



PORT OF NEHALEM

P. O. Box 476
Nehalem, OR 97131-0476

PORT OF NEHALEM BOARD MEETING July 22nd, 2015

CALL TO ORDER:

Vice President Rick Dart called the meeting to order at 7:30 p.m.

Commissioners present: Lindy Scovell, Jim Peters, Terry Fullan and Loren Remy.
Secretary: Karrie Purdom. Public present: Des Kahrs

1. ADMINISTRATION

- A. Oath of Office of new Commissioners. Lindy Scovell, re-elected, Terry Fullan, replacing Dale Stockton, and Loren Remy, replacing Des Kahrs each raised their right hand and read their Oath of Office to the Board.
- B. The Board held the election of officers resulting in the following: Lindy nominated Rick Dart for President, Loren nominated Jim Peters for President. Jim Peters was elected President by 3 votes from Terry, Loren and Jim. At this time Jim Peters took over the meeting as President.
Rick nominated Lindy Scovell for Vice President. Lindy was elected by a unanimous vote of 4-0. Rick nominated Loren Remy for Secretary. Loren was elected by a unanimous vote of 4-0. Loren nominated Rick Dart for Treasurer. Rick was elected by a unanimous vote of 4-0.
- C. Jim made a request to do a little house cleaning although it is not on the agenda. The board agreed. Jim welcomed both Loren and Terry as new members of the board.
Jim opened a discussion requesting ideas of how the Port can recognize Dale Stockton. It was determined to have a commemorative plaque made, as well as an article of gratitude in the local newspaper. It was also suggested to offer a dinner for Dale.
Jim requested to hold a workshop for everyone to get to know each other. A workshop was scheduled for August 3rd, 2015 at 6pm in room 4 at NCRD.
Jim stated he had been following and studying the SDAO rules and regulations and the Oregon Public Meeting laws. Two of the things they call for, are “roll call voting” and the Pledge of Allegiance. Jim stated beginning

with the August board meeting he'd like the board to begin using these guidelines.

Jim shared the OPPA (Oregon Public Ports Assoc.) is holding its annual meeting in Bandon on October 1st & 2nd 2015. While he is unable to attend himself, he encourages everyone to attend.

Jim requested that the August Agenda include an Executive Session to bring the new Commissioners up to speed on Clint and Karrie and any situations going on.

Jim proposed the Board start considering electing an advisory board. People that could help blueprint our ecological health of the river.

D. Minutes of June 24th, 2015 Regular Meeting – Approved 5-0

E. Minutes of June 24th, 2015 Executive Session – Approved 3-0

F. Conflict of interest statement of all Commissioners due to the fact we are paid for the meetings.

G. 1. Bills for June 2015 – Approved 5-0

2. Financial Statement for June 2015 – Approved 5-0

H. Channel Crew:

1. Gregory: None

2. River: None

2. OLD BUSINESS

A. The TideRunners cancelled their time with the Board tonight. Jim asked if their request for 5 years on the dock has been resolved in their minds. Karrie replied she had no idea what their thinking was on the matter. Jim complimented Rick on the way he responded to their request at the last meeting by reminding them the contract was a year to year decision and that they are encouraged to seek an alternative location for the future. Jim brought up that Clint reported observing the TideRunners using an electrical outlet on the dock instead of using the solar energy they had agreed to install. The question Clint raised was to perhaps have the electrician identify what building the dock outlet is connected to. Rick informed the board on further electrical status. He met with Cannon Beach Electric to bid the placement of new meters to separate the RTI building, apartment and combined shop/new office.

B. Karrie commented on the current progress of the new office. The door has been ordered and should arrive in the next couple of days. A parking pad has been poured; light fixtures for the office overhead and outdoor have been purchased. The electrician will be placing outlets in the floor to accommodate the placement of the desk as well as RTI installing the phone and internet lines. Jim asked who was doing the work. Rick responded telling him Clint is doing the work. Jim asked if there was ever any discussion on hiring a licensed contractor. Rick replied there was not a need for one given the scope of work to be done. He further explained the header for the window that was removed and then used for the new door, did not need to be changed or altered in any way so the structural integrity of the building was not compromised, therefor not requiring a building

permit. Jim stated that he felt that being a government entity we are required to be ADA accessible. Loren suggested we try to get Leonards recommendation in writing. Karrie responded that she's made that request and is waiting for a response. It was determined to gather information on whether we need a permit and take a drawing to the planning commission of the ramp or steps. Jim noted that he wants all work to cease until permits and ADA laws are met if needed. Lindy mentioned that the work has already been started on the renovation and at our last meeting it was voted on and approved. Rick added that we have pending work with the phone company and items ordered, noting that when we place work orders, it's at their time frame not ours. Loren commented maybe its fine to hold off on building the ramp, but he felt that the office ought to be closed up and not risk having \$5000 worth of water damage if a storm came in. Jim stated he doesn't want to get in a position of the ADA expense becoming too large and we have to find a different location. Rick continued that the Board already voted to move forward on the renovation, and we need to at least install the door to protect ourselves from any possible damage or vandal entry. Rick mentioned it would be a good idea to have a sign made to be placed on the building.

C. Jim discussed the letter from DSL and the future of the river and possible dredging, and to try to get it paid for by the USACE. Jim's idea is to create a new classification of ecological dredging.

3. NEW BUSINESS:

A. It was suggested to appoint a new representative for the Port at the EDC meetings. Rick and Loren both agreed to share the position taking into consideration their personal annual schedules. Karrie will request a schedule of meetings from EDC.

B. Loren noted his concern for the fuel expenses from Wheeler Marina. Karrie prepared an itemized report for Loren to identify the monthly costs and basis. After review, Loren was able to see the months with higher expenses were due to the cormorant hazing and the overall lack of efficiency of the small boat engine. Karrie explained this was the reason behind Clint's suggestion at budget time to consider purchasing a new more efficient engine for the small boat.

4. PUBLIC COMMENTS:

5. COMMISSIONER COMMENTS:

6. ADJOURN TO EXECUTIVE MEETING: 8:55 P.M.

Attest _____
Secretary

Approved _____
President