

**PORT OF GOLD BEACH
MINUTES
MAY 15, 2008**

Present:

**Lawrence Johnson, President
Clay Dalrymple, Commissioner
Charles Riddle, Secretary,
Bill McNair, Commissioner**

Absent:

**Milt Walker, Commissioner
Errol Roberts, Port Manager**

Jeff Kemp, Port Accountant

The meeting was called to order by President Moe Johnson, the roll was called and the Pledge of Allegiance was recited.

Review of accounts payable. It was noted that Debbie had found that the port has been paying two different phone companies for the same phone line for years and she is getting that corrected. There was a question about the check to Curry County Rain Drains and Johnson said he would ask Debbie what it was for. **Dalrymple moved to approve accounts payable, seconded by Johnson and passed 4-0, and was approved by consensus.**

Accounts receivable were reviewed and it was noted that some of the old accounts are now paid up.

Financial/Budget report. (See attached). He explained a few items that will have to be switched around regarding capital outlay funds. He was asked to make the changes that he suggested. The consensus was that he would move \$10,562 in to capital outlay and make some other changes. The budget for Huntley Park is something of a problem and it was suggested that perhaps Manager Roberts could have a talk with Charlie about spending by the budget.

Approval of Minutes: The minutes for **April 17, 2008 were approved by consensus** and the minutes of **April 25, 2008, special meeting, were approved by consensus.**

The Core Task list was discussed. Johnson said he had not received any response from Straham regarding the seal coating. Charles Riddle spoke of the AWOS progress. He stated he was surprised at the two bids that were received as they were some \$75,000 to \$100,000 over what the engineers thought they would be. There might have been a mis-estimation of around \$30,000. The engineers will look into the data regarding costs of other jobs.

New Business:

After discussing Resolution #08-09 it was determined that no action would be taken as the commissioners all felt the Leases should be signed by the board members, but should not be required to sign the Memorandums of Lease.

An informative proposal to represent the Cannery Building was made by Angela Haralson. She is offering to advertise the property locally and nationally on web sites. She is President of the Chamber of Commerce for the next two years and feels that will be an asset to the port in that she will get "first crack" at any new business that might inquire as to availability of rental space. Her commission would be 5% of the first year's lease fee. She discussed the pros and cons of the building and said she thinks it is a well-kept secret locally and she would be interested in looking into the possibility of leasing out the "common area" instead of letting the tenants use it to sell their wares without the port making any money on it. She explained that her role would be for the advertising and promotion of the building and working with prospective tenants, but she would not be collecting rents or otherwise managing the property.

After her discussion **Bill McNair made a motion to accept Angela Haralson's proposal and present her with an agreement for two years, seconded by Dalrymple and passed 4-0 by Johnson, McNair, Riddle and Dalrymple.** The manager, Errol Roberts would contact her regarding drafting the agreement.

There was some discussion on the \$100.00 reduction for mall charges proposed by Manager Roberts. The board decided they would want to discuss that at the next meeting when the manager was present. (He was on vacation)

The Brueckner lease and Sixes River Real Estate lease were discussed with no decision being reached. It was decided that an executive session would be called to discuss these items.

The executive session to discuss the leases and to change Errol's probationary status and do his evaluation was set for **Noon, Friday May 23, 2008.** Johnson said they were given the wrong manager's evaluation form and he would get the correct one in people's boxes ASAP.

Regarding the proposal to allow the manager to approve refunds of up to and including \$400.00 was discussed and a **Motion was made by Charles Riddle to give the manager the right to refund stated security deposits of any amount without permission of the board and any other refunds up to the amount of \$500 in non-standard situations. Seconded by Dalrymple and approved 4-0 by members present.**

Commissioner's Comments:

McNair said he had gone to his 4th meeting of the Marine Science Center people and he was only there representing the port as having available property to lease. He said he found out that the original money to fund the studies (\$15,000), etc., was procured by Ralph Brown, former county commissioner, and he is quite sure the money is almost used and there is no more money in the pipeline.

Riddle said he was redrafting his ideas on what it means to give the manager the power to hire and fire employees.

Dalrymple asked if there was a date set for blacktopping and Johnson said that to his knowledge bids were not out yet. Clay also mentioned that the cement slabs are still on the jetty.

Audience Comments:

Margie Roberts, board member of South Coast Community Resource Center reported they are very happy with their quarters they have leased in the upstairs of the cannery building. She said the bathrooms are always very clean and everyone is quite happy there.

Roy Kochel said that he had talked to Charlie at Huntley Park and he said he is booked up through the holiday at 100 percent occupancy. Bill McNair said friends of his who have been coming to Huntley Park for 30 years or more said it is in the best shape they have ever seen it. Other commissioners have been hearing excellent comments about Huntley and it was suggested that Norm Martin be contacted to do one of his well-done feature articles about Charlie and Huntley Park.

The meeting was adjourned at 8:30 p.m.

ATTEST:

_____ **DATED** _____
Lawrence Johnson, Board President

_____ **DATED** _____
Charles Riddle, Board Secretary