

Port of Umpqua

Regular Meeting Minutes
July 16, 2025 at 7 p.m.
Port of Umpqua Annex
1841 Winchester Ave
Reedsport, OR

THESE MINUTES ARE FINAL and APPROVED.

Commissioners Present (New positions were elected at this meeting):

President Carey Jones
Vice President Joe Mulkey
Secretary Donna Train
Rhonda Black
Tom Black

Port Staff Present:

Port Manager Scott Kent
Senior Administrative Assistant Karen Halstead

Public Present: Randy DuVal, Deb Yates (S.T.E.P.) & Dana Ferguson (PDS)

Online Attendees: Lynn Tanner

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

Proceedings:

The meeting was called to order at 7 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 announced the Ethics trainer previously scheduled for Business Item #1 had a family emergency so that item was removed. Business Item #4 was being tabled and will be discussed in an Executive Session at the August 20, 2025 meeting.
- **APPROVAL OF MINUTES:** June 18, 2025 Regular Meeting as presented.
- **APPROVAL OF BILLS:** In the amount of \$7,307.31 to be paid from the General Fund.

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

PUBLIC COMMENT:

Randy DuVal (past Commissioner and local citizen) : Thanked the Board for giving him the opportunity to serve on it, it was a pleasure and an honor to work with everyone. There have always been some different points of view but that is good for a board, and the Commission always came to a general consensus of what was good and right for board.

Donna, you were great at knowing the history and the inner-workings of The Port. You have strong ethics which Randy admired.

Joe has good insight into the fishing community and their needs. Anyone who is willing to build their own boat shows intuition and perseverance.

Carey brings a lot of good will to The Port, he knows a lot of good people and you have generated a lot of good will.

Scott you can do a good job. You need the support and guidance from the board, but you are very mindful of it, and you do a good job with the budget; keeping track of things right down to the penny, and that is important.

Karen, you've always impressed me with your knowledge and inner-workings and framework of government, and you keep the board in alignment with our directive.

Incoming Commissioners, the board is headed in the right direction with the guidance of the past board. Randy asked that they be mindful of the stewardship of the people The Port of Umpqua represents.

In closing, Randy offered to be of assistance to The Port in any way that may come up in the future.

REGULAR BUSINESS:

1. Election of Board Officers:

President:

- ◀ **Commissioner Train made a motion to elect Commissioner Jones to continue to hold the position of President, 2nd by Commissioner Mulkey. The motion was passed by a unanimous vote in favor.**

Vice-President:

- ◀ **Commissioner Jones made a motion to elect Commissioner Mulkey to continue to hold the position of Vice-President, 2nd by Commissioner Train. The motion was passed by a unanimous vote in favor.**

Secretary:

- ◀ **Commissioner Train made a motion to elect Commissioner Rhonda Black for the position of Secretary, 2nd by Commissioner Mulkey. The motion was passed by a unanimous vote in favor.**

Treasurer:

- ◀ **Commissioner Jones made a motion to elect Commissioner Train for the position of Treasurer, 2nd by Commissioner Mulkey. The motion was passed by a unanimous vote in favor.**

Assistant Secretary:

- ◀ **Commissioner Jones made a motion to elect Commissioner Tom Black for the position of Assistant Secretary, 2nd by Commissioner Train. The motion was passed by a unanimous vote in favor.**

2. Committee appointments no motions required:

Joe: Pointed out that the one position that was open for a new appointment was the “Emergency Management/Tsunami Response Group” which was previously covered by Deb Yates. He asked Commissioners Rhonda Black and Tom Black if there were any other committees that they were particularly interested in being involved with.

Rhonda: Asked if The Port is involved with the Oregon Coastal Zone Management Association (OCZMA)?

Scott: Hadn’t had a meeting with them in quite a while.

Rhonda: She goes to their meetings and serves on their Executive Board. She offered to represent The Port at the OCZMA meetings. The board agreed that it was a good idea to add OCZMA to the list and have Rhonda represent The Port.

Donna: Asked Tom if he would be willing to represent The Port at the Emergency Management/Tsunami Response Group. Tom agreed to take that position.

REPORTS:

STAFF REPORT:

Scott:

Funds

Checking	\$406,699
Savings (main)	\$482,475
Dock Reserve	\$200,653
Capital Reserve	\$469,750
Maintenance Reserve	\$46,277

Pacific Dream

We made \$5,005 from poundage at the Pacific Dream site.

Salmon Harbor

Salmon Harbor Update – July 2025 from Harbor Master Jim Zimmer via email:

1. Fuel Tank Lining

- Awaiting final report from 4C’s Environmental Inc. Project total in the amount of \$63,000 under Contract.

- Once received, Salmon Harbor will submit for grant reimbursement through the Oregon State Marine Board (OSMB).
- The final contract total includes original work, change orders for emergency venting and welding, and full interior epoxy lining.

2. SPCC Plan Update & EPA Inspection

- First Strike Environmental Co. has been contracted to update the Spill Prevention, Control, and Countermeasure (SPCC) Plan at a cost of \$6,000.
- The U.S. Environmental Protection Agency (EPA) is scheduled to inspect the Salmon Harbor fuel facility on Thursday, July 17, 2025.

3. West Ramp Boarding Docks – Delivery & Contract Summary

- The new boarding docks for the West Boat Ramp (Ork Rock) have been delivered. The project replaces the aging boarding dock.
- The project was awarded to KG Manufacturing LLC under Contract #RFB 222, with a total revised contract amount of \$331,000, including a \$23,000 change order for federal tariff impacts.
- Due to DSL permitting restrictions, installation is delayed until the in-water work window beginning November 2025.
- All docks were delivered on time, meeting the June 23, 2025 deadline to avoid liquidated damages.
- Project is funded by OSMB and Salmon Harbor.
(End of Salmon Harbor Report)

Umpqua Bait

The rip/rap in the vicinity of Umpqua Bait is starting to fail and needs repair. I contacted a permitting consultant to provide estimates of permitting and construction costs. Will keep you apprised.

Port Dock Survey

We received a report from SHN Surveyors with respect to the property owned by the port in the vicinity of the Wharf. It looks like we do own the area between the Wharf and the FWMC fence line as it was not conveyed to FWMC during the sale of the shipyard. I believe we have a strong case to go ahead and fix the fence / gate if the board chooses to do so. I'll have that as an agenda item at next month's meeting.

Surplus Property – curtains

The curtains, declared surplus property, have been sold and removed from the annex

Carey>Scott: When you were talking to Salmon Harbor were there any new updates on the deal with the Douglas County Commissioners on the East Bay Basin?

Scott: Nothing.

Joe: Now that we have the information on the Umpqua River Wharf were we ever able to get a number of what it was going to cost to get electricity out there?

Scott: Yes, he has a bid from Elkhorn Electric to run electricity out to the Wharf, but we haven't acted on it. Will put that on the agenda for next month's meeting.

Carey: Salmon Harbor was going to do a rip/rap project along the Commercial Dock, is there any chance for The Port to tag-team with them on their project?

Scott: The area that The Port is rip/rapping is out of their permitted area, but mobilization costs could be lower if The Port were to get the same contractor and the same time-line. Scott will talk to Jim Zimmer about that.

Joe: Would it be worth asking whoever the permitting people are if it would be easier to ask for an extension for Salmon Harbor's permit as opposed to The Port having to go through the entire process?

Scott: He's not really optimistic about it but will talk to Jim.

S.T.E.P. Deb Yates:

Deb: Showed the Commissioners the new poster for the S.T.E.P. Labor Day fundraiser that will be on Sunday, August 1st. There will be a crab bounty hunt similar to what the Chamber used to put on. S.T.E.P. has tagged and released the crab. So far, S.T.E.P. has sold 20 tickets that are \$20/each. As of this morning 18 of the tagged crab have been brought in. To make it fun for kids 12 years old and under, there will be stuffed animal crab that will be hidden and when a child finds one, they can take them to Salmon Harbor Tackle and Deb has made up little prizes for them to receive.

There are 33,500 smolts at Elk River; they are doing fairly well. The biggest problem with loss is when the smolts are delivered. The pre-smolts that were released about a month ago were the healthiest group S.T.E.P. has had in a long time.

About 3 weeks ago the S.T.E.P. guys were picking up the pens and as they were turning left to come out of Winchester Bay there was a large truck pulling a trailer turning into Winchester Bay. Behind the truck and trailer was a car that wasn't visible so the S.T.E.P. truck and trailer pulled out and the car hit them. It cost S.T.E.P. \$2,500 to replace the trailer.

COMMISSIONERS:

Carey: Asked if Scott had been attending the SWACT meetings. Have they been involved with the traffic situation on Highway 38 due to the train traffic?

Scott: No.

Donna: Asked if The Port would be able to talk to whatever organization that has made the seals protected and see if there could be something done? The seals are a major problem; there are too many seals out there and they are eating a lot of salmon and smolts.

Joe: The best bet would be to talk to the tribes and let them know if they ever want to pursue this, The Port would be willing to back them up and put our names on it.

Carey: Right now, the Ko-Kwel tribe is suing ODFW and if they don't get anywhere with that lawsuit, they plan on suing the State because of lack of fish. They are working to get their fishery back.

Donna: There hasn't been an Urban Renewal meeting for a long time. I don't know when the next meeting is scheduled.

Rhonda USWCD report: Umpqua Soil & Water Conservation District is planning a tour August 15th at one of the dairy goat farms on South Side Smith River where USWCD put in a project. There will be flyers about this event that will be coming out.

There will be a berries workshop for Berries and Fruit in Winchester Bay on September 13th.

Dana (PDS): Our guys had a meeting a month ago in Newport with the contractors for everything down there. He didn't know about the meeting until after it had happened.

They are working on getting some fresh seafood to sell in the bait shop. Dana has been encouraging the guys to get some foot traffic coming into the bait shop. He feels that the bait sales will be way down this year.

Carey: Was down at Umpqua Bait talking to Alicia about the rip/rap and there was a lot of foot traffic buying bait for Salmon Fishing, then a guy came by asking about fresh halibut. When Carey asked her if they had any she said they were trying to get some.

Dana: They started selling fresh seafood at Umpqua Bait last year. He thinks they are doing pretty well.

Deb: The lack of having the S.T.E.P. Salmon Derby and the current Salmon issues is hitting our community hard financially. It seems like businesses are just recovering from the Covid issue and now this. It is serious.

Dana: He spoke to Chad who owns another bait dock in town, and Chad said a month ago that his sales were down 88%.

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

The next Port of Umpqua Regular Meeting will be held August 20 , 2025 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:**

6/30/25:

Commissioner questions from check signing at end of the month to be included in the July 16, 2025 minutes:

There were no questions.

Checks were signed by Commissioners Yates and Mulkey.

Questions about checks signed at the July 16, 2025 meeting:

There were no questions.

Checks were signed by Commissioners Jones and Train.

Carey Jones, President
Assistant

Karen Halstead, Senior Admin.