

Port of Bandon  
Regular Commission Meeting  
September 27, 2018 5:00pm  
City Council Chambers  
Coquille, OR

Commissioners Present: Reg Pullen, Rick Goche, Kelly Miles

Commissioners Absent: Wayne Butler, Donny Goddard

Staff: Jeff Griffin Port Manager, Josh Adamson Project Coordinator, Bob Shamnot Harbormaster

Guests: Lori Osborne, Bryan Kraynik, Joey Miles, Dennis Graham, Jerry Garth

Commissioner Pullen called the meeting to order at 5:00PM.

Commissioner Pullen asked for a motion to be made to approve the consent calendar. Commissioner Goche made a motion to approve the consent calendar as written. The motion was seconded by Commissioner Miles. Motion passed unanimously.

Commissioner Pullen opened the meeting with acknowledgement to Joshua for keeping detailed meeting minutes. Commissioner Pullen stated that the records of minutes are important for past present and future to keep a detailed remembrance of what happened.

Jeff presented the edited and updated Port Ordinance 2018-01 draft for the First Public Hearing and explained that this draft when adopted would update and replace all previous ordinances the Port has adopted. Jeff then discussed that this was the first of 2 public hearings that would need to happen before the Port can formally adopt. Commissioner Pullen discussed the purpose of having updated Ordinances. Jeff explained that this draft was put together to protect Port property as well as address parking, camping, public nuisances, abandoned and derelict vessels, moorage and a variety of other activities on port property. Commissioner Goche referenced section 2.0 in the draft about Rental and Lease agreements and was wanting to review the boiler plate for the Port Lease Agreements. Jeff informed Commissioner Goche that our boiler plate has legal review and we can provide a current copy of the lease template for review for the Commission at a future meeting. Commissioner Miles expressed concern about the way the Port approves leases and if Commissioners should see all agreements before signed. Commissioner Pullen advised Commissioner Miles that the proposed Ordinance before us manages the Public and not leases. Commissioners then discussed the procedure on which to handle leases and the involvement with or without Commission approval for signing new leases. Commissioner Goche made a motion to open the hearing for the Ordinance Draft 2018-01. Commissioner Miles seconded the motion. Motion passed unanimously. Commissioner Pullen at this time asked for public comment on the draft to which there was none. Commissioner Pullen kept the public record open for Ordinance Draft 2018-01 until next meeting.

Jeff discussed the recent press release from Rep. Peter DeFazio (OR-04) and other sources that the navigational channel maintenance funding has been secured for U.S. Army Corps of Engineers (USACE)

for the dredging of Oregon's ports and other maintenance and improvement projects. Jeff explained that the Port of Bandon was only allocated \$26,000 as planning funds. This is typical, with dredging funds for small ports on the South Coast eventually moved into the work plan via USACE's allocated discretionary funds (which are robust this year). Commissioner Goche asked if there was a channel depth sounding report to which Jeff said there is one available online.

Jeff presented an email from Mark Landauer from Oregon Public Ports Association (OPPA) asking Oregon Ports to submit one Capital Project for the Legislative Assembly to show that ports have a need for investment that would result in creation or retention of jobs. The Port would have until an October 19<sup>th</sup> deadline to submit any projects. Jeff also referred to an email from Sheila Megson who is the Chief of Staff for Rep. David Brock Smith and asked that the Port submit any concepts for legislation for the upcoming 2019 session. Jeff proposed requesting funds for \$2 Million that would go to replacing marina infrastructure. Jeff discussed that he has been in contact with Bellingham Marine for quotes on timber dock replacement and different materials used. Commissioner Goche asked Bob if replacing the docks or using the existing piles was going to be problematic. Bob assured Commissioner Goche that the existing piles were still in good shape for another 20 years but that the metal ones need to be removed. Bob shared that the marina will be costly to replace but that it could use more slips as we are usually full during salmon, crab, and halibut seasons. It clears out usually from November to April with only the annual slip holders there. Jeff informed the Commissioners that the new C docks should be heavier to attenuate the waves.

Commissioner Goche made a motion to move forward with the OPPA Capital Projects request as well as the request to Rep. David Brock Smith to request help with funding for new marina infrastructure and to contact Bellingham Marine for more information and data. Commissioner Pullen seconded the motion. Motion passed unanimously.

Jeff discussed the progress going on with the Old Town Marketplace Building Annex. Jeff presented an email proposal for a geological bore in the area adjacent to site 35CS43. The State Historic Preservation Office (SHPO) believes, based on the Ports' Archaeologist report, that the probe will likely excavate within fill and not impact any intact soils. Jeff asked the Commissioners for approval for the geological bore to be done at a cost of \$5,000. Commissioner Goche and Commissioner Pullen discussed stratification. The Commissioners then reflected on a 1980 story about boundary limits and how SHPO sets them. Jeff stated that they are staying in contact with the Coquille Tribe Archeologist and the Tribe feels uneasy about the probe but gave the ok. There is a meeting planned with the Coquille Tribe set for October 23, 2018. A debate commenced with the Commissioners about whether to do the probe before the meeting with the Tribe or wait until after the meeting to get more clarification. All Commissioners present agreed to go ahead with geoprobe ahead of Tribe meeting in hopes to get more info to present to the Tribe and for the Port to further the project. Commissioners Pullen and Goche then entered a discussion regarding costs on the project as of current. Jeff mentioned so far the costs have been limited, although staff time has been significant.

Commissioner Goche made a motion to move forward with the geoprobe in the area adjacent to site 35CS43. Commissioner Miles seconded the motion. Motion passed unanimously. SHN Engineers Inc. will do the geoprobe.

Jeff asked the Commissioners to make a motion to approve a credit card application for Banner Bank in the name of employee Joshua Adamson. A motion and meeting minutes are needed for the approval with Banner Bank to issue a card. Commissioner Goche made a motion to approve Joshua Adamson getting a credit card from Banner Bank with the limit of \$2,500 and raising Jeff Griffins limit to \$3,000. Commissioner Miles seconded the motion. Motion passed unanimously.

Jeff shared a newsletter from the City of Bandon thanking the Port for acquisition and restoration of the trolley naming special thanks to Gina Dearth, former Port Manager and Bob Shamot and his work crew. Commissioner Goche asked how the trolley was going. Bob said that is drew in about 600 people over that last weekend. Commissioner Goche asked about the principal reason for getting the trolley and was certain it was to alleviate parking problems around town and to free up parking for Old Town Marketplace (OTM) guests. Lori shared that it will never take the place of the current parking situation for the OTM but that it has boosted tourism and stops right at the market. Commissioner Miles asked how the trolley was acquired. Bob stated that the Port gave \$5,000 and six (6) barrel trash bins to the City of Jacksonville for the trolley with no motor. The City of Bandon put in the motor and supplied the driver and the route. The Port did the restoration.

Jeff discussed that he is acquiring bids for the storm drains in the boardwalk parking lot as there are several areas sinking. The bids are still coming in and Jeff is not certain if the total cost will be over or under \$10,000.

Jeff stated that Joshua traveled to McMinnville to participate in Natural Hazard Mitigation Plan training.

Jeff stated that the Harbormaster Assistant position closed and there were four (4) applicants. Interviews are going to be scheduled the next week with only interviewing two candidates. Commissioner Miles then asked about Tim Merriman and his status. Jeff stated that this is a different position, not a harbormaster trainee. Jeff also shared the current status of Tim as temporary on-call as needed basis.

Dennis Graham shared that it was good to be back. The Coquille Riverwalk has received two (2) grants. Dennis talked about the Riverwalk and referred to the recent grants The City of Coquille received for restoration. Commissioner Goche asked about an update on the docks. Dennis shared that with only small grants, money for the docks fabrication is low. Hopefully by next summer.

Commissioner Pullen adjourned the regular session meeting for an executive session. The regular session reconvened at 7:40PM. Commissioner Pullen adjourned the regular meeting at 7:45PM

Respectfully submitted,

Joshua Adamson