



PORT OF GOLD BEACH

P.O. Box 1126
29891 Harbor Way
Gold Beach OR 97444

PHONE: (541)247-6269
FAX: (541)247-6268
EMAIL: portoffice@portofgoldbeach.com

Special Meeting Minutes 12/12/2019

Present: Bill McNair
Bill Fowler
Charles Riddle
Hank Eckardt
Mike Luzmoor
Andy Wright – Port Manager

The meeting was called to order at 12:00pm, the pledge of allegiance was recited, and roll call was taken.

There was no public comment.

Andy Wright began a discussion about a particular hangar lease and made sure everyone had seen the letter from the attorney regarding that hangar owner. There is some vague language in the Airport Master Plan that says hangars must be in good working order and have useable life left in them. Three neighboring hangars have very little useable life left in them and this particular hangar may have another 20-30 years. It doesn't meet requirements that it needs to be demolished, so the Port needs a plan that is a little less "hostile" for this hangar. Originally, it was just land that the Port encouraged people to build on. Bill suggested letting all hangar owners know the Port's plans and ask each how they think we could work things out with them best. This particular hangar owner is disgruntled, feels wronged, and feels owed \$30K from Port. He hasn't had an airplane in his hangar for at least 2 years, and is subletting, so he's out of compliance of his lease in these two ways. The Port considered a couple of solutions: 1- buy him out or, 2- continue him month to month, require him to put an airplane in his hangar, and discontinue subletting. The Port considered that they may then need to do the same to everyone else who is out of compliance and require all hangar owners to have airplanes in their hangars. The FAA requires hangar owners to have a registered and operational aircraft in their hangars. Every hangar owner at one time did have an aircraft, but now many

are out of compliance with their leases and the FAA. The Commission wanted to be clear they are not trying to tear this particular hangar down. It is cement based and has life left in it. Hank Eckardt thought it would be best for the Port to purchase the hangar so we'd have control of the situation when it came time for the airport project. He asked the Commission what they thought of asking the hangar owner if he'd agree to sell for appraised value if the Port hires an appraiser. The Commission agreed for Andy to proceed to continue to negotiate with the hangar owner. Commission also concurred that Andy should draft letters to other affected hangar owners about the Port's upcoming intentions. Charles Riddle did not participate in the discussion because he has an actual conflict of interest as a hangar owner.

City easement. Andy said the city has a sewer and water line through Port property past the old Nor'wester restaurant . It was put in in the 1960s and it was never documented by city or port. City is now going to clean that up by submitting a request for legal documentation of an easement. Andy says it looks straightforward and that they are just asking for access to the lines. Andy provided copies of the legal document to the Commission via email. The Commission reviewed diagrams. The Commission wanted clarification of one of the property markings on the map diagram before committing to creating an official property document. **Motion to approve the easement, including clarification as to why their map shows a square of private property on Port land, made by Bill Fowler. Hank Eckardt seconded the motion. Motion passed unanimously.**

Airport fuel terminal purchase agreement. Andy explained, the company selling fuel terminals is having a year-end sale. The airport's current terminal is obsolete and no longer serviceable. We will eventually need to replace it. If we choose to replace it now, before the end of the year, we will get \$3500 off purchase price. The price does not include installation and we will need electrician. Also, the new fuel terminal won't work on the existing phone line. It needs an internet connection, which is currently not in place out there. Internet connectivity at the airport is already on the Core Task List to enable live feed cameras on top of airport terminal for pilots to be able to check. Mike Luzmoor asked clarification on a "one-hose controller" and if the new fuel terminal would have the ability to accommodate Jet A fuel as well once we resume carrying it. Andy said it would be easy to add another control board for about \$250 in the future to incorporate the addition of Jet A fuel. Bill Fowler asked how old our existing unit was and Andy replied at least 20 years old. The new system will be Windows based. **Motion to approve the purchase of**

the new fuel terminal at the airport for \$11,795.00 plus installation costs made by Bill Fowler. Mike Luzmoor seconded the motion. Motion passed unanimously.

Under Commissioner comments, Bill Fowler brought up that over the Thanksgiving holiday he'd driven by and noticed that Jeff Warner's boat was blown by the storm so hard it ripped cleat out of the commercial dock which damaged the dock. Bill stopped and secured the boat. Andy took pictures of the damage and turned in a claim to the insurance company. He is waiting to hear back from them. Bill McNair asked the status of the Pola. Andy said the potential buyer has been working on the engine and diligently paying for moorage. Hank Eckardt asked about the status of making a new ramp for Fivestar Charters. Andy told him it's in progress. He's preparing to submit bids and is shooting for late March or April. Hank also asked if there would be a light on our launch ramp. Andy said yes, and described the plan to put a light pole out by the shed and run it into existing nearby electricity.

Meeting was adjourned at 1:00pm.