

**MINUTES**  
**PORT OF SIUSLAW COMMISSION MEETING**  
 Wednesday August 15, 2018, 7:00pm  
 100 Harbor Street, Florence, Oregon 97439

These Minutes were approved at the Regular Meeting on September 19, 2018.

**Commissioners Attending:** Terry Duman, Bill Meyer, Mike Buckwald, Craig Zolezzi and Craig Brandt

**Staff Attending:** David Huntington, Manager, Kelly Stewart, Administrative Assistant

1. **President Duman called the meeting to order at 7:00pm.**
2. **Presentation: Andy Johnson Coldwell Banker PVIP Property:** Johnson handed out talking points. He said we are limited on our property because it is listed as conditional zoned. He also mentioned that there has only been one big parcel project sold in the past 5 years and it did have some improvements done to it. Johnson suggested lowering the price. Buckwald wants to know exactly how much money the Port has put in the property. Buckwald suggested staff going back to the audits for 11 years and look at the capitalized costs. There was talk about doing a sequential development and selling a piece at a time. Duman said we have to spend money to make money.
3. **Loan options PVIP Property Dee Osborne, Banner Bank:** The Port has a balloon payment due in December of \$206,518.00. Osborne introduce Bill Reinard who will be the loan officer handling the renewal. Osborne said the Bank just needs to know what the Commission wants to do and they will work up a proposal. The interest would be 3.25%. Reinard said the fee would be half a point. Buckwald said to talk about it next month. Osborne said the sooner the better because interest rates are changing.
4. **Public Comment:** Dorothy Gregg has concerns about the F dock laying in the mud at an angle and being dangerous for moorage customers. Huntington said we are in the preparation process for getting the Marina dredged and it would cost approximately \$400,000.00. Duman said we are still paying off the loan from 10 years ago. Brandt explained there are only certain times work can be done in the waterways. Tom Champlin wanted to know if there are cameras in the storage sheds. Huntington said we have cameras strategically placed on property. Champlin said the Port needs signs at the G dock gate that children must wear a life jacket on the docks. He also stated the fish cleaning station is horrible and the Port should charge a fee for people to come in and clean their fish because they don't clean up.
5. **Approval of the Agenda:** There were no comments and the agenda was approved.
6. **Approval of the Minutes:** There were no comments and the minutes were approved by consent.
7. **Approval of the Financials:** Stewart said bills paid in June were \$69,115.19. Stewart said the campground occupancy report will no longer have hiker/biker since that was taken out. Duman had a question on a bill paid for the C row. Stewart to send him copies. The financials were approved by consent.
8. **New Business - Commercial Moorage Definition:** Duman wants to amend Resolution 3-15-17A to not include historic vessels. He would like number four (4) and the "historic" portion of number five (5) removed. Huntington said we can make a new resolution for approval at the next meeting. Duman instructed staff to do a new resolution deleting the historic portion. There also needs to be specific wording for commercial vessels to get the discounted commercial prices.
7. **Old Business - Port Strategic Business Plan:** Meyer wants us to begin evaluating some of the issues in the Strategic Business Plan. He would like committees put together, but no more than two (2) Commissioners in a

committee. Huntington has been in contact with other Port Managers and Business Oregon. He said this will be a large project and thinks Business Oregon will help us. Brandt brought up complaint letters from moorage customers regarding crabbers on the docks. Some of the letters were deemed to be exaggerated a bit. Huntington suggested we save this topic for a work session before the next meeting. Buckwald said the first thing we need is to get the security gates installed. Security seems to be a bigger problem. Duman asked Huntington to consult with OSMB regarding crabbing off the transient dock. Huntington says he has and they will not allow crabbing off that dock. We have signage for that but it's not enforced.

**8. Manager and Commissioner Reports:** Brandt updated how the fishing was going.

**9. Public Comment:** Priestler commented on the enforcement and said there are retired police officers that help the City. Possible there are some retired fishermen who could help the Port.

**President Duman closed the regular session at 8:30pm.**