



PORT OF NEHALEM

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

PORT OF NEHALEM BOARD MEETING September 23rd, 2015

CALL TO ORDER:

President Jim Peters called the meeting to order at 7:31 p.m.

Roll Call – Commissioners present: Lindy Scovell, Terry Fullan and Loren Remy.

Pledge of Allegiance.

Public Present: Gregory Jenks, Jerry Boyd and Laura Swanson. Secretary: Karrie Purdom.

1. ADMINISTRATION

Jim stated he'd like to adjust the agenda by adding line F to the Old Business to include information on TLC, Tom Bender and the plaque for Dale Stockton, as well as introduce Greg Jenks and Jerry Boyd.

- A. Minutes of August 26th, 2015 Board Meeting – Approved 4-0: Lindy, Jim, Terry & Loren.
- B. Minutes of August 26th, 2015 Executive Session - Approved 4-0: Lindy, Jim, Terry & Loren.
- C. Financial Statement for August 2015 – Approved 4-0: Lindy, Jim, Terry & Loren.
- D. Bills for August 2015 – Approved 4-0: Lindy, Jim, Terry & Loren.
- E. Channel Crew:
 - 1. Gregory: Jim mentioned that Clint asked to pull the tug for cleanup, painting and any repairs. Jim asked if one of the commissioners would research the need because the last time it cost \$23,000. Lindy commented it should be pulled every 3-4 years.
 - 2. River: Jim asked Lindy who tells Clint to pull the navigational buoys. Lindy commented that he hasn't but possibly Rick has in the past. However it's usually been done around the same time every year depending on the weather, there's never really a formal request.

2. OLD BUSINESS

A. Mudd-Nick Foundation: Loren shared he spoke with Peter Walzack who teaches at sea camp and he said it would be easy for him to put together something that teaches about the estuary and river. Loren told him that, while it's

up to the commissioners, if they would create lessons such as this, it would fulfill the Ports requirements, and we could target the donation money towards the class being taught on the river and estuary.

Lindy commented that he's spoken with various people in the community to get feedback and it has not been positive. People who contribute to the Port through their taxes do not see how this donation comes anywhere close to our mission statement. Lindy shared his concern of the Port trying to steer Mudd-Nicks program to accommodate a donation from the Port. Terry stated he did not feel it meets our mission statement. Lindy made a motion to not fund the Mudd-Nick project. The vote did not carry with Lindy-no, Terry-no, Jim-yes, Loren-yes.

B. Jim brought to the attention key points for an advisory boards duties and specific projects such as closing off Botts Marsh, the main channel aggregation rate, the Mohler dike erosion problem, propose a floating moorage option, and the airport strip. There was discussion on each topic. Jim suggested they run ads for the candidates. A unanimous vote was passed 4-0 (Jim, Terry, Lindy, Loren) to advertise committee positions with key projects being Botts Marsh, channel aggregation, and dike erosion in both local newspapers as well as Corvallis, and Portland State.

C. OPPA – Jim wanted to touch base on the status of Loren and Terry attending the OPPA conference. They are registered and ready to attend on Oct. 1 & 2.

D. Update on new office – To date, the cost is at \$10,600.00 that include architectural drawings for a concrete ramp. Terry mentioned there will need to be a smaller addition of concrete to accommodate a ramp if we are putting one in. Terry shared the estimate for the railing on the ramp and porch came in at \$3500.00. The lowest price for the concrete and railing combined was \$7158.00 and the highest was \$10750.00. Terry commented that if it were done in wood and Clint did the work, it would be approximately \$2200.00. Lindy mentioned Clint already has most of the materials to get it done.

Jim commented that he has been doing a lot of consideration on this matter, stating that he feels with the amount of money spent on a one room office, we could have built an office and meeting space in the leased RTI warehouse for just a little more. Jim further shared that he and Loren talked to Bill Dillard wanting to know what his objections were to sharing the space with us. Jim stated that Bill told them, there were no objections. Jim stated that Bill said, their local office wanted to use the space but the corporate headquarters wanted them to consolidate into their own space. Jim continued to share that he presented to the corporate office a plan asking for 760 sq. ft. and they agreed to that. With this new information, Jim feels we need to reconsider using this space and cut bait on the current office renovation. Jim estimated the cost to renovate the RTI space to be \$22,000.00 and having it complete by the end of the year. Loren stated, to install the partitions with 2x4 construction, 1120 sq. ft. of drywall, that this with labor and a 25% additional budgeted, would come to \$6000.00. Jim stated the renovation on the bathroom to accommodate ADA would be \$7500.00. Karrie asked the board if they were going to do this, please take the necessary steps to eliminate the very toxic smell in the building, noting that it is so strong, she could not possibly work in the space without it being eliminated. She shared her biggest

concern was that the smell would permeate through the walls and it would be intolerable. Jim said he would have to take that into consideration because we don't want Karrie getting sick. Loren thought sealing the floors may help with the smell. Loren stated he would not be comfortable recommending we do the RTI renovation without getting firm bids and knowing what the actual costs will be. He continued that if it was within \$25000.00 he'd be on board with the plan, but he's want to be sure these are firm numbers.

Lindy commented that tonight was the first time any of us have heard that RTI was willing to share the space. Loren commented that when he and Jim met with Bill Dillard, he had no objections at all. Karrie commented that this comes as a shock to her because Bill specifically told her, if the Port pursued a plan of sharing the space, then RTI would no longer continue renting the warehouse. Lindy suggested completing the current office, get moved in, and revisit this idea in the future. Noting that with the track record of the commission making decisions in a timely manner, he cannot foresee having it done and moved in by the end of December. Lindy continued that the investment already made, would be just thrown away. Jim replied, actually it wouldn't be thrown away. We'll have a nice little office for someone. Jim suggested we build a couple of steps and handrail to the door, and we could just say it's not for public service while we renovate the RTI space. Jim asked Terry if he agrees with Lindy, there's no way to get it done by the end of the year. Terry agreed it would not be possible. Terry stated he's not comfortable rushing into a new plan, stating that we're at an urgency stage and it's paramount to get moving on this. He feels the best plan is to get moved into the new office and allow ourselves time to revisit the RTI idea, or maybe something entirely different. Terry commented that he personally is not warm about using the warehouse.

F. Jim asked for an update on the TLC CD account. Karrie shared she's meeting with TLC next week, and collecting rates from various institutions for comparison.

G. Jim asked if we have sent a letter of support to Tom Bender for their trails project. Karrie let the board know that she received a drafted example letter from Tom and had Rick sign it and returned it to Tom.

H. Jim shared that he dropped off the plaque for Dale Stockton with his son Lance at Nehalem Lumber.

3. NEW BUSINESS:

A. Visitor Greg Jenks submitted proposals for updating the Ports action/strategic plan. Noting it should be done every five years. He also offered his expertise as an attorney for the Port as Port Council. Jim thanked Greg for his proposal and told him he'd be studying it and they'll get back to him.

B. Jerry Boyd from Capital Equipment in Astoria approached the board regarding equipment he has for sale. The board thanked him for his offer but noted the Port doesn't have a need at this time.

C. Laura Swanson shared her gratitude for the Ports donation to the Smiley Brothers Salmon Harvest. She shared the information regarding the upcoming year and mentioned the need for volunteers if the commissioners had an interest to see the process firsthand.

D. Mail of Interest: Karrie let the board know the Ports property was being assessed for insurance purposes by an independent company hired by SDAO. Clint has agreed to meet with the assessor at 7:30 on Friday morning. Karrie shared that SDAO has an incentive program that refunds us 2% on each of 5 different categories. So far Karrie has completed two of the five. In the coming year one of the categories would be for a board member to attend the SDAO/SDIS Annual Conference which will be held in Sunriver, OR in February 2016.

4. PUBLIC COMMENTS: None

5. COMMISSIONER COMMENTS: Lindy wanted to comment on a recent chat he had with the Tiderunners. They shared with Lindy that everything is going very well. Jim asked that the next agenda include- more discussion on our mission statement and adding our goals to it. Jim also requested the topic of commissioner computer expense.

6. ADJOURN TO EXECUTIVE MEETING: 9:10 P.M.

7. ADJOURN REGULAR MEETING: 9:41 P.M.

Attest _____
Secretary

Approved _____
President