



# PORT OF NEHALEM

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

## **PORT OF NEHALEM BOARD MEETING October 25<sup>th</sup>, 2017**

### **CALL TO ORDER:**

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

Roll Call – Commissioners present: Terry Fullan, Loren Remy, Rick Dart, & Steve Huber.

Pledge of Allegiance.

Guest Speaker: Chris Knutsen introduced himself as the District Manager for the north coast area of ODFW. He's had a history with the district as fish biologist for 11 years. Chris gave a background of the roll of the ODFW. He explained in regards to dredging, they refer to DSL. ODFW's main concern is in the protection of habitat and vegetation. Commissioner Loren Remy addressed Chris, noting the concern of the current sedimentation affecting habitat, questioning if Chris foresees any possibility of getting help opening some of these estuaries and areas. Chris questioned how much of the inquiry is related to navigational needs. Commissioner Rick Dart commented it was not about navigation. Rick questioned Chris if he had any idea of whether any previous studies would have any weight with the State agencies to dredge. Chris replied that first question to ask is if the area is impaired now, then question if the proposed remedy will in fact address the problem. Noting there's no guarantee digging deeper is going to lower the water temperature. Chris spoke at length regarding fish habitat. Commissioner Lindy Scovell questioned if Chris could think of any potential spoil areas that would be available for any dredging of 50-100k yards. Chris replied he is not aware of any areas. Community member Carl Whiting addressed the need of producing the USGS study to move forward with a possible solution. He stated that he continues to hear about dredging from the board but not any sort of alternative solution. He further pointed out that the Ports mission statement and primary responsibility is to the health and wellbeing of the river and waterways. Carl continued that he cannot understand why the Port board isn't addressing this serious issue as a priority.

Public Present: Jack & Sheila Weichal, Jan Christopherson, Jerry Vellutini, Carl Whiting, Geoff Wullschlager, Neil Worf, Alix Lee, Ted Chu, Mark Tellhed, Michael Glowa, Jack Thayer, Ray Steele, and Darrell Winegar. There were three others who either did not sign in or print names legibly.

Secretary: Karrie Purdom.

### **1. ADMINISTRATION:**

- A.** Minutes of September 25<sup>th</sup>, 2017 Board Meeting – Approved 5-0
- B.** Financial Statement for September 2017 – Approved 5-0
- C.** Bills for September 2017 – Approved 5-0
- D.** Channel Crew:
  - 1. **Gregory:**
  - 2. **River:** Rick reported Joe has pulled half of the buoys.

### **2. OLD BUSINESS:**

**A.** Discussion was opened to set a rental amount and terms for the house. Commissioner Lindy Scovell questioned if there were any comps available to help determine an amount. Commissioner Terry Fullan explained he spoke with a local realtor who was originally leaning towards the higher end of \$950.00, however when he learned it was only 550 sq. ft. he recommended \$850.00 a month. Rick Dart shared percentages on returns over a number of different time periods, he also brought up the inability to take into consideration any depreciation due to the fact the Port is not a profit entity. He felt that he would recommend a rent amount of \$950.00. A vote was taken and passed unanimously 5-0 for a rent amount of \$950.00, a security/cleaning deposit of \$950.00 and a pet deposit of \$100.00.

**B.** Regarding the business relationship with Greg Jenks to create the Ports Strategic Business Plan, Rick suggested consulting with an attorney to get a professional opinion of what the Ports options are. Lindy questioned does that mean we cut our losses and start over again. Loren commented that what Greg had produced up to this point is merely a cut and paste of the original 2010 plan, noting there's nothing in his proposal that's new. Commissioner Steve Huber suggested sending him a letter or a bill for services paid for but not received.

### **3. NEW BUSINESS:**

**A.** A motion was made by Commissioner Loren Remy to move \$20,000 from line 10 in the Channel Maintenance Fund to line 13 USGS bringing the fund to \$40,000.

Commissioner Rick Dart commented to Loren, so you're basically asking to eliminate matching funds? Loren replied, Yes. Rick asked Loren if he realized that the only reason it passed was because of the compromise made by the Budget Committee asking for matching funds, he further stated he was not willing to change that.

Loren stated, "The Budget Committee is to recommend to the Port Commissioners, but they do not dictate riders or stipulations." Rick replied that this is true, but he's not considering that. Rather he's considering the fact that it was a compromise that was approved by the budget

committee and the members of the commissions, but passed based solely on the compromise of meeting matching funds.

Rick continued by stating, "If you want to keep the \$20,000 and throw out the matching funds contingency, and wait until next year's budget to submit another \$20,000 towards the USGS fund, he might be willing to go along with that. However, he's not going to backtrack on what was a compromise in the budget hearing."

Loren wished to clarify what Rick was proposing, that there was no reason to make any line item transfer and the stipulation of outside matching funds stays. Is that right?

Rick replied, if you want to eliminate the rider, and leave the \$20,000 for this year, I can go along with that. If you want to have another \$20,000 put in the budget next year, he'd be happy to submit that. Rick instructed Loren to put forth a motion to eliminate the rider and let's see where the vote goes.

Loren made a motion that we remove the contingency of seeking matching funds from the \$20,000 before the money is released. The motion was seconded; the room was open for discussion.

Wheeler City Manager Geoff Wullschlager stated that due to the relationship with the Port and the importance of this first step, he has discussed with his council and they are prepared to contribute \$5,000 towards the survey of steps 1 & 2. Alix Lee from LNWC submitted a letter of support and assistance for the Port to fund the project. Noting she does not know if the LNWC has been approached for matching funds. She further noted they could be a significant part of the future steps in the process by grant funding with the preliminary survey as a viable documentation to support their request for grants.

The motion is on the table and standing: Commissioner Lindy Scovell called for the vote: Steve Huber – No, Rick Dart – Yes, Lindy – No, Loren – Yes, Terry – Yes. Motion passed to remove contingency and the \$20,000 is now available by 3-2.

**4. MAIL OF INTEREST:** None

**5. PUBLIC COMMENTS:** There were further lengthy discussions regarding the study by the USGS between community members and the board of commissioners.

**6. COMMISSIONER COMMENTS:**

**7. ADJOURN REGULAR SESSION:** 10:27 pm

Attest \_\_\_\_\_

Approved \_\_\_\_\_