

**MINUTES**  
**PORT OF SIUSLAW SPECIAL MEETING FOR PUBLIC INPUT**  
 Tuesday, January 9, 2018, 5:00pm  
 100 Harbor Street, Florence, Oregon 97439

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

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

**Absent:** David Huntington

**Staff Attending:** Dina McClure, Interim Manager; Amy Wilson, Office Assistant.

**1. President Duman called the meeting to order at 5:00pm and asked McClure to moderate comments.**

**2. Public Comment:** Megan Gerber asked if the board had received clarification from Jack Akin regarding the C Row Erosion Repair slope ratio and the erosion around the toe of the repair. Meyer said he was satisfied after reading the information from Akin. Duman still had concerns. The board said the project was moving forward. Gerber said she missed a previous port meeting because the Port's web site isn't reactive to iPhones. McClure said she would look into updating the web site.

The board discussed the public comments from the November 29, 2017 meeting:

1. Paul Floto:

- Suggested the Port get the PVIP property rezoned and divide it into smaller parcels to sell.

**Board Comments:** Meyer said the City will not rezone at this time. Duman said we need to get the attention of a developer. Buckwald said we need a market analysis.

2. Michelle Culwell:

- Would like to see the Port separate itself from the City and receive credit for its accomplishments.
- Liked McClure's idea for a Port of Siuslaw sign next to the Boardwalk.

**Board Comments:** The Board wants to move forward with getting a sign next to the boardwalk.

3. David Swinney:

- Suggested all or a portion of the PVIP property become a Veterans Memorial Cemetery.
- Suggested the Port start over on the erosion and bulkhead projects and consult with a hydrologist.

**Board Comments:** Duman said the City won't allow a cemetery, especially in a tsunami zone.

4. Leo Jones:

- The Port should clean out the storage units and use them for storing boats at \$100 per boat.
- The Port should also offer a service of backing RV's into sites for customers.

**Board Comments:** McClure said our insurance won't allow for port staff to operate someone else's vehicle. Meyer said there is a demand for storage but improvements would need to be done. We need to figure out the cost compared to return on investment. If it doesn't pencil out, we need to take them down, or a portion of them.

5. Karen Radtke:

- Is excited about the estuary trail going forward.
- Boats in the marina add to the attraction of the Port.

**Board Comments:** It will be a couple years before the City will revisit the estuary trail going through the campground.

## 6. William Menshaw:

- The Port should focus on the needs of all travelers and not just RV's.
- Suggested less focus on parking lots and storage and more focus on waterfront real estate such as hotels.

**Board Comments:** We have prime real estate with our Boardwalk. Maybe we should revisit some development ideas to utilize it better.

## 7. Harlen Springer:

- The art piece in Mariners Plaza was the first piece of public art the committee placed.
- The Port's strategic plan has a lot of projects resulting in too much to do and not enough resources.
- Agrees there might not be much the Port can do without the jetties being repaired.
- Suggested the Port focus on recreation, houseboats, and liveboard boats.
- There has been a large community effort to get a craft brewery or winery in town.
- The Port should be aggressive about raising rates during peak season.

**Board Comments:** The strategic plan needs to have more realistic achievable goals.

Dave Harlen with the State will be at the February work session to talk about the strategic business plan and intergovernmental agreements.

Duman and Buckwald want more clarification on the City's authority to not allow houseboats in the Marina.

## 8. Sue Jones:

- Likes McClure's idea of a sign on the Boardwalk.
- Likes the idea of having liveboard's in the marina.

**Board Comments:** We have ten liveboards at this time. Two boats have two liveboards. There was concern about liveboards using the pump out stations. The Port has a pump out form that is supposed to be turned in by liveboards each month showing use but it is not well monitored. Duman stated the Coast Guard requires discharge valves to be secure within three miles of the coast line, and we should have the same requirement in the Marina.

## 9. Pat Oliver:

- Likes the artwork in Mariners Plaza.
- Suggested putting a welcome sign on the wood fence in the parking lot.

**Board Comments:** We are addressing the signage.

## 10. Pat Sapp:

- Doesn't know much about the Port but came to the meeting because she heard the Port might want her building back.
- They considered doing a brewery but were told the lease was only for retail sales.

**Board Comments:** Meyer was contacted by Sapp about possibly buying the building and putting in a microbrewery. Meyer instructed her to send any proposals to McClure.

## 11. Megan Gerber:

- Would like to see more collaboration between the Port and the Siuslaw Watershed Council.
- There needs to be noxious weed control.
- Encouraged activities such as kayaking, sailing, and scuba lessons at the Port.

**Board Comments:** We did have a kayaking concessionaire about 3 years ago that didn't really take off. McClure said there is some talk with the City to rejuvenate the water trails.

We are not sure if the City would approve a kayak business.

## 12. Larry Ferguson:

- The storage buildings are an ongoing expense for the Port.
- The Port is missing important links such as pull through RV sites, unused spaces on the waterfront, and underdeveloped sites that no one wants. Ferguson suggested a surcharge for prime sites and hold special events in the Gazebo.
- The campground should be put out for bid to be privatized, and look at business plan proposals.

**Board Comments:** After consideration, Duman is not for privatizing the campground. Meyer and Rickard agreed.

Duman brought up the dredge spoil pit and that charging \$2.50 a yard was too expensive.

**Motion:** To offer our dredge spoil sand at \$1.00 per yard, self-loaded, by Meyer. Duman declared a conflict of interest.

**Second:** Buckwald

**Vote:** All in favor with Duman abstaining.

**President Duman closed the public input meeting at 6:35pm.**