously at the Umpqua Spit and mounting it at the Umpqua River Wharf downtown. When the hoist was taken apart it became clear a lot of maintenance is needed for it to be operable. Scott listed some of the repairs. He had received a bid from Western Machine to do the repairs in an amount not to exceed \$21,000. Fred Wahl declined to put in a bid on the project stating they have too many projects going on now.

Carey: He and Scott met with Fred Wahl earlier today to discuss The Port purchasing the property behind the Wharf that Fred owns, and Fred said he has no intention of selling it. Since Fred won't sell, Carey thought it may be a good idea to rethink this project. There is no access to the Wharf without getting an easement from Fred. One possible option would be leasing that space from Fred since he won't sell. Carey said it may be time to give serious thought of whether The Port is willing to put so much money into this project since there won't be easy access to The Port's property to get product across that dock.

Scott: Reminded the Commission that the Wharf also has about \$400,000 worth of maintenance that needs to be done to the Wharf and it's a big liability for The Port.

Carey: He'll be the first to admit he doesn't want to see The Port sell any more property but being realistic he would like the whole board to give their opinions. What can The Port do if they don't own the property behind the Wharf? The best option to use The Port's dock would be getting the easement from Fred which doesn't seem like an option. Fred was very emphatic that he didn't want The Port to go into a competing business with his own. Carey also pointed out that The Port is paying fees to State Lands for the property under the Wharf and Fred stated today he is paying taxes for it as well. This doesn't seem right that both are paying for the same area.

Randy: He felt that the existing hoist would be better off being sold. If The Port wants a hoist, they may want to consider a truck and mobile hoist.

Carey: The only thing Fred offered to sell was the entire boatyard.

It was decided to table this topic until the full board is present to discuss the options at the next month. The \$21,000 quoted tonight is just for the hoist maintenance that is needed, there are a lot more costs that will be involved.

Carey requested that Scott talk to Holly to see if Fred would consider buying the Umpqua River Wharf and if he is interested, what would he offer?

Donna: How will this affect the fishermen paying a higher price to off-load products at the Umpqua Spit?

Carey: Researched this and spoke with another fisherman who had gone to Charleston to off-load, and that fisherman said he couldn't afford what Charleston was charging. He also talked to Fred Wahl and Fred said he charges the same price from his dock as PDS does at the spit.

Deb: Isn't there a weight limit on the Umpqua River Wharf?

Scott: Yes, a tractor-trailer cannot be driven onto the dock because it's not rated for that size of a load.

This item was tabled until the next Port meeting.

4. Transfer of funds, Professional Services to Facilities Maintenance and Services

Scott: The funds in the "Facilities Maintenance and Services" are getting low after The Port had to replace the light fixtures in the Grayguns offices. Out of caution, Scott wants to transfer \$4,000 from "Professional Services" into "Facilities Maintenance Services".

Carey: Are there any other future projects that may require more money to be transferred?

Scott: No, this is only applicable to the end of this month which is the end of the fiscal year.

- **Commissioner Train made a motion to transfer \$4,000 from Professional Services to Facilities Maintenance and Services to pay for the light replacement project in the Grayguns office, 2nd by Commissioner DuVal. The motion passed by unanimous vote.**

5. Bid for electrical work for the hoist.

Carey: This is related to Item #3, so the Commissioners tabled it until the next meeting.

REPORTS:

STAFF REPORT:

1. **Scott:** The BOEM Meeting on June 6 in Florence was a success. The BOEM people presented limited information and mostly focused on scheduling. Comments from the public were mostly negative, some were even a little hostile. There was only one individual, a metal worker, who spoke in favor of the project. The consensus is the community does not want this off-shore wind project to proceed.
2. I am now representing the Port of Umpqua as a member of the Offshore Wind Task Force as recommended by Commissioners Mulkey and Yates.
3. I have commissioned some brushing adjacent to our Umpqua River Wharf to provide better access to an existing utility pole and disentangle the fence from the nearby trees. While this is related to the hoist move, he would still like to do this project because the branches are interfering with opening the gate.
Randy: Asked Scott if he had plans to get that gate fixed, it is in bad condition as it is right now.
4. June 10th, I had a Zoom meeting with Business Oregon. Looks like we will be getting approximately a \$160,000 grant for a feasibility study. Next month, we will have a

budget hearing to certify a supplemental budget so we can spend that money. I will need to do research on obtaining an engineer for the job. We have one in mind, but there are a lot of laws to satisfy. I will be in touch with our attorney on this.

5. I gave a tour to Anthony Pena and Neil Maunu of PNWA on June 18th to help them familiarize themselves with our facilities. We discussed grant writing in the context of the Providence Creek Tide Gate, and they said they may have resources in the form of qualified grant writers.
6. On June 20th I have an all-day planning session in Charleston with SCDC.
7. Commissioner Jones and I met with Fred Wahl regarding the property south of the Umpqua River Wharf, and Fred has no interest in selling that property.
8. The Salmon Harbor Planning meeting that was scheduled for this week was canceled, it is now scheduled for a Zoom meeting on July 3rd. If anyone would like to join in that meeting, they are welcome.

Commissioners DuVal and Yates stated they wanted to be included.

9. I am the Port Representative for the South West Area Commission on Transportation (SWACT). Recently, the group considered seven grant requests that ranged from \$170,000 to multi-million-dollar projects. I tried to elevate the port-related projects but was only moderately successful. The recommendations now go to Salem for final review.

Deb: According to the S.T.E.P. representative, Brian, BOEM has already decided that this project is moving forward. Scott said he came back with the same opinion, but the community will have more chances to comment on this. It won't happen until an actual proposal is received from a potential lessee.

Randy: The Port needs to be very vocal in their opposition to this right now. Scott has written 6 letters that were addressed to the Governor and various legislators. Representative Boomer Wright called Scott to let him know he agrees with The Port. It's nice to know The Port has some political support.

Carey: Spoke to a young man he knows who is working on windmills off Highway I-84. He said they are not anything that should be in the ocean; they are a huge mess. Some of the windmills are on leased ranch land and after having the windmills there that ranch land will never be fit for raising cattle again. There is also no plan for windmills when they no longer operate. The man Carey spoke to knew for a fact that three of them had stopped working and were buried in a big trench that they had to use a Cat to dig. He said they leak anywhere from 150 to 450 gallons of oil in a week.

S.T.E.P. Deb Yates:

Deb: S.T.E.P. did the fin clipping in the middle of May, it went really well. They have 60,000 pre-smolts down by the bait dock that they will release out into the bay tonight. The Winchester Creek project didn't get done this year but there are plans to try it next year.

During the fin clipping event Deb provided food for everyone and she used the Annex kitchen to prepare potato salad. The Annex kitchen worked out really well, there's a lot of counter space, and the stove works great. Deb would still like to see The Port make that Annex kitchen into a commercial kitchen for local small businesses to use. To do this The Port would have to increase to 3 sinks and put in a dishwasher.

Deb was at the chainsaw event representing S.T.E.P. and it was packed with carvers from all over the world. Usually, she makes about \$450 in raffle ticket and merchandise sales, this year she made \$1,000. The next S.T.E.P event will be the Salmon Derby.

COMMISSIONERS:

Donna Report: Went to The City of Reedsport meeting on June 3rd. One of the topics was the fact that the VFW has taken over putting out all of the flags throughout town for holidays. All of the folks in the VFW are elderly and it's hard for them to do all of this work. They asked the High School Representative to the City Council, Hayden Adams, if he had any friends who could help them out. This process usually takes VFW hours to do. Hayden got some of his friends together to help out and it only took them an hour to complete the project. Donna was really impressed and thought it was commendable that the kids helped out and Hayden was really excited that they were able to help.

There was discussion about the BOEM meeting Scott attended, Deanna, Reedsport City Manager, attended the same meeting. Deanna gave Donna a list of all of the representatives and Douglas County does not have a representative. Scott was assigned as the representative for The Port of Umpqua even though he specifically requested to represent Douglas County.

The original BOEM plan was to place the windmills in the ocean by Coos Bay but looking at the actual map it shows they are planning to place them directly off Winchester Bay right where the locals go crabbing.

Scott: Originally, BOEM was talking about putting them in a larger area, the large polygon they presented was off Coos Bay but when they narrowed the area down it became the ocean right off Winchester Bay.

Donna: Deanna also told her that this meeting she was invited to was actually the 13th meeting BOEM has had. There have been several meetings already no one knew about. This is going to only affect the entire Reedsport community. All of these meetings should be A: in person and B: everyone should be aware of and invited to them all.

Carey: Feels that The Port should get loud enough for BOEM to listen to and emphasize the fact no one wants those windmills in our oceans.

Randy Report: Attended the Master Plan meeting in Salmon Harbor. They partnered up with "Healthy Sustainable Communities" out of the Portland area. Doesn't make sense to hire someone from out of the area to create a Master Plan for our local area. There was discussion about deepening one section of the harbor where the Commercial Docks are and using the spoils to fill in another area of the harbor. Randy is opposed to filling in anywhere in the bay. The area where they are talking about putting the spoils is located where you turn off to get to

the dry camping right by the Salmon Harbor office. There is already plenty of land out there, don't fill in the harbor.

Reedsport had a Memorial Day parade and Karen was in it to represent The Port. If there is another parade, he would like to see The Port represented.

Randy would like to have a BBQ for the entire Commission and Staff so everyone could have a chance to get to know each other better on a personal level. In his opinion knowing each other better helps people work better together. It was decided that Karen would coordinate something and it will be in the courtyard.

Randy & Scott went down to Umpqua Bank and talked to the Manager, Danny. They were able to get better interest rates than The Port is getting now. Scott was going to check with other banks like Wells Fargo and Banner Bank to see what rates they offered. Scott stated that he went to First Interstate and their rate was ¼ %; Danny offered The Port 2.11%. That is the equivalent to what a CD provides. Randy talked to Teresa Miles, Bank Manager in Merrill, she knew Danny and said he's a good manager. The difference between public funds and private funds is how the bank insures them. If it's private funds, it's insured under FDIC, public funds are insured differently. That is why there is such a difference in interest rates. She did tell Randy that those rates can be negotiated. Scott said that was what they had done with Danny. The Port should start seeing some good returns on the amount of funds in the accounts The Port has in Umpqua Bank.

Donna: Asked Scott to check the rates at the local Credit Union.

Deb Report: She wanted to acknowledge that Eric Boe had passed away. Carey had Scott send flowers.

Carey Report: The people in town were very impressed with the amount(s) that The Port had given in scholarships to a couple of the graduating seniors. During the Senior Night there were 37 seniors who received a total of \$98,400 and it was all from local donations. There were a couple of Veterans there who take applications from 14 different schools and then give a scholarship to someone from each school. They told Carey that the applications from the students at Reedsport were so well done that they chose to give out 3 scholarships to Reedsport students.

The meeting was adjourned at 8:17 p.m.

The next Port of Umpqua Regular Meeting will be held July 17, 2024, 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:**

5/31/24:

Commissioner questions from check signing at the end of the month to be included in the June 19, 2024 minutes:

There were no questions.

Checks were signed by Commissioners DuVal and Jones.

Questions from check signing at the June 19, 2024 meeting:

Randy: What is the architect check for?

A: Hoist project on the Umpqua River Wharf

Deb: No questions.

Checks were signed by Commissioners DuVal and Yates.

Carey Jones, President

Karen Halstead, Admin. Assistant