

Port of Umpqua

Regular Meeting Minutes
April 15, 2026, at 7 p.m.
Port of Umpqua Annex
1841 Winchester Ave
Reedsport, OR

THESE MINUTES ARE FINAL and APPROVED.

Commissioners Present:

Vice President Joe Mulkey
Secretary Rhonda Black
Treasurer Donna Train
Assistant Secretary Tom Black
Vacant

Port Staff Present:

Port Manager Scott Kent
Senior Administrative Assistant Karen Halstead

Public Present: Deb Yates (S.T.E.P.), Cindy Simmons, Kathi Wall-Meyer & Allen Teitzel

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 7:00 p.m. by Vice-President Joe Mulkey.

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 adding Bus. Item #3 – HVAC Repairs
- **APPROVAL OF MINUTES:** March 18, 2026, as presented.
- **APPROVAL OF BILLS:** In the amount of \$6,071.63 to be paid from the General Fund.

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

Executive Session:

1. **ORS 192.660(2)(f): to consider information/records exempt by law**

Time Into Executive Session: 7:03

Time Out of Executive Session 7:55

PUBLIC COMMENT:

Kathi Wall-Meyer: She is running for Douglas County Commissioner, Position #3. She gave an overview of her experience in both business management and public service. Tomorrow night there will be a candidate forum at the Community Building from 5:30 – 8 pm. There will be 13 candidates attending. This will be a very good chance for the public to see who is running for all 3 positions for Douglas County Commissioner.

Kathi also will be having a “meet & greet” on Saturday, April 25th from 3-5 pm at Kizmet’s Landing. This will give the public the opportunity to see where Kathi stands on this position.

REGULAR BUSINESS:

2. Appointment of commissioner, position 5

Scott: Applications for the open commissioner position were accepted until February 1, 2026. Three applications were received and one recently dropped out. The two remaining people interested in the commissioner position are listed below:

- Cindy Simmons
- Deborah Yates

Applications for the potential commissioners were attached to the meeting packets.

- **Commissioner Rhonda Black nominated Cindy Simmons for position #5, 2nd by Commissioner Tom Black. Motion passed unanimously.**

3. HVAC Repairs

Scott: Last month (3-18-2026), Comfort Flow Heating performed a site inspection of the Port’s HVAC systems. They found a failed compressor that needs to be replaced in one of the units. The estimate for replacing the compressor and other items of the HVAC unit was \$4,768. This will include the compressor, compressor connector plug, condenser fan motor, condenser fan motor blade, compressor fan motor dual capacitor, suction line filter drier, nitrogen, recovery torch, vacuum pump, refrigerant, freight and labor.

- **Commissioner Train made a motion to retain Comfort Flow Heating to repair an HVAC unit at the Port of Umpqua facilities in the amount of \$4,768. The repairs include a new compressor, condenser fan motor (plus blade and capacitor, see attached estimate), 2nd by Commissioner Tom Black. Motion passed unanimously.**

REPORTS:

STAFF REPORT:

Scott: The gate will be installed at the Umpqua River Wharf; work will be done by Jake Hinshaw Construction.

Reese Electric will start working on the new electrical lines soon at the Umpqua River Wharf.

SALMON HARBOR MANAGER via email from Jim Zimmer:

Not much that is very exciting from a Port standpoint, but one item we have been revisiting is the on-site sediment strategy and basin fill concept in the basin area at Winchester Bay RV Resort.

We recently met with Stewardship Solutions to get an early read on whether the concept looks workable from a regulatory standpoint before we spend more time developing it. The initial feedback was generally encouraging.

If feasible, it could give us a more practical long-term option for placing dredged material on site instead of relying only on offshore disposal. That could help us address smaller maintenance dredging needs as well as larger areas over time, while reducing some of the cost and logistical challenges that come with ocean disposal. With Umpqua River flow lane disposal having been closed for several years, it seems worth continuing to explore. Naturally, there would still be mitigation and permitting costs and issues to work through, but so far it appears the concept may be workable.

S.T.E.P. Deb Yates:

Have a few fish that are doing quite well. They aren't getting crowded, which is helping them to stay very healthy.

There wasn't a biologist available today, so there is no update on the Elk River Hatchery fish.

COMMISSIONERS:

Joe: Right before Spring Break Joe contacted Shari Wall at the high school. Shari was going to set up a meeting for Joe to meet with the principal and both science teachers. Joe sent her the information provided about the crab holding tanks and she was going to pass that along to the teachers. If they were interested, they were supposed to get ahold of Joe. He hasn't heard back but he does plan on following up.

Cindy: She had thought that the Elkton Community Education Center (ECEC) or the Elkton School, may be interested. Joe is going to contact them.

The meeting was adjourned at 8:13 pm

The next Port of Umpqua Regular Meeting will be held May 20, 2026, 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:**

3/31/26:

Commissioner questions from check signing at end of the month to be included in the April 15, 2026, minutes:

There were no questions.

Checks were signed by Commissioners Train and Mulkey.

Questions about checks signed at the April 15, 2026, meeting:

There were no questions.

Checks were signed by Commissioners Train and Rhonda Black.

Karen Halstead, Senior Admin. Assistant