

PORT OF GOLD BEACH
BOARD OF COMMISSIONER'S
REGULAR MEETING
December 17, 2015

PRESENT:

Milt Walker, President
Bill McNair, Vice President
Mark Lottis, Commissioner
Bill Fowler, Commissioner

James Clemens, Port Manager
Jeff Kemp, Accountant

ABSENT:

Charles Riddle, Secretary

The meeting was called to order at 6:00 pm by Commissioner Walker, Board President. Roll was called and the Pledge of Allegiance was recited.

OLD BUSINESS:

Board President Walker began by reading Resolution 2016-01. Commissioner Walker reiterated that the resolution communicated a request to consider rescheduling. Port Manager Clemens stated that he drafted the document and that there had been additional verbal and email communication with OSMB in which The Port offered moorage, fueling ability and 24 hour security. Bill McNair commented that The Port is not in a position to tell the Marine Board when to hold their class. He mentioned that there might be an opportunity swap classes. Bill Fowler added that there had been considerable discussion prior to passing the resolution. Mark Lottis commented that this discussion has been occurring for over five years. He believes that low water in September was the reason for the move to the last week of July. Clemens added that there had been two communications with OSMB asking if there were any options to continue the class with slight modifications. He went on to state that it appears that the decision to relocate has been made.

AUDIENCE COMMENTS:

Walter Scherbarth of the Curry County Sheriff's Office mentioned that the Director of OSMB seemed open to all options in a phone call earlier. He added that there have been over 15 changes to the syllabus over the past several years. Deputy Scherbarth believes that the issue came to a head when a "car topper" loading their boat at the ramp created a huge line of Law Enforcement vessels stacked up in the basin.

Sheriff John Ward reiterated that he had been in communication with the Marine Board and he believes that Director Brewen is the best person to speak to. He shared a letter from Dale Flowers of OSMB which stated that The Port had suggested unacceptable training dates. Ward recommended that The Port overturn the resolution.

Sam Waller of Jots Resort addressed the financial impact and that it was a shame to lose the class. Mr. Waller mentioned that he believes an apology to the Marine Board is appropriate due to language of the resolution.

Jim Turner mentioned that he sold most of the fuel to the boats and that this was a significant economic loss to him.

Amy Gaddis of Jots Resort provided her estimates of financial loss from lodging and fuel sales. She felt that the Port should have handled the situation differently. She pointed out that the

OSMB mission statement was quoted in the resolution and that The Port's mission statement included economic promotion.

William Douglas spoke as a concerned citizen who wanted to learn more. He believes that the situation is unfortunate and there should have been more communication by both The Port and the Marine Board.

HUNTLEY PARK:

Shawn Wallace shared the estimates for removing danger trees at Huntley Park. The cost comes down significantly if two Port employees can help pull brush to the chipper. **MOTION: To approve spending \$8400 on Huntley Park danger tree removal utilizing some port manpower** motion made by McNair seconded by Lottis. Motion passed by a vote of 4 for, 0 against. Wallace also mentioned that there had been a recent mountain lion sighting. The Board agreed that the manager should follow-up with ODFW.

SHOP SUPERVISOR:

Aaron Duncan was absent. Clemens covered shop supervisor items in the manager report.

OLD BUSINESS:

Mauch Lease: The Board of Commissioners asked the manager to schedule a special or executive session in January to discuss the Bug-E-Boyz property.

Dredging: Jack Akin of EMC made a presentation on the status of the Bandon Dredging project. He illustrated the cost savings of using the state-owned dredge versus utilizing a commercial company. He mentioned that the cost for the Gold Beach Project should be around \$2.50 or less per cubic yard. Mr. Akin mentioned that the project was made possible through the hard work of the South Coast Ports Coalition.

NEW BUSINESS:

Charles Finkel Lease: Clemens briefed the board on the sale of the Roberts hanger to Charles Finkel. He provided a draft lease to consider and mentioned that this lease was structured differently than the Roberts lease. It contained authorized use policy that is in accordance with FAA rules and Port of Gold Beach Policy. He added that the Roberts lease was created before the escalation policy and rate structure had been revised. **MOTION: To approve the lease for Charles Finkel**, motion made by McNair seconded by Walker. Motion passed by a vote of 4 for, 0 against

APPROVAL OF MINUTES:

MOTION: To approve the November 19, 2015 minutes, motion made by McNair seconded by Fowler. Motion passed by a vote of 4 for, 0 against

ACCOUNTS PAYABLE:

MOTION: To accept accounts payable for November 20, 2015. Motion made by Walker and seconded by Lottis. Motion passed by a vote of 4 for, 0 against.

MOTION: To accept accounts payable for December 05, 2015. Motion made by Lottis and seconded by McNair. Motion passed by a vote of 4 for, 0 against.

ACCOUNTS RECEIVABLE:

Clemens mentioned that several of the aged receivables were getting caught up.

BUDGET REPORT:

Jeff Kemp reported that Larry Reiber and staff had been at the Port Office conducting the audit earlier in the day. He believes the audit will be complete before January 31st. Kemp discussed Cannery Building utilities which were still behind but better than before. Huntley Park was still ahead but had slowed way down. He added that storage revenues were still up.

MANAGER'S REPORT:

Clemens began by reporting that there had been little change in the Core Task list. He has obtained two bids for an electric compound gate and The Board will need to assign a priority in the future. Clemens reported that the Airport Fuel Tank has been inspected but the report is not available. Sales of Jet "A" fuel have stopped due to an algae growth in the tank. Clemens mentioned that there have been a few complaints about the standardization of storage rates and two occupants have threatened to leave. The Board reiterated that charging a consistent rate was the appropriate thing to do. Clemens reported that the Mauch facility was 95% cleaned up and all that remained are two RVs and a dump truck. He also reported that the \$1000 Mauch paid toward the \$11K debt, had been returned for insufficient funds. He went on to report that the original building owner Mike Neil would like to attend a future meeting and make a proposal for selling the building to The Port. Clemens added that there has been some interest in the building and the concrete pad it sits on.

COMMISSIONER'S COMMENTS:

Commissioner Lottis discussed the higher cost of administering the Sea Lion Patrol. He requested it be placed on the agenda for January 2016, so the Board can discuss it further. He went on to say that he hopes The Port can come up with a long term strategy.

Commissioner McNair mentioned that the manager should continue to reach out to the Director of the Marine Board.

AUDIENCE COMMENTS:

None

ADJOURN:

MOTION: To adjourn the regular meeting of December 17, 2015 made by Walker and seconded by Fowler. Motion was passed by a vote of 4 for, and 0 against at 9:03 PM.