

MINUTES
PORT OF SIUSLAW COMMISSION
REGULAR MEETING
Wednesday, 26 May 2010

Commission President Greene called the Regular Meeting of the Port of Siuslaw Board of Commissioners to order at 7:00 p.m. in the Port office conference room located at 1499 Bay Street, Florence, Lane County, Oregon.

ATTENDANCE: Commission: Commissioner Joshua Greene, Commissioner Bud Saulsgiver (Saulsgiver); Commissioner Sally Owens (Owens); Absent: Commissioner John Scott (Scott), Commissioner John Buchanan (Buchanan); Staff: Port Manager Mark Freeman (Freeman), Recording Secretary Dina McClure (McClure). Audience: Shirley Saulsgiver, Frank Keavy, Ron Wilder, Ryan Cronk of the Siuslaw News, Wendy Farley of Campbell Productions.

MINUTES: On the MOTION made by Saulsgiver, seconded by Greene, the Minutes of 21 April, 29 April, and 3 May 2010, were approved as submitted.

REMARKS FROM CITIZENS/GROUPS: Ron Wilder, FV Vicky M in slip B2, wanted to address several issues of concern. 1) He is upset with the amount he pays in moorage and live aboard fees and what he gets in return. If his fees include parking why doesn't everyone pay for parking? He suggests putting up a gate and charging parking fees in the Nopal Street lot. 2) He is upset at an incident where he found unclean conditions in the public restrooms 5 hours after staff cleaned them. He feels that the restrooms need to be monitored more often and effort made to eliminate transient usage. 3) He is upset with the lack of friendliness from staff when he accompanied a friend who inquired about rates at the campground office. 4) He feels that gates need to be put on the 3 ramps to keep the transients off the dock. 5) B Dock has been broken over a year and needs to be fixed. Greene thanked Wilder for bringing these concerns to the Port. Freeman said Wilder could have come to him with these issues since some of these problems have already been addressed. First, there is a FEMA grant in process for gates and surveillance cameras. Second, the Port is looking into parking gates for Nopal Street lot. Third, due to the restrooms being state funded, they have to stay open to the public. When the restrooms get replaced later this year, there will be card key access for paying customers but a portion of the restroom will have to stay open to the public.

Financials: Freeman pointed out the loan payment of \$4364 that is made twice a year. Greene asked about fuel. Freeman said 1500 gallons of diesel had just been ordered and fuel sales will increase with the summer boat traffic. Freeman noted the Port sells non-ethanol fuel in addition to the diesel. Freeman added we are continuing to use television advertising that includes exposure for Florence as well as the Port. **On the Motion, made by Owens, seconded by Saulsgiver, the Board unanimously voted to ratify payment of bills listed in the amount of \$60,033.22.**

OLD BUSINESS:

1) **Letter to the City of Florence regarding proposed fireworks ban.** Greene referred to the letter he composed for the Commissioners approval and pictures of all the garbage left on the boardwalk before the Port banned the use of personal fireworks that he sent to the City. The letter points out the danger and risk of the public using

personal fireworks in a congested setting and suggests a safer alternative such as 2nd St. Greene also referred to Buchanan's concern that there cannot be enforcement when legal and illegal fireworks are going off at the same time. Owens asked about the time frame to institute a ruling between the Council meeting and the 4th of July. Greene it's a technicality that has to do with city process. Greene said the City has asked the Port to take a position and the letter is to give them our support. Saulsgiver and Owens both agreed the letter is OK.

2) Campground/RV rates: Greene asked Freeman for clarification regarding raising the rates and referred to an email from Ken Hill. Freeman said Hills concern was based on some misinformation in the transcripts that has since been corrected. Freeman added that a rate increase in January of 2011 should be addressed since the rates have not increased since January 2008. Greene thinks the facility needs more improvements before rates are increased and asked if there are alternatives such as incentives to raise revenue. Freeman compared the Port to other businesses with increasing expenses, and being a public sector we have a higher rate of compliance. Freeman feels it's good business sense to raise rates a small amount every few years instead of waiting several years and having a substantial rate increase. Greene asked how has occupancy been affected over the long term? Freeman said there was a steep drop following 9/11 but numbers have been steadily on the increase since. We are about to deliver upgraded amenities to our customers by repaving the parking lot, replacing the boarding floats, an electrical upgrade in the campground to 50 amp service, Wi-Fi, and the soon to be new restrooms. Owens, who just returned from a trip, said they stayed in campgrounds that cost the same as ours but were nicer with more amenities. Greene suggested literature that lets people know what upgrades are in process. Owens asked if Urban Renewal would pay for that. Greene said we could apply for it. Saulsgiver said one of the best advertisements is friendly staff and there is room for improvement here. Greene said LCC offers customer service training classes and will follow up with Freeman on this issue. Greene went back to the occupancy/rate increase issue and said due to the economy he has had to change his pricing structure to make his business work. He is very sensitive to raising rates. Freeman said paving the campsites is planned for 2011-12. The cost of paving is high and we will take bids this year to factor into next year's budget. Greene feels there should be an incentive program (buy 2 get 1 free) to attract more people to the campground and wants to sit down with Hill and Freeman to look at the hard numbers to come up with a plan. Greene emphasized the importance of letting people know what improvements are taking place and having friendly staff.

NEW BUSINESS:

1. Resolution 05-26-10A Adopting Supplemental Budget & Appropriating Funds. This resolution is to amend the current budget to included the \$79,476 in grant money from the County for the ice machine. A motion was made by Owens and seconded by Greene to adopt the supplemental budget and appropriating funds. Saulsgiver did not vote, due to his association with the SFA, and the motion did not carry due to not having a quorum. Resolution 05-26-10A will become 06-16-10A for adoption at the next Port meeting on 16 June.

2. Resolution 05-26-10B Approving Lane Area Commission on Transportation (LACT) Proposed By-Laws. Freeman said this allows the Port a say

in the transportation planning for Lane County. The Port is interested in Hwy 126 and the Rail that runs through Port district. Freeman described the meetings and voting process. Freeman suggested the Port adopt this Resolution due to time sensitivity and work out details later. Greene asked Freeman if he wanted to be the primary contact person representing the Port and Freeman said yes. **On the motion, made by Greene, and seconded by Saulsgiver, the Board unanimously voted to approve Resolution 05-26-10B LACT Proposed Bylaws and the appointment of Freeman as the primary representative of the Port of Siuslaw with one of the Commissioners as a secondary representative when it becomes necessary.**

REPORTS:

Freeman said in 2-3 weeks, the dredging of the Turning Basin will begin. There will be 100K cubic yards of material that will be scooped out, put on a barge and taken out to the ocean disposal site. Limited work was done in the early 80's and '95 but no significant dredging has been done since 1974. Close to 1.5 million in stimulus funds will pay for this project and it will ensure safe navigation and passage for everyone. The authorized depth is 16 feet and there are sections around the edge of the Turning Basin that are only 8 feet so a lot needs to come out. Last month we had a close call with 2 State agencies wanting more testing and that would have derailed all dredging for 2 years but thanks to intervention from the offices of Congressman DeFazio, the Senators staff and the Governor's office it was resolved. This dredging will take a month and in August maintenance dredging will take place in the channel and at the mouth. Freeman added the COE will be doing a survey of the entire channel because the river is a federally authorized channel all the way up to Mapleton. Greene thanked Freeman for all his hard work.

ADJOURNMENT: Greene adjourned the meeting at 7:52pm.

President