

PORT OF GOLD BEACH
BOARD OF COMMISSIONER'S
REGULAR MEETING
January 16, 2014

PRESENT:

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

ABSENT:

Mark Lottis, Commissioner

Debbie Collins, Port Manager
Jeff Kemp, Accountant

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

AUDIENCE COMMENTS:

Wendy Abel with Abel Insurance went through the Ports Insurance Renewal and the discount the Port would receive by signing a "Longevity Credit Agreement" stating that the Port would stay with SDAO. **MOTION: To take advantage of the Longevity Credit and stay with SDAO for 2 more years.** Motion made by Riddle and seconded by McNair. Motion passed by a vote of 4 for, 0 against. Commissioner Lottis was absent.

HUNTLEY PARK:

Shawn Wallace reported for Huntley Park saying things were very slow but the moles were keeping them very busy!!

OLD BUSINESS:

President Walker gave his report on the Port storage facilities for the Ports Strategic Plan. Walker suggested that enclosing more of the storage bays would increase revenue since presently all of the enclosed bays are full and usually always are. Walker's report also suggested fixing the doors of the current enclosed bays to make them easier to open and close. Walker thought it would be a good investment replacing the siding on the north side of the storage facility and to fix or replace the leaking roofs on the storage units.

NEW BUSINESS:

Scott Keillor and Scott McMann from BergerABAM attended the Port meeting for a "Kick Off" to the Ports SBP. Scott Keillor used the board to go over the Ports Strengths, Weaknesses, Opportunities and Threats (SWOT). The Board as well as the audience participated in the conversation. The audience participants were Matt Hall, Tom Schultz, Colleen Combs and Shawn Wallace. The information that they gathered from this meeting will be part of a draft plan they will put together working towards the goal of final SBP that is approved by the state. Keillor did inform the Board that if the Port wanted to amend the SBP in the future that it can be done without any problems. He informed the Board that they would be meeting with Public Works and doing Stakeholder interviews the following day.

APPROVAL OF MINUTES:

MOTION: To approve the Minutes from October 17, 2013. Motion made by McNair and seconded by Walker. Motion passed by a vote of 3 for, 0 against. Commissioner Riddle abstained and Commissioner Lottis was absent.

MOTION: To approve the Minutes from November 21, 2013. Motion made by Riddle and seconded by Harshman. Motion passed by a vote of 3 for, 0 against. Commissioner McNair abstained and Commissioner Lottis was absent.

MOTION: To approve the Minutes from December 19, 2013. Motion made by McNair and seconded by Riddle. Motion passed by a vote of 3 for, 0 against. Commissioner Harshman abstained and Commissioner Lottis was absent.

ACCOUNTS PAYABLE:

MOTION: To accept accounts payable for December 20, 2013. Motion made by Riddle and seconded by Harshman. Motion passed by a vote of 4 for, 0 against. Commissioner Lottis was absent.

MOTION: To accept accounts payable for January 5, 2014. Motion made by McNair and seconded by Harshman. Motion passed by a vote of 4 for, 0 against. Commissioner Lottis was absent.

ACCOUNTS RECEIVABLE:

No questions

BUDGET REPORT:

Jeff Kemp went through the budget report with the Board

MANAGER'S REPORT:

Manager Collins reported to the Board that the 100LL is out of order until it can be repaired due to a drip in the pipe. It is on the schedule to be fixed the week of January 27th. She also reported that the Airport Terminal is close to being done and the floors are soon to come. Collins informed the Board that Huntley Park will be having some expenses coming for repairs and upkeep in the Parks restroom. Commissioner McNair asked that Huntley Park be put on the Core Task List for future reference. Collins said that the Chamber will be hosting a second Mudd Run at Huntley Park on March 29th, 2014. SDAO Risk Management, Troy DeYoung and Wendy Abel from Abel Insurance came and went over the Port Policies & Procedures Manual and found there is some updating that will need to be done. Collins said she will be working on that over the next several months with SDAO and will bring them to the Board in the future. Collins informed the Board that there was a Town Hall Meeting on Saturday the 18th in Port Orford at 3:35 PM and one in Bandon at 6:30 PM if any of them wanted to attend. Collins stated that she would be going to personally thank Senator Merkley for his efforts in securing funds for 10% of the Harbor Maintenance Funds for small Ports. Lastly Collins told the Board that it has become necessary to upgrade the office computers due to the fact that the current program the Port uses will no longer be supported by Windows.

COMMISSIONER'S COMMENTS:

Commissioner Harshman commented that when the rebuild of Huntley Parks well house is done that this would be a good time to enlarge it should there need to be a second pump put in for watering the grounds at the park.

Commissioner Riddle brought up the Ethics issue of the moratorium request that came up in previous meetings and read information from the Ethics Commissions literature. There is several

ways that a vote can still be had even though one or more commissioners may have a conflict. Riddle also went over some information on the Urban Renewal and how the tax base was structured. It seems the Port will only be losing about 10 - 15% of the growth on the assessed value of the Ports tax base. Colleen Combs of the Nor'Wester asked if meant she was going to get her moratorium request. Commissioner Walker said there would be no action taken at this time. Commissioner McNair said that with the Port doing a SBP this is a good time to have them evaluate the Ports rates and changes. After more discussion of the moratorium request there was a **MOTION: To take no action on a moratorium.** Motion made by Walker and seconded by Harshman. Motion passed by a vote of 3 for, 0 against. Commissioner McNair abstained due to a conflict and Commissioner Lottis was absent.

AUDIENCE COMMENTS:

Tom Schultz commented on a method of getting rid of moles at the park. He said that by putting road flares lit in the tunnel that the smoke from them would run them out and away. Colleen Combs asked if the Urban Renewal should be added to opportunities for the Port in its SBP. She also asked the Board if they liked the idea of a natural park on the west side of the airport. The Board commented on some of the possibilities. Combs also commented on percentages of loss income from last year.

ADJOURN:

MOTION: To adjourn made by McNair and seconded by Riddle. Motion was passed by a vote of 4 for and 0 against; at 8:37PM. (Commissioner Lottis was absent)