

**PORT OF GOLD BEACH
BOARD OF COMMISSIONER'S
REGULAR MEETING
July 21, 2016**

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**PRESENT:**

Milt Walker, President  
Charles Riddle, Secretary  
Mark Lottis, Commissioner  
Bill McNair, Vice President

**ABSENT:**

Bill Fowler, Commissioner

James Clemens, Port Manager

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

**AUDIENCE COMMENTS:** Clemens noted that the Mary D. Hume subject would be addressed during the Manager's Report.

**HUNTLEY PARK:** Clemens reported that Huntley Park was overbooked the entire July 4<sup>th</sup> weekend and there was a dog bite incident.

**SHOP SUPERVISOR:** Aaron Duncan informed the Board that he has made arrangements with a new fish carcass collector from Crescent City. They will be collecting the Port's waste at no charge. He reported that there have been a lot of compliments on the new Fish Cleaning station parking. There has been some confusion with parking but additional striping and signs will help. McNair recommended additional striping in the "no parking" areas. Duncan stated that additional parking signs have been added to Cannery building. Sport moorage is increasing and he is continuing to warn users to pay launch fees. Three new electrical outlets will be added to the Fish Cleaning Station soon. More 5 mph buoys and a 5 mph sign has been displayed with hopes of reminding boaters of the speed limit established by a Port ordinance. Commercial dock gangway is in disrepair; rusted, wheel had failed, cross-ribs are rusted. He has temporary fixes in place but there is a possibility of replacing it with a used aluminum gangway out of Brookings. He reported that there have been daily complaints about lack of dredging and he is referring them to the Army Corp. of Engineers. The Post Office yard has been cleaned up and they were invoiced for the man hours spent.

**OLD BUSINESS:** None

**NEW BUSINESS:**

Clemens explained and presented the Board with an addendum changing the name on the Garcia hangar land lease. **MOTION: To accept the lease addendum changing the name on the Garcia hangar lease to Charlotte Garcia Living Trust.** Motion made by Walker and seconded by McNair; motion passed by a vote of 4 for, 0 against.

Cindy Meyers, Cannery Building - Suite E tenant, has requested a 6 month renewal because she believes her business will be settled before the year. **MOTION: To modify the terms of the Meyer's lease, beginning on August 1, 2016, one 6-month lease renewal that will revert back to one-year terms on February 1, 2017.** Motion made by McNair and seconded by Lottis; motion passed by a vote of 4 for, 0 against.

Fish Cleaning Station parking preparation has been completed. The expenses exceed the Manager's spending limits. **MOTION: To approve payment of \$7,925.00 to the Agness**

**Company for pre-construction site preparation.** Motion made by Walker, and seconded by Lottis; motion passed by a vote of 4 for, 0 against.

Clemens read the Oregon ruling on “Recreational Immunity.” SDAO provided notice to its members that a recent OR Supreme Court decision undermines the Oregon Public Use Lands Act. This affects special districts that have open spaces that are provided to the public for free; the Port’s docks and upland properties. SDAO has recommended inspections that will help determine hazard areas and providing signage that could help mitigate risk. Clemens agreed to continue to work with SDAO and Riddle recommended contacting Able Insurance.

**APPROVAL OF MINUTES:**

**MOTION: To approve the June 16, 2016 minutes.** Motion made by McNair, and seconded by Walker; motion passed by a vote of 4 for, 0 against.

**ACCOUNTS PAYABLE:**

**MOTION: To accept accounts payable for June 20, 2016.** Clemens explained the Reese electric expenses for the compound rewiring project and the NW Insurance Group. Motion made by Riddle and seconded by McNair; motion passed by a vote of 4 for, 0 against.

**MOTION: To accept accounts payable for June 30, 2016.** Motion made by Walker and seconded by Riddle; motion passed by a vote of 4 for, 0 against.

**MOTION: To accept accounts payable for July 5, 2016.** There was discussion concerning the approval of accounts payable after the payments have been made. It was decided to discuss the subject with Jeff Kemp, Port Accountant, at the next meeting. Motion made by McNair and seconded by Riddle; motion passed by a vote of 4 for, 0 against.

**ACCOUNTS RECEIVABLE:** Clemens explained why Dower has not signed the agreement or paid for the area he uses in the Neil building. The agreement has been modified and resent to Dower. Jones’ have been notified to remove their property from the compound.

**BUDGET REPORT:** Jeff Kemp was absent and a hard copy of the financial budget report was provided for review. Clemens noted that the land and building year-to-date revenue projection shows the Port is greater than by \$23,000. Port of Brookings Harbor payment of \$10,000 for dredging labor was received.

**MANAGER’S REPORT:**

Clemens provided the Board with the Mary D. Hume public opinion through Survey Monkey. 54% answered the question “I feel that the ship should....not be removed. Just let it be consumed by Mother Nature.” 61% felt that there was little potential for pollution or hazards to navigation and the comments varied drastically. Clemens noted that there seemed to be slightly more support for leaving it alone. He also stated that he isn’t sure if the Port has the right to remove the Mary D. Hume and the Historical Society is the probable owner. He shared an email received from the Oregon State Historical Preservation Office. It complimented the Port for engaging in discussion and asked that Clemens contact them before there is any action.

**MOTION: At this time, the Port of Gold Beach will not pursue any further active towards the removal of the Mary D. Hume.** Motion made by McNair and seconded by Lottis; motion passed by a vote of 4 for, 0 against.

Core Task list updates on the Cannery and Neil building maintenance, upcoming hangar inspections for the Airport Master Plan, and the Office upgrades; new carpet and network wiring.

Clemens provided the status of dredging the river and the basin. Dredging the river was supposed to begin on 11 July but due to budget and contractual issues, the river will not be dredged. Clemens provided Kathrine Growth, Army Corps of Engineers, as a point of contact. The IFA is establishing an inter-Governmental agreement with the International Port of Coos Bay. Clemens has requested an estimate for the cost of a dredge operator and he has not received an answer. Clemens believes that the Port should be able to complete basin dredging for the cost of fuel and an operator. There is interest in establishing an inter-governmental agreement that would insure the continued dredging of the basin. Due to lack of experience, Clemens feels that production will be slow and less efficient. Concerning the river (clamshell) dredging, there is apprehension about the timeframe and the Board would like to express how important it is to have any future dredging completed before July 1<sup>st</sup>.

The Board was informed about the condition of the commercial moorage gangway and pictures were presented. Clemens has pursued and received some bids; price for a used could be as low as \$5000 and a new gangway will cost approximately \$20,000.

Clemens met with the Sheriff's department to discuss using the Curry County Southern Oregon Community Service project for volunteer labor. McNair and Riddle stated their concerns and the Board agreed that the Port would not participate in the program.

An offer for one-time property maintenance at the U.S. Post Office was accepted and grounds maintenance has been completed. The Rosenthal Family Trust will be invoiced for the labor.

**MOTION: To send the Port of Gold Beach invoice for property management to the Rosenthal Family Trust.** Motion made by McNair and seconded by Walker; motion passed by a vote of 4 for, 0 against.

Clemens reported on the following airport inspections have occurred but he has not received the results; ODA pavement, FAA, and a Phillip's 66 inspection of the fuel tank.

Clemens reported that the lower unit in the Sea Lion Patrol boat has been rebuilt and he has purchased supplies - including pyro, and safety equipment for the boat. He noted that he has drafted several recommendations for operations and training. **MOTION: To license the Sea Lion Patrol boat as recreational; allowing the Sea Lion Patrol to fish; as long as it doesn't affect the official duties.** Motion made by Walker and was rescinded by Walker. Lottis stated that an employee being allowed to fish would be inappropriate and in the past, he has received quite a few complaints about the patrol fishing. McNair recommended Clemens implement policy for the Sea Lion patrol but noted that he had an issue with the notification process; Board members should have been notified beforehand. The consensus of the Board was that Clemens would manage the program at his own discretion and the Sea Lion patrol employees would not fish while on duty.

COMMISSIONER'S COMMENTS: Riddle had no further comments. Lottis explained the Sea Lion Patrol stickers that are being sold to support the program; has generated several thousand dollars in the past. Lottis also reported that Jot's will be handling this year's derby and details will be available soon. McNair provided information obtained at the first Spring Salmon Workgroup meeting. Walker had no further comments.

AUDIENCE COMMENTS: None

Clemens addressed the Board and stated that his managerial style might not be a good fit and he was offering his resignation. McNair and Walker stated that they are happy with Clemens' performance. Riddle asked for clarification and Clemens provided examples of challenges to the manager's authority. Clemens and Walker recommended an executive session to continue

the discussion and the manager's resignation was not accepted. A Special Meeting and Executive Session was scheduled for Thursday, July 28, 2016 at 6:00 P.M.

ADJOURN:

**MOTION: To adjourn the regular meeting of July 21, 2016** made by Riddle and second by McNair; motion was passed by a vote of 4 for, and 0 against at 8:55 P.M.