



PORT OF NEHALEM

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

PORT OF NEHALEM BOARD MEETING November 18th, 2015

CALL TO ORDER:

Vice President Lindy Scovell called the meeting to order at 7:30 p.m.

Roll Call – Commissioners present: Rick Dart, Terry Fullan, and Loren Remy.

Pledge of Allegiance.

Public Present: Jack Weichal, Jacob Hanke, Dave Devault, Des Kahrs, Mark Tellhed, Brad Thayer and Jack Thayer. Secretary: Karrie Purdom.

1. ADMINISTRATION

- A. Minutes of October 28th, 2015 Board Meeting – Approved 4-0: Rick, Terry, Loren, & Lindy.
- B. Financial Statement for October 2015 – Approved 4-0: Rick, Terry, Loren, & Lindy.
- C. Bills for October 2015 – Approved 4-0: Rick, Terry, Loren, & Lindy.
- D. Channel Crew:
 - 1. Gregory: Lindy spoke with Leo Kuntz noting that the trailer was available but never committed to a price. The board agreed to continue to pursue using Leo’s trailer. Rick informed the Commission there is a whole in the tugboat that Clint found today. He was able to put on a temporary patch, but it’s now certain the tug needs to be pulled.
 - 2. River: None

2. OLD BUSINESS

- A. Terry brought up a question regarding the Ports monthly bill for Coast Computers, asking if he was on retainer and how often do we use his services. It was discussed that his services were not used monthly and it may be beneficial to discontinue his service on a retainer and use him as on “as needed” basis. Terry also suggested Tim Garvin the Tech Toolman as an alternative for computer needs, noting his fee is \$50.00 per hour.
- B. There was discussion regarding having an ad placed in the Headlight Herald, North Coast Citizen, BBQ and our website for the re-rental of the warehouse and storage unit. Targeting the ad towards a business such as a contractor, workshop,

or large item storage. Listing all the amenities and price for a 1 year lease. Jack Weichal made a comment to Loren regarding how “they screwed up and lost a good tenant.” He continued that he went and spoke with Bill Dillard himself, and Bill told him they wouldn’t have moved out if they hadn’t of painted lines and contacted RTI Corporate about sharing the space. Loren replied, Bill Dillard told he and Jim to go do it. Jack replied that Bill told him that wasn’t true. Loren replied that Bill is lying. Jack said, well somebody is lying. Loren repeated that Bill told them to go down to the warehouse and mark what we wanted, which is what we did. Rick asked for any other suggestions for renting the warehouse. Des suggested perhaps for a contractor from out of the area. Terry suggested perhaps for the schools as a bus barn. Jacob Hanke shared he might be interested in renting the Ports smaller storage unit.

C. Loren commented on the core sample sharing that the USGS is going to come down and do a core sample which will determine where the majority of the sedimentation is coming from. He continued it looks like it will be done in early summer. Loren noted they’ll have another meeting with them after Christmas around the first of the year.

D. Karrie provided the commissioners with a list totaling the office renovation costs at \$12,331.97. This being the final total, unless the board decides to pour the second parking pad. She noted we did well in keeping costs close to our budgeted amount of \$10,000.00 noting that \$2000.00 of it went towards the current parking pad, and the framing and gravel for the second pad. \$1000.00 was spent on the deck, steps and railing. Lindy noted we can use discretionary funds for the balance. Rick agreed but also noted we were going to need to be very frugal in our future spending.

E. Loren moved that the board table the vote on any ADA requirements to the December meeting due to Jims absence. Vote passed unanimously 4-0.

3. NEW BUSINESS:

A. Loren commented on the Lower Nehalem Watershed Council noting that they have a whole bunch of projects scheduled for the next year and they have some pretty good grant money to help them. Loren suggested that the Port might want to invite them to come share with us what they’re doing and vis versa.

B. Karrie shared that she spoke with our insurance regarding the dock damage. The dock is covered and our deductible is \$250.00 She asked the board if they want to file a claim or not. Rick said he’ll go on Monday to see Tony Veltri and discuss the details with him. Rick and Lindy took a look at the damage and Rick estimated approximately \$3000.00 for the repairs and noted we do have money budgeted in property maintenance. Lindy commented Clint was able to reuse the majority of materials.

C. Karrie informed the Commissioners that the apartment water heater had rusted out at the bottom, so we bought a new one and Clint installed it. She also informed them that the water main just outside the office broke and the city came to shut it off. Clint is contacting someone to dig it out so he can repair it. It is possibly a result of when RTI came and did the bore for the power line. They broke the pipe at the time of the bore but repaired it, however the repair was likely

not done well resulting in the current break. Karrie asked the board how they want to handle the bill for this dig and repair. Rick suggested waiting to see how much the bill is going to be before we decide whether to hold RTI responsible.

D. Karrie informed the Commissioners that the TideRunners have pulled their boat for the winter and they are also having their new shed delivered this Friday the 20th. She reminded the board that the contract with the TideRunners will be due for renegotiation in February so it would be a good idea for the board to decide how they want to handle it by the January 2016 board meeting.

4. PUBLIC COMMENTS: Jack Thayer asked who is Greg Jenks. Loren replied he is someone who did the Ports strategic business plan 10 years ago and is now asking us to consider having him do an update. As of tonight's meeting we do not have his quote on the cost of an update. Jack questioned the need for an updated version. Loren said the state requires it. Terry added that as long as the Port is showing an effort at keeping it updated, it serves as a guideline for the Port to follow. Rick offered Jack and anyone else to view a copy of it and come back with any feedback or suggestions. A copy can be obtained from Karrie at the office.

Jacob Hanke questioned two things from last month's meeting regarding Jim Peters wanting to go in with the Port of Garibaldi to possibly purchase our own dredge. Loren replied that the Port of Garibaldi approached us to sit down and discuss the idea sometime after the new year. Loren continued that Southern Oregon ports together, purchased a dredge for \$800,000.00 rather than waiting to go through the Corps. It's split between 4-5 different ports. Loren noted that nothing has been done on our part so far. Jacob also questioned the purpose of pursuing any involvement with the Salmonberry Trail. Loren commented it's an economic program put on by the state. They've hired a consulting team to put together a timeline and funding prospects. The state feels it's a big deal because of the economic impact it'll have on our area. Jacob commented he was under the impression the Port was somehow involved. Loren replied we are not at this point.

5. COMMISSIONER COMMENTS: None

6. ADJOURN REGULAR MEETING: 8:50 P.M.

Attest _____
Secretary

Approved _____
President

