

MINUTES
PORT OF SIUSLAW COMMISSION MEETING
 Wednesday January 17 2018, 7:00pm
 100 Harbor Street, Florence, Oregon 97439

These Minutes were approved at the Regular Meeting on February 21, 2018

Commissioners Attending: Terry Duman, Nancy Rickard, Bill Meyer, Mike Buckwald

Absent: David Huntington

Staff Attending: Dina McClure, Interim Manager; Kelly Stewart, Interim Administrative Assistant, Tracey David, Harbormaster

1. President Duman called the meeting to order at 7:00pm.

2. Approval of the Agenda: There were no comments and the agenda was approved.

3. Public Comment:

- Len Christensen mentioned concern regarding the amount of seagulls at the Port and the biohazard they produce. He suggested ideas for the Port to consider (hazing cannon, flash bangs or a drone) to deter them so they move on. Christensen also mentioned the amount of people on the docks after dark. He has seen people with flashlights looking in boats and boarding them. He contacted the Police department and was told they will not respond and to call the Port. Meyer said the Port is inside City limits and they should respond. Buckwald asked McClure to contact the Chief of Police to get clarification. David said the police contact him when there is a criminal situation. He was not contacted.
- Lawrence Ferguson requested contact information for a gentleman who spoke at a previous meeting about a walk way on the back side of Bay Street. McClure said we recorded names, not phone numbers. Ferguson said he talked to the star of the Main Street show at the FEC. He sees the Port as the gateway to Florence.

4. Approval of the Minutes: There were no comments and the minutes were approved by consent.

5. Approval of the Financials: McClure said bills paid in December were \$56,707.36. McClure said Commissioners will see some differences in the balance sheet next month due to journal entries from the Auditor. McClure said we are half way through the fiscal year and 42% of the general fund budget has been expended. Also, proposals for the Mo's repairs will be going out tomorrow, 1-18-18. Meyer requested year to date comparisons previously and that will be included in the financials quarterly. December occupancy had an increase of 7% over last year. McClure also included a loan status document. Our debt at the beginning of this fiscal year is \$1,159,792.00. There is a balloon payment \$216,000 due in December 2018 for the Banner Bank loan on the PVIP 40 acres, or it needs to be refinanced. Duman suggested McClure look into the process of refinancing the PVIP loan soon. The financials were approved by consent.

Old Business:

6. Update Erosion Repair Project: McClure did not receive an update from Akin by meeting time. She will forward the update when she receives it.

Open Public Hearing

Hear Public Comment for Resolution 1-17-18A Public Contracting: There was no public comment.

Close Public Hearing

New Business:

7. Resolution 1-17-18A Public Contracting: McClure said the State has model rules for Public Contracting that should be updated each year. The Port's rules were last adopted in April 2011. This resolution was prepared by Attorney Brewer's office.

Motion: To adopt resolution 1-17-18A Joint Resolution of the Board of Commissioners and Local Public Contract Review Board Amending Resolution No. 04-27-11A Establishing Public Contracting Rules in Conformance with Legislative Amendments to the Oregon Public contracting Code for the Port of Siuslaw by Rickard.

Second: Meyer

Vote: All in favor

8. Select Realtor for PVIP Property: Buckwald declared a conflict of interest.

Motion: To select Coldwell Banker as the Realtor of Record for the PVIP Property by Meyer

Second: Rickard

Vote: All in favor with Buckwald abstaining.

9. Receive Ordinance Revision Binders and Discuss Process: Binders were distributed during the work session. McClure was asked to look into repealing Ordinances 6, 7 and 10. McClure said updating these ordinances is going to take work and would like to know how the Commissioners would like to proceed. She mentioned a draft revision was done when Leskin was manager. She suggested a sub-committee of two Commissioners work with staff a couple times a month then review with the Board. Rickard would like a work session for the entire board to identify what needs updated. Meyer would like a copy of the revision draft to review. McClure will send copies to all Commissioners.

Manager and Commissioner Reports:

- McClure said we now have a Port District map in the conference room per Buckwald's request. The next public input meeting will be February 7th at 5:00pm. McClure would like to review the Mo's proposals at that time and schedule an executive session to review any Port Manager applications that have come in. McClure said she will be out of the office starting 2-19-18 and return on 2-29-18.
- Rickard said she has been to the City Council meeting and the Main Street revolution at the event center. On January 10th, she went to Lane Act and the Mayor is the new chair for that group. Rickard said she saw the movie "Plastic Ocean" and it was frightening.
- Meyer continues to attend the Chamber of Commerce board meetings and updating them with what we are doing. The Chamber is pleased we are interested in what they are doing.
- Duman said the commercial crab season is not open yet due to price negotiations.

10. Public Comment: There was no public comment.

11. Duman closed the regular session at 8:01pm to enter into Executive Session per ORS 192.660(2)(e) to conduct deliberations with persons designated to negotiate real property transactions.