



PORT OF GOLD BEACH

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Regular Meeting Minutes 10/18/2018

Present: Bill McNair
Bill Fowler
Hank Eckardt
Charles Riddle
Andy Wright – Port Manager
Jeff Kemp – Port Accountant

Absent: Mike Luzmoor

The meeting was called to order at 5:55pm, the pledge of allegiance was recited, and roll call was taken.

Old business:

- Resolution 2018-10 – The commission voted unanimously to approve paying off final port loan to save interest expense.
- Andy Wright recommended tabling the discussion on the intergovernmental plank house agreement with Siletz indian tribe. The tribe has asked for four small changes, so the commission is waiting on a revised agreement.
- Andy Wright had an update regarding the ODFW's lease renewal. The ODFW has expressed interest in renewing their lease, which is up at the end of this year. Their lease has been escalating 2.5% each year (a correction from last meeting). They are asking for a reduction to a 2% escalation every other year. The commission decided on a counter offer for Andy to take to ODFW.
- The commission also discussed possible terms regarding a new lease of Nor'wester property in light of its impending sale. For now, information is mostly speculation on intentions, and possible initial offers. The commission also discussed analyzing a commercial rate for a general lease policy for all businesses on port property.
- The person buying the hangar that is for sale agreed to standard rates and terms. The commission approved the new lease for the sale and purchase of the hangar.

The minutes of the September 2018 meeting were approved unanimously.

Accounts payable for September 5 and 20, 2018 were reviewed and approved unanimously.

Aged receivables were reviewed.

Andy Wright gave his monthly manager's report.

- The port is applying for a fuel tank replacement grant, specifically for Jet A fuel. Andy submitted a COAR grant for State of Oregon COAR funds, along with a letter of support from Cal-Ore, and details of a past incident where a USCG helicopter rescue was not an option due to the lack of fuel availability here in Gold Beach. Decisions will be made sometime after the first of the year as to whether funding will be granted.
- The AWOS servicing company's (DBT Transportation Services) contract with us is up and they have submitted a renewal. There are no changes on their end. We have a good relationship with them and Andy recommends renewing our contract with them. Andy needs approval from the commission since the contract monies are over the managerial level threshold of spending. The commission consensus was to renew the contract with DBT. Also, Andy noted the AWOS equipment is in decent shape but the tower and structure that holds equipment is corroding.
- Since the PAPI/Beacon Project came in under budget, there are \$96,000 in grant money left over. If we don't use it next year, we will lose access to it. Andy mentioned that the airport could use a new AWOS system, which could potentially cost \$200K. However, the FAA is short staffed and has said they can't handle a project of that magnitude for us for next year.
- The Pola officially belongs to the port now. Legally, we have to wait 30 days to sell it, but we do have potential buyers waiting. We will sell it "As is".
- Though it worked great all summer, the hoist is broken again. Interior gears are making clunking noises. Andy is having it looked at to see if it's worth salvaging, or if we need to get a new motor.
- The USCG wants to lease a spot at our commercial dock for 5 years while they're making repairs across the river at their station. They are asking for security gates on the gangway, electrical, and more. They are willing to pay for all the improvements and leave them here for us when they leave.
- The commission has located a spot behind the Post Office to put a wash down station. The traffic flow there would be less of a liability. A city worker looked at the area and said it would be no problem to dig a trench through there for water, sewer, and utilities. We would be tapping into a water line in front of the fish cleaning station. We will look into the possibility of getting some invasive species funding for it. The commission would also like to get pictures and information from the Charleston, Oregon wash down station. (They supposedly built a nice one similar to one we have in mind.)
- Andy has done more research regarding the woman living on the North Jetty. He had the assessor's office pull maps and found she is not on or near port property. The port has no jurisdiction. The Corps of Engineers says she's not on their land either. She appears to be on state land, so it could be the Department of State Lands' or Scott Knox's responsibility. Andy will continue to follow up on this issue.

- On the front of the ODFW building, the bottom third of metal siding is rusted and bottom wood is completely rotten. This is a port issue because it's on the exterior and it's a port-owned building.
- Andy bought a utility trailer for the port. It is a two-axle heavy duty utility trailer from Gene Trinkler.
- The Hempstead Excavating vs. Frontier issue has been resolved. The port will pay half and Hempstead will pay half. The matter is closed.

Jeff Kemp gave his monthly financial report. Nothing out of the ordinary.

The commission went into executive session, under ORS 192.660 for employee review and evaluation, and ORS192.660(2)(E) to conduct real estate deliberations.

At 8:00pm, the commission returned to regular session and heard commissioner's comments. Hank Eckardt mentioned that the Siletz tribe will probably be required to have a building permit for the plank house. Hank also brought up measuring the water levels at the south jetty and said a storage tank would be the way to go for the restroom project. Andy said he is researching the cost for a holding tank and a sewage pipeline for bathrooms on the south jetty.

There were no other commissioner comments.

The commission made a move to adjourn at 8:08pm.