

MINUTES
PORT OF SIUSLAW COMMISSION
REGULAR MEETING
Wednesday, 19 January 2011

Commission President Saulsgiver 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 Bud Saulsgiver (Saulsgiver); Commissioner Joshua Greene (Greene), Commissioner Sally Owens (Owens); Commissioner John Scott (Scott), Commissioner John Buchanan (Buchanan); Staff: Port Manager Mark Freeman (Freeman), Recording Secretary Dina McClure (McClure). Audience: Brien Mill, Amy Bartlett of the Siuslaw News, and Alan Campbell of Campbell Productions.

MINUTES: On the **MOTION** made by Greene, seconded by Buchanan, the Minutes of 14 December, 15 December, and 22 December 2010, were unanimously approved as submitted.

REMARKS FROM CITIZENS/GROUPS: None.

FINANCIALS: Freeman noted the payment of \$42K for liability insurance in December. **On the Motion, made by Buchanan, and seconded by Scott, the Board unanimously voted to ratify payment of bills listed in the amount of \$117,589.60.**

OLD BUSINESS:

1. **Discussion of next step for Wharf Lease:** Greene suggested having an Executive Session with the Commissioners and the Port attorneys. **On the Motion, made by Buchanan, and seconded by Scott, the Board unanimously voted to have Freeman contact Christy Monson, from Speer Hoyt LLC, to be the negotiator for the ICM lease.** Scott said there are two items to address: the termination of the current lease and the initiation of a future lease. Buchanan said the lease terminates on its own December 2011. Greene said there are three issues that need to be addressed: a) re-negotiate a future lease that is more beneficial to the Port than the existing lease, b) terminate the lease if re-negotiations are not successful and look into the possibility of another tenant in that building, and c) take into consideration what impact upcoming Wharf repairs might have on the business that occupies that location. Greene added this could be discussed in the Executive Session and Christy could advise who, on the Commission, would be involved with negotiations.

2. **Other Items by Commission:** Scott said the lot-line adjustment for BJ's has become more complicated due to flawed City documents relating to Port property from the past. Scott said years ago, the Port gave the City a section of Bay Street the Port owned but it wasn't properly recorded so the Port still owns it. According to a recent email, the City wants the Port to provide information regarding utility locations before the

City can move ahead with the application for the lot-line adjustment. Scott feels it is not the Port's responsibility to do this. The City also indicated they might need to re-plat the area. Greene said it is a matter of cleaning up old problems and a variance should take care of it. Discussion. Scott said a meeting is scheduled for Jan 31st at the City. Scott, Freeman, and Gene Wobbe will attend and attempt to resolve these issues so the application for BJ's can move forward.

NEW BUSINESS:

1. Resolution #01-19-11A, Authorizing Submission of an SDAO grant application: Freeman said this is a safety grant for \$6K (\$3K Port match) requesting the purchase of life rings and ladders for the Transient Dock. **On the Motion, made by Buchanan, and seconded by Scott, the Board unanimously voted to approve Resolution #01-19-11A, Authorizing Submission of an SDAO grant application.**

2. Resolution #1-19-11B, Authorizing Submission of an OSP RTP grant application: Freeman said this is an Oregon State Park grant for \$95K (\$19K Port match) to develop a trail around the perimeter of Port property up to Hwy 126. **On the Motion, made by Greene, and seconded by Owens, the Board unanimously voted to approve Resolution #1-19-11B, Authorizing Submission of an OSP RTP grant application.**

3. Approve Vendor Order for Campground Restroom Building Replacement: The Commissioners looked over the plans for the new restrooms. Freeman said it will be ordered in the next few weeks with arrival in ninety days. Freeman said the restroom will consist of four units, each with a toilet, sink, and shower. Freeman added that two out of four would have card key access and the other two would automatically lock at a designated times during the night and reopen early morning for the public. Scott said the permit process should start as soon as possible. Greene confirmed that the Port is responsible for the removal of the old restroom, paving the new slab, and having all utilities in place prior to new building arrival. Greene asked if there was any money in the budget to order additional lights and surveillance cameras. Freeman said yes. **On the Motion, made by Buchanan, and seconded by Scott, the Board unanimously voted to approve the Vendor Order for Campground Restroom Building Replacement.**

REPORTS:

- Freeman said the Boarding Float replacement project will have to wait until the next "in water work window" in November since the permit didn't arrive until last week.
- Buchanan asked how the change machine was working and Freeman said its working fine but not a lot of activity this time of year.
- Buchanan asked about progress on the Ice Machine. Saulsgiver said the catwalk is being pre-assembled and once it's installed the factory rep will come and start the machine. Greene said the Planning Commission is moving ahead

with the language for the code change for the mural. Greene said they need a copy of the artwork. Saulsgiver said he gave it to them. Greene said they don't have it and the artist needs to contact Nan Osbon.

- Freeman said the Major Maintenance Study of the Jetties is almost complete and it will enable the Port to begin requesting funds for jetty maintenance and restoration.
- Freeman received the final version of a draft from Representative Roban's office regarding the language amendment for water versus non-water related land uses and e-mailed a copy to all the Commissioners. The proposal will be submitted during the early stages of the Legislative Session and most likely Freeman may need to attend to give testimony. Greene said this is a huge move forward for all Ports and is glad to see the process started.
- Greene asked about the Port of Coos Bay rail status. Freeman said the Port of Coos Bay was awarded \$13.5M in Tiger II grant funds for rail maintenance and the railroad hopes to begin limited operation this Summer.
- Scott asked if there was any plans to move ahead with his suggestion to pour a few 6' x 6' concrete slabs for the Port-a-Potties to sit on in the Campground. Freeman said they plan to shrink the fenced in area and one might go there.
- Greene asked about the status of the ADA curb access. Freeman said the project is included in the Safety Grant application.
- Greene asked about the status of SS Eco. Freeman said the owner has until 3 February to respond to the legal papers he was served.

ADJOURN: Saulsgiver adjourned the meeting at 7:42pm.

President