

**PORT OF GOLD BEACH
MINUTES
7:00 p.m.
MARCH 20, 2008**

Present:

Absent:

**Lawrence Johnson, President
Milt Walker, Vice-President
Clay Dalrymple, Commissioner
Charles Riddle, Secretary,
Bill McNair, Commissioner**

**Errol Roberts, 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.

The first order of business was a presentation on the Sea Lion Abatement Patrol by Mark Lottis who spoke on behalf of the Curry Sportfishing Assn., the fishers and the entire community. He recapped last year and presented a proposal for this coming year's season. He is hoping to get their budget from the Curry Sportfishing Assn, the City of Gold Beach and the Port of Gold Beach, each entity donating 1/3 of the cost after a grant and other considerations. He spoke of a possible grant from ODFW but it requires matching funds. He had letters of support for the program and a petition signed by many people.

Accounts Payable were examined and passed without question on a ***Motion by Charles Riddle and seconded by Milt Walker. Motion was passed by consensus.***

Accounts Receivable were discussed and Manager Errol Roberts said that 5 of the items that were in the "over 90 days" column would not be showing up again and they had been junked. Errol also reported that the port finally received the money for a gas charge made by the National Guard well over a year ago, thanks to the diligence of Debbie who was on the phone almost daily in an effort to contact the proper person to get it paid. Milt Walker questioned what is being done about Milo Hanson's account which is far overdue and there was some discussion about that.

Financial Report was given by Jeff Kemp who said things are going fine with the budget, in fact, it is very near perfect. He said February is always a slow month.

The Hancock account with the treasurer will be closed out next month.

The minutes from the meeting of February 21, 2008, were approved **by consensus after a motion by Milt Walker and seconded by Clay Dalrymple.**

The minutes from the meeting on March 5, 2008, were approved **by consensus after a motion by Milt Walker, seconded by Clay Dalrymple.**

Under Old Business the Core Task List was discussed. The trailer parking is useable now, will open on April 1, 2008. A good lock has been ordered. Errol reported on the gate at the upper end of the breakwater dike.

According to Errol, the sport docks will be completed by May 1. Docks A and B will be done this year which is about the best guarantee that can be given unless Errol gets some funding. He said the sport docks need to be power washed, some rails painted and some checking on electricity and they will be ready to use. Some of the concrete and wooden docks need to be traded out at Jerry's Jets and hopefully, that will be done before Jerry's opening. Errol is hoping to get some FEMA money to do the work on the commercial docks and ramps by the Nor Wester. Errol, Moe and Bill will get together to discuss the docks.

Office Parking Lot, a bid from Tidewater for \$11,500 was received. This would cover paving from the north end of the office down to the area of the old One Stop Building. Moe has talked to Strahm's Seal Coating and Ike Parker looked at the job, but no bid has been received from him.

Charles Riddle reported on the Cannery Building, that the port now has established lease rate standards and have a standard lease format. It was mentioned that 4 of the suites on the 2nd floor have been rented now but the unfinished ones will be more difficult to rent.

The condition of the exterior of the Cannery Building was discussed. It will be power washed this week, but it does need some paint and Errol will check into that.

Errol said that one of the employees, Gary, will not be working at the port any longer, as he will be doing work at Lucas Lodge in Agness, so Bill Matthey will be coming back to work. Errol said Gary was an excellent worker and he will make sure that the quality of the work remains high.

The floor in the kitchen of the Port Hole is done, but there was an over run of several thousand dollars. It was not a bid job, as there were no bids received, but was just a "time & materials" job estimate.

The shop building would cost about \$160,000 to have the roof and walls fixed. Errol thinks a new steel building of adequate size, two bays and the office, would cost about \$75,000 for material, \$75,000 for labor and additional monies, but would probably not cost much more than to have the old building repaired. Moe and Errol will get together for a special meeting time to discuss location (if a new building is built), repairs, etc.

Charles gave a report on the airport, saying the AWOS is moving along as planned. The bid opening will be in April. He does not expect to see the money from the FAA until at least June 30. He and Errol discussed the Revised Layout Plan and Errol is hoping to piggyback the money for that plan along with the grant for the AWOS.

The progress at Huntley Park was discussed and Bill McNair said he would like to see a list compiled to cover the "done" items, moved from the Core List as they are completed. Charles said he will take responsibility for keeping the list up to date and will create a "done" list. Huntley Park will be at the top of that list.

That was the end of the discussion regarding the Core List, and a short break was called for. The meeting reconvened at 8:30 p.m.

Under New Business, Errol reported that the Harold Walt Lease is done and waiting for signatures by the commissioners. The Burchett Agreement had been revised and sent to them but it was not back yet. He reported that the lease for Space G in the upstairs of the Cannery Building to South Coast Community Resource Center is ready for signatures by the commissioners. He said the Paasch Lease is signed, sealed, the money paid and in the bank. The Dunlap lease is not signed yet.

The Burchett agreement was discussed at length with the commissioners showing concern that the port might be providing some compound space, garbage service and electricity and they had not expected those items to be in the agreement. They do not think a lease rate of \$200 will cover those things and still make a profit. The consensus of the board was to provide space for the Burchett's to put their own dumpster, billed to them, locked and they would have the key. Errol will also find out what they have for a freezer and how much electricity might be required for them.

At this point, Charlie Casey gave his report on Huntley Park and showed a video of the progress that has gone on there. It has been transformed with new signs, pot holes repaired, new wiring, new lights, a new flag flying, grass mowed, brush cut, debris cleaned up, a new building and work done on the others to make them presentable, bathrooms cleaned up and showers going, refurbished old

toilets, wood split and many more improvements. He held a barbeque and a group of about 20 people, "Friends of Huntley Park", came and worked, hauling over 80 loads of brush, etc., to be burned. The new caretakers, Larry and Sharon are on site and working hard, along with Charlie. They have carved out about ten new camp sites, raising the capacity from 60 sites to 70 and perhaps will be able to site a few more with more work. The board and audience were very impressed with the work that has been done and the improvements. Charlie wants everyone to come up and see the result of their work. He thanked Larry and Sharon, the Friends of Huntley Park and the board for their faith in him. He has been helped along by KGBR Radio and has been on the radio several times talking about the Park. He says it is paying off as they are getting a lot of calls for use of the park.

Charlie presented a proposition from Agness Company that they could pave the road going all through the park for a total of \$9600 using reconstituted asphalt. The road would 13.2 ft. wide. After looking at the budget, the board decided they would have the money to pay for the paving and asked Charlie to commit to Agness Company so the work can be done when the weather permits. ***The board, by consensus, directed Errol to proceed with arrangements with Charlie for the paving.***

Managers Report:

- Errol reported on the hoist, saying it is currently out of service. An inspector with marine surveys will be here soon and will look at it. A few people are using it at their own risk.
- He reported on the cost over-run at the Port Hole.
- Becky Bryant of OECDD will be here soon to meet with him and any commissioners who want to attend.
- The Neil Lease is ready
- He has received one response to the RFP for an attorney, from Jim Coffey of North Bend.
- He is in contact with Peter Freedman's office. The \$450,000 HUD grant will cover the high dock repair. It will funnel through the OECDD. He told N.W. engineering to dust off their plans. He is hopeful part of the grant can be used to fix the dike problems. About 2 years ago it was estimated it would cost about \$100,000 to fix the high dock or about 1.5 to 2 million to rebuild it completely. He thinks the dike repair might be about \$150,000 according to an estimate by Tor Flatebo some time ago.

Commissioners Comments:

Bill McNair: The pros and cons of Ethanol were discussed and it is Bill's understanding that Jerry's Jet Boats will have to change to using it, although some of the other commissioners were of the opinion that the government was going to back down on that position.

Charles Riddle: Attended a business forum this morning with the OECDD representatives there. He said there is a lot of misinformation out there and he will be talking with Becky Bryant regarding the misinformation and rumors.

Clay Dalrymple: Brought up the sea lion proposition which prompted a long discussion regarding how much help the port can give. It has been totaled that the in-kind and actual cash donated in 2007 was \$6074. The port cannot afford to do more than they have been doing, donating half their receipts for the launch fees. Finally, it was **moved by Clay Dalrymple to keep the support the same as was motioned in 2007, seconded by Bill McNair and passed 5-0 by Commissioners Walker, Johnson, McNair, Dalrymple and Riddle.**

Audience Comments: Sue Johnson commented on how exceptionally clean the cannery building is being kept. Also commented on what an outstanding job Charlie is doing at Huntley Park and thanked Jim Freedman for helping write the marine fund grant for docks.

Margie Roberts agreed with Johnson. She feels as a budget committee member, the port has to be more careful about donating money.

The meeting was adjourned at 10:00.

ATTEST:

_____ DATED _____
Lawrence Johnson, Board President

_____ DATED _____
Charles Riddle, Board Secretary