

**PORT OF GOLD BEACH
BOARD OF COMMISSIONER'S
SPECIAL MEETING
January 9, 2017**

PRESENT:

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

ABSENT:

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: None

COMMITTEE REPORTS:

Fowler reported that Duncan had negotiated free towing for the abandon vehicle at Jim Hunt Bar and Curry Transfer and Recycle has agreed to waive their fees. There is additional paperwork that will need to be completed. He presented the Board members with a spreadsheet listing the final five companies and the details of their bids to demolish the warehouse previously known as the Neil building.

Riddle stated that he has been working with the FAA on the Airport Master Plan. It is on hold until a listing of the airplanes is produced. He is reviewing a request from an airport tenant that would like to sublet his hangar. After requesting additional information, Duncan explained the problem and the equipment that has failed on the AWOS processor. Riddle stated that there were no legal requirements to have it operational but he would review the proposal and felt it should be repaired.

McNair reported that the fish cleaning parking lot sidewalk and curbing has been contracted with J. Todd and will be completed when weather permits. McNair shared the specifications received from Jack Akin and a drawing for the NE parking lot culvert project. It shows the infrastructure, but noted that it will be the contractor's responsibility to locate the phone and power lines, culverts, etc. He has spoken to contractors Larry Bowen and Gary Fletcher, and plans to contact Dwayne Rath, and Joe Kaufman. He hopes to have the bids by next meeting but has given the contractors until February 1, 2017, with project completion by April 1, 2017. Fowler asked if there were any approximate costs and McNair noted that it was not budgeted but there is \$60 thousand remaining from dredging. A bid from Mantle Industry, for the gangway, has been received and McNair has requested a bid from Tarhill in Coos Bay. He noted that Tarhill will probably cost more but they are local and will bring a boom truck to help our staff install the ramp. McNair explained the Marina Assistance Program grant, how the funds should be used, and the amount received.

Because of the cost of re-roofing the storage buildings in the compound area, bids for the project will be needed. McNair volunteered to measure and create a drawing, that will include the specifications, for the contractors. Walker noted that a decision to repair or remove the Neil building has not been made. Riddle didn't feel that there was enough of a business plan to proceed. Lottis recommended leasing the facility "as-is" with a release of liability. It was decided that a letter declaring the commercial property available for development would be presented to a real estate agency and the economic development office.

The Cannery Suite D electrical proposal, from Reese Electric, was explained by Duncan. **MOTION: To accept the Reese Electric, Suite D Proposal.** Motion was made by McNair and seconded by Fowler; motion was passed by a vote of 5 for, and 0 against.

The Cannery Suite G heat pump is inoperable and replacement has been recommended. **MOTION: To accept A+ Heat Pump Replacement Proposal for Suite G.** Motion was made by Walker and seconded by Riddle; motion was passed by a vote of 5 for, and 0 against.

After discussing the Century 21's solicitation to place a kiosk in the common area of the Cannery, the Board decided to decline the request. **MOTION: To deny any additional commercial usage of the Cannery Common Area.** Motion was made by McNair and seconded by Lottis; motion was passed by a vote of 5 for, and 0 against. McNair noted that he will search for an agreement with Jerry, Coffee Dock, concerning the Cannery Common Area maintenance.

Walker asked for additional items for discussion before recessing the public meeting and noted that the Port Manager vacancy would be discussed in executive session. Fowler stated that advertising the position was pending but he intended to complete the advertisement and place it on Craig's List the next day.

AUDIENCE COMMENTS:

Summer Matteson introduced herself and explained that she attended the meeting to learn more about the vacant manager's position. McNair stated that the position had not been formally advertised but that anyone could apply by sending a resume to the Port, attention Bill McNair/Bill Fowler. He also offered to receive resumes sent to P.O. Box 1011, Gold Beach OR or through his email address bill@roquejets.com. McNair explained that him and Fowler were conducting silent solicitations but the Board would be discussing the criteria in executive session.

The Board recessed the Special Meeting and convened into Executive Session pursuant to ORS 192.660(2)(a) and 192.660(7), which allows the Commission to meet in Executive Session to consider the employment of an officer, employee, staff member or agent.

MOTION: To adjourn from Executive Session - January 9, 2017. Motion was made by Walker and seconded by Lottis; motion was passed by a vote of 5 for, and 0 against.

MOTION: To adjourn Special Meeting of January 9, 2017. Motion was made by McNair and seconded by Fowler; motion was passed by a vote of 5 for, and 0 against.