

June 16, 2022 Minutes
Port of Alsea Regular Board of Commissioners Meeting
365 Port Street, Waldport, OR 97394

I. CALL TO ORDER

President Rob Bishop called the meeting to order at 2:00.

Commissioners Present: President Bishop, Vice-President Buster Pankey, Secretary / Treasurer Jan Power, Chuck Pavlik, and Joe Rohleder were present.

Management and Staff: Roxie Cuellar, Port Manager

Members of the Public and Media: Evan Hayduk, Mid-Coast Watershed Council, and Curt Saindon, private citizen, were present.

II. APPROVAL OF THE CONSENT CALENDAR

Power moved to approve the consent calendar of the May 19, 2022 Regular Meeting Minutes, and the May, 2022 Financials. Rohleder seconded the motion. The motion passed 5-0.

III. ECKMAN LAKE PUBLIC OUTREACH GRANT – Evan Hayduk

Evan Hayduk, from the Mid-Coast Watershed Council, discussed the grant that was awarded for public outreach to gain input from Port District residents and relevant agencies about the desired outcome for Eckman Lake. Essentially, the options are to convert Eckman Lake into a tidal estuary or a recreational lake, but the ultimate goal is to get rid of the toxie algae in the lake, which is principally owned by the Port of Alsea.

IV. PUBLIC COMMENT

Curt Saindon addressed the board and said that the port manager (harbormaster), Roxie Cuellar had to resign. She declined to do so. He then told the Board that their decisions were bad for commerce and that the group he represents was giving the board two weeks to fire Cuellar and get rid of the rules prohibiting crabbing at the boat marina and to make all of the boat slips (20' and 25') first come / first serve, allowing small boats in the 25' slips, or the group would begin recall proceedings against the commissioners. The board told him that it did not need two weeks to give him an answer and the answer was no. Power told Saidon that he needed to understand the history of the Port of Alsea and the progress that the Port had made in the last few years. Saindon put some cards for Power to The People on the boardroom table and walked out.

V. MANAGER'S REPORT

Cuellar alerted the commissioners that about six slips in the middle of the 20' slips were getting siltation. She told the commissioners that the Port could legally remove a square yard of siltation

without a permit if it chose to do so. She informed the board that two season employees had been hired in May for maintenance. Sean Frazier was seasonal but full-time, working Tuesday through Saturday. Mike Secor is work Sundays and Mondays, the same shift that Nick Rust had worked last year. Cuellar reminded the commissioners that the Salty Dawg had paid a full year of its lease in May, 2021. The Port's auditor had requested that the payments not be spread over two fiscal years. For that reason, the Salty Dawg would pay for the month of June in June, 2022 and would pay for any payments owed in fiscal year 2022 / 2023 beginning in July, 2022. Cuellar said she had not yet ordered more signs for the marina because May was so slow, she had avoided any unnecessary expenditures until the Port's reserves were built back up.

VI. OLD BUSINESS

A. Proposed Ordinances Update

Cuellar apologized to the board that she did not yet have the proposed ordinance completed but should have most of it done in the next two weeks.

B. Water / Electrical Installation at Docks

Cuellar told the Board that she had spoken with Fire Chief Jaime Mason to see when Central Coast would be putting a lift into the slip being reserved for them. Cuellar told him that she wanted to delay the installation of the electrical line to the slip until the Port had built up reserves. Mason told her that it would be after property taxes came in and possibly after the first of the year. Cuellar told him she would keep in touch. The commissioners talked about putting in the water line to the slip as soon as possible so it could be used for dock maintenance.

VII. NEW BUSINESS

A. Potential Sale of Lot on Bay / Huckleberry

Cuellar told the Board that Michelle (last name unknown) that should would like to find out if the Port would be interested in selling the parcel located behind 820 Bay Street. She needs an answer quickly so she can put in an offer on the house on Bay Street. The Board agreed to hold a special meeting on Monday, June 20, 2022, when the Port's attorney, Adam Springer, could be present to answer questions and identify potential issues.

B. New Fiscal Year

Cuellar reminded the commissioners that June 30, 2022 was the end of the fiscal year, which would close out various financial considerations, such as budget concerns.

C. New Audit

Cuellar also reminded the commissioners that with the end of the financial fiscal year, that the Port auditors would begin working on the fy 2021 / 2022 audit in the next couple of months.

VIII. COMMISSIONERS COMMENTS

The board discussed the possibility of moving the equipment out of the shop that it rents from Jeff Pratt to the shop owned by the Port on Broadway, currently rented to the Shrimp Daddy. The shop rented by the Port from Pratt is too small for its current uses. The shop contains the welding machine to make the crab rings, as well as the machine to make the crab measures. The welding must be done outside, which means that it cannot be done when it is raining. The shop now occupied by the Shrimp Daddy is much larger and the welding could be done inside year-round. Cuellar told the board that she had just paid the annual rent on the space rented from Pratt and the rent would not expire until the end of April, 2023. She also told the board that between what the Port paid to Pratt, and how much the Port netted from the revenues paid by the Shrimp Daddy, it was pretty much of a wash, particularly since the Port would not need to pay property taxes on the shop on Broadway if it was occupied by the Port. Cuellar told the board if they were interested in going that route, the Port could give the Shrimp Daddy a notice to vacate the premise by the end of March, 2023, giving eight months' notice instead of the 60 days required under the contract.

The board sounded like it was ready to vote on it at that time; however, Cuellar recommended that, since it was not on the agenda, that the Board postpone any action until its July meeting when it would be put on the agenda. She told the board she would also call Mike Gatens to let him know that the board was considering terminating his lease next spring so he could attend the meeting if he wanted to do so.

IX. THE MEETING WAS ADJOURNED AT 4:10.

ATTESTED TO:

Rob Bishop, President

Jan Power, Secretary / Treasurer