



AMENDED AGENDA

Port of Bandon
Regular Commission
July 23rd, 2026, 5:00pm
Bandon Public Library
www.portofbandon.com/meetings
for details

			PAGES
A.	Call To Order	Commissioners	Verbal
B.	Roll Call by Secretary-Treasurer	Commissioners	Verbal
C.	Consent Calendar		
i.	June Minutes	Commissioners	A-B
ii.	June Financials	Commissioners	C-M
D.	Presiding Officer and Commissioner Comments		
E.	Ordinances and Resolutions		
F.	Public Contracts and Purchasing		
	2026 Audit Letter of Engagement	Kathy/Commissioners	Verbal
G.	Public Hearings		
H.	Port Directors Report		
i.	Coquille Indian Tribe Nasomah Memorial Lease / ownership structure review	Jeff/Commissioners	1
ii.	US / Japan Sea Urchin Knowledge Exchange	Jeff/Commissioners	2-3
iii.	Federal WRDA Update	Jeff/Commissioners	4
iv.	Yaquina Dredge / Channel Condition	Jeff/Commissioners	6-May
v.	Redmon Pond Wetland / Plant Study Complete	Jeff/Commissioners	7-15
vi.	Redmon Pond Preliminary Plan	Jeff/Commissioners	16-24
vii.	Flagpole Install Aug 4 for Marina	Jeff/Commissioners	Verbal
I.	Port Staff Reports		
i.	Harbor Office Update	Shawn/Commissioners	Verbal
ii.	Tsunami Ball Donation	Jeff/Commissioners	25
iii.	Temporary Staff Hire	Kathy/Commissioners	Verbal
J.	Public Comment		
K.	Other Misc Matters		
L.	Executive Session		
M.	Adjournment		

NOTES:

Port of Bandon
Regular Commission Meeting
June 25, 2026, 5:00 pm
Bandon Public Library
Bandon, OR

Commissioners Present: Don Starbuck, Lori Osborne (by Zoom), Donny Goddard, and Reg Pullen

Commissioners Absent: Wayne Butler

Staff: Jeff Griffin - Port Manager, Josh Adamson – Port Specialist, and Shawn Winchell – Harbormaster

Guests: Stephanie Stone and John Towne

Commissioner Pullen opened the meeting at 5:00pm

Commissioner Starbuck made a motion to approve the consent calendar. Commissioner Goddard seconded. Motion passes unanimously.

Per Resolution 2024-01 a new moorage rate sheet was discussed showing an annual 3% increase. This increase will sunset in 2029.

Quotes were presented for two separate projects - a new roof on The Loft building and for exterior painting of the High Dock Harbor Office. Pioneer Roofing has submitted a quote for \$15,000 for The Loft and J.W. White Painting's quote was for \$15,675 for the office. Griffin stated these were the lowest bids received. **Commissioner Starbuck made a motion to approve the quote from Pioneer Roofing in the amount of \$15,000. Commissioner Osborne seconded the motion. Motion passes unanimously. Commissioner Goddard made a motion to approve the J.W. White Painting quote in the amount of \$15,675. Motion seconded by Commissioner Osborne. Motion passes unanimously.**

Bandon Bait owner Brian Foley approached Griffin for the Port to purchase the newly installed hood and ventilation system. Foley shared that the Port currently owns other systems in Port owned buildings and offered to sell to the Port at a discounted price than he purchased. Griffin and Foley agreed to \$9,300.81.

Griffin was approached in email to discuss the annual Poles for Kids by it's organizer, Bulldog. The Port has previously contributed \$2,000 annually to the charity. After Commission discussion, it was decided that without a representative present and the request early in nature, Griffin would respond to Bulldog and request his presence as a future meeting to make the request in person.

With Maintenance Supervisor, Shawn Winchell on vacation, Griffin gave a status update on the progress of the harbor office. T&G ceiling boards have been stained, concrete sidewalks have not been completed, and the Port is hoping for a soft opening in September. The chamber has been contacted and will do a ribbon cutting ceremony on September 16th.

SHN has completed survey work for a trail around Redmon Pond. The wetland inventory has been completed. There should be a preliminary design in the next few weeks. Griffing is looking into two different grant sources for funding the trail.

The maintenance crew is short staffed during the 4th of July holiday. Landscaping, signage and safety are the top priorities for the 4th. Shawn will be returning back from vacation on the 3rd.

Chris Foltz has finished and delivered the commissioned sculpture. No specified placement was discussed.

The stolen plaques were approved in a recent insurance claim.

Adamson discussed the details of the upcoming annual Port of Bandon Cardboard Boat Regatta. This is the only 4th of July event for the Port and draws a huge crowd. Adamson is hopeful for many participants.

PUBLIC COMMENT:

John Towne mentioned the chainsaw festival and the work that goes into the sculptures.

Regular meeting was adjourned at 5:32pm

Respectfully submitted by
Joshua Adamson

1:31 PM

06/17/26

**Port of Bandon
Reconciliation Summary**

10100 · Banner Bank Checking, Period Ending 05/31/2026

	<u>May 31, 26</u>
Beginning Balance	92,532.91
Cleared Transactions	
Checks and Payments - 55 items	-109,560.12
Deposits and Credits - 17 items	59,366.23
Total Cleared Transactions	<u>-50,193.89</u>
Cleared Balance	<u>42,339.02</u> ✓
Uncleared Transactions	
Checks and Payments - 14 items	-31,136.67
Total Uncleared Transactions	<u>-31,136.67</u>
Register Balance as of 05/31/2026	<u>11,202.35</u>
New Transactions	
Checks and Payments - 33 items	-86,921.66
Deposits and Credits - 10 items	75,060.81
Total New Transactions	<u>-11,860.85</u>
Ending Balance	<u>-658.50</u>



10 South First Avenue
P.O. Box 907
Walla Walla, WA 99362-0265
bannerbank.com

Statement of Account

Statement Date

05/29/26

Page

1 of 3

Account Number

XXXXXXXXXXXX

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Port of Bandon
390 1st St SW
Bandon OR 97411

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SUMMARY OF ACCOUNTS

Complete Public Funds Checking XXXXXXXXXXXX \$42,339.02 ✓

CHECKING ACCOUNT

XXXXXXXXXXXX

Complete Public Funds Checking

Account Title: Port of Bandon

Account Number

XXXXXXXXXXXX

Statement Dates

5/01/26 thru 5/31/26

Previous Balance

92,532.91

Days in the statement period

31

13 Deposits/Credits

55,206.23

Average Ledger

47,151.63

8 Debits

36,792.51

Average Collected

46,853.26

39 Checks

68,607.61

Service Charge

.00

Interest Paid

.00

Current Balance

42,339.02

D

12:38 PM

06/02/26

Port of Bandon
Reconciliation Summary
10120 · LGIP Local Gov Investment Pool, Period Ending 05/31/2026

	<u>May 31, 26</u>
Beginning Balance	804,394.83
Cleared Transactions	
Deposits and Credits - 2 items	<u>7,061.80</u>
Total Cleared Transactions	<u>7,061.80</u>
Cleared Balance	<u>811,456.63</u> <i>18</i>
Register Balance as of 05/31/2026	811,456.63
New Transactions	
Checks and Payments - 1 item	<u>-50,000.00</u>
Total New Transactions	<u>-50,000.00</u>
Ending Balance	<u><u>761,456.63</u></u>

E

For the Month Ending **May 31, 2026**

F

11:57 AM

06/04/26

Port of Bandon Reconciliation Summary

10110 · Banner Bank Merchant, Period Ending 05/31/2026

	May 31, 26
Beginning Balance	16,687.81
Cleared Transactions	
Checks and Payments - 2 items	-25,594.69
Deposits and Credits - 5 items	16,659.13
Total Cleared Transactions	-8,935.56
Cleared Balance	7,752.25 <i>✓</i>
Register Balance as of 05/31/2026	7,752.25
Ending Balance	7,752.25

G



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Statement of Account

Statement Date 05/29/26
Page 1 of 2
Account Number XXXXXXXXXXXXXXXX
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Port of Bandon
Merchant Services Account
390 1st St SW
Bandon OR 97411

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SUMMARY OF ACCOUNTS

Basic Public Funds Checking XXXXXXXXXXXXXXXX \$7,752.25 ✓

CHECKING ACCOUNT

XXXXXXXXXXXX

Basic Public Funds Checking

Account Title: Port of Bandon

Merchant Services Account

Account Number	XXXXXXXXXXXX
Previous Balance	16,687.81
4 Deposits/Credits	16,659.13
2 Debits	25,594.69
Service Charge	.00
Interest Paid	.00
Current Balance	7,752.25

Statement Dates

5/01/26 thru 5/31/26

Days in the statement period

31

Average Ledger

18,545.93

Average Collected

18,545.93

H

11:51 AM

06/04/26

Port of Bandon
Reconciliation Summary

10130 · Banner Bank PEDF Account, Period Ending 05/31/2026

	May 31, 26
Beginning Balance	8,112.64
Cleared Transactions	
Checks and Payments - 1 item	-10,000.00
Deposits and Credits - 3 items	3,361.10
Total Cleared Transactions	-6,638.90
Cleared Balance	1,473.74
Register Balance as of 05/31/2026	1,473.74
Ending Balance	1,473.74



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Statement of Account

Statement Date

05/29/26

Page

1 of 2

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SUMMARY OF ACCOUNTS

Basic Public Funds Checking

XXXXXXXXXXXX

\$1,473.74

CHECKING ACCOUNT

XXXXXXXXXXXX

Basic Public Funds Checking

Account Title: Port of Bandon

Account Number

XXXXXXXXXXXX

Statement Dates

5/01/26 thru 5/31/26

Previous Balance

8,112.64

Days in the statement period

31

2 Deposits/Credits

3,361.10

Average Ledger

8,117.11

1 Debits

10,000.00

Average Collected

7,782.16

Service Charge

.00

Interest Paid

.00

Current Balance

1,473.74

J

PORT OF BANDON
CHECK TRANSACTIONS



MAY 2026

DATE	CK # NAME	AMOUNT
5/13/26	6864 Oregon Dept of Agriculture	(\$49.00)
5/13/26	6865 Country Media	(\$107.45)
5/13/26	6866 The Coquille Valley Sentinel	(\$840.00)
5/13/26	6867 Bandon Ace Hardware	(\$670.42)
5/13/26	6868 Golder's Bay Area Napa	(\$220.90)
5/13/26	6869 Coastal Paper	(\$701.59)
5/13/26	6870 Bandon Supply Inc.	(\$1,282.67)
5/13/26	6871 Industrial Steel	(\$722.40)
5/13/26	6872 Englund Marine Supply	(\$196.88)
5/13/26	6873 South Coast Tire & Auto	(\$1,482.64)
5/13/26	6874 United Rentals	(\$552.11)
5/13/26	6875 Cascade Home Center	(\$471.84)
5/13/26	6876 Canon Solutions America	(\$169.59)
5/13/26	6877 Stericycle Inc.	(\$28.62)
5/13/26	6878 Banner Bank	(\$2,217.82)
5/13/26	6879 Aquatic Research Systems	(\$22,351.50)
5/13/26	6880 Oregon Corrections Enterprises	(\$72.00)
5/13/26	6881 CNA Surety	(\$100.00)
5/13/26	6882 Oregon Overseas Timber Co. Inc.	(\$69.30)
5/13/26	6883 Bandon Key Works	(\$35.00)
5/13/26	6884 Industrial Resources	(\$84.00)
5/13/26	6885 McGowne Ironworks, LLC	(\$2,652.75)
5/13/26	6886 south Coast Septic	(\$330.00)
5/13/26	6887 Les County Sanitary Service	(\$38.28)
5/13/26	6888 Mike's Welding & Fabrication	(\$195.00)
5/13/26	6889 City of Bandon	(\$4,232.51)
5/13/26	6890 Special District Ins Services	(\$10,197.95)
5/13/26	6891 Pacific Power	(\$21.32)
5/13/26	6892 Joseph's Janitorial	(\$220.00)
5/13/26	6893 Art by the Sea	(\$200.00)
5/13/26	6894 Jamie Painter	(\$256.00)
5/13/26	6895 Jeff Holiman	(\$290.08)
5/13/26	6896 Eric Erickson	(\$290.08)
5/14/26	6897 541 Welding & Fabrication	(\$7,950.00)
5/27/26	6898 Pacific Power	(\$21.32)
5/27/26	6899 Felton Dry Wall	(\$13,850.00)
5/27/26	6900 south Coast Septic	(\$215.00)
5/27/26	6901 Kyle Electric Inc	(\$7,239.64)
5/27/26	6902 FF Manufacturing, Inc.	(\$2,240.00)
5/27/26	6903 Joseph's Janitorial	(\$440.00)
5/27/26	6904 Bayshore Paints	(\$370.85)
5/27/26	6905 South Coast Tire & Auto	(\$874.72)
5/27/26	6906 Industrial Steel	(\$262.80)
5/27/26	6907 McGowne Ironworks, LLC	(\$280.34)
5/27/26	6908 Clear Choice Glass & Window	(\$322.00)
5/27/26	6909 Addox Heating Center	(\$4,625.00)
		(\$90,041.37)

K

PORT OF BANDON
BALANCE SHEET

May 2026



CURRENT ASSETS	GENERAL FUND	CAPITAL FUND	RESERVE FUND	ALL FUNDS
Banner Bank Checking Account	\$11,202.35	\$0.00	\$0.00	\$11,202.35
Banner Bank Merchant Account	\$7,752.25	\$0.00	\$0.00	\$7,752.25
Banner Bank PEDF Account	\$0.00	\$0.00	\$1,473.74	\$1,473.74
LGIP Investment Account	\$209,297.79	\$270,441.00	\$331,717.84	\$811,456.63
Petty Cash	\$100.00	\$0.00	\$0.00	\$100.00
TOTAL CURRENT ASSETS	\$228,352.39	\$270,441.00	\$333,191.58	\$831,984.97

EQUITY	GENERAL FUND	CAPITAL FUND	RESERVE FUND	ALL FUNDS
Fund Balance, Beg of Year	\$275,432.82	\$437,690.49	\$202,140.80	\$915,264.11
Current Net Income	(\$47,080.43)	(\$167,249.49)	\$131,050.78	(\$83,279.14)
TOTAL EQUITY	\$228,352.39	\$270,441.00	\$333,191.58	\$831,984.97

L

PORT OF BANDON

GENERAL FUND BUDGET

Fiscal Year 2025 - 2026



REVENUE ACCOUNT	BUDGET	MAY	TOTAL YEAR	\$ REMAINING	% REMAINING
Bank Interest	45,000.00	2,743.99	34,191.22	10,808.78	24.02%
Misc. Revenue	56,000.00	2,693.45	83,339.77	(27,339.77)	-48.82%
Moorage	75,000.00	7,624.00	74,290.79	709.21	0.95%
Property Tax Collection	643,871.00	4,317.81	644,560.40	(689.40)	-0.11%
Rental Revenue	271,640.00	24,411.98	252,959.33	18,680.67	6.88%
TOTAL REVENUE	1,091,511.00	41,791.23	1,089,341.51	2,169.49	0.20%

PERSONNEL SERVICES	BUDGET	MAY	TOTAL YEAR	\$ REMAINING	% REMAINING
TOTAL MONTH	596,901.00	46,925.60	479,214.02	117,686.98	19.72%

MATERIALS * SERVICES	BUDGET	MAY	TOTAL YEAR	\$ REMAINING	% REMAINING
Office Supplies	15,000.00	383.97	5,699.85	9,300.15	62.00%
Printing & Advertising	5,000.00	947.45	2,547.74	2,452.26	49.05%
Building Maintenance	35,000.00	3,824.68	54,521.15	(19,521.15)	-55.77%
Dock Maintenance	20,000.00	306.36	12,400.13	7,599.87	38.00%
General Operations	20,000.00	3,970.82	23,973.26	(3,973.26)	-19.87%
Grounds Maintenance	20,000.00	4,478.46	20,674.53	(674.53)	-3.37%
Utilities & Phone	25,000.00	2,453.02	20,043.94	4,956.06	19.82%
Commission Expenses	10,000.00	0.00	279.10	9,720.90	97.21%
Legal Fees	10,000.00	0.00	3,144.00	6,856.00	68.56%
Audit	15,000.00	660.00	12,010.00	2,990.00	19.93%
Insurance	105,000.00	0.00	105,696.52	(696.52)	-0.66%
Dues & Fees	20,000.00	724.78	22,805.46	(2,805.46)	-14.03%
Miscellaneous	25,000.00	1,981.45	12,195.72	12,804.28	51.22%
Employee Expenses	15,000.00	98.93	5,119.14	9,880.86	65.87%
Marketing	6,000.00	0.00	2,300.00	3,700.00	61.67%
Boardwalk Art Show	7,500.00	0.00	0.00	7,500.00	100.00%
Taxes	5,000.00	0.00	3,714.93	1,285.07	25.70%
Professional Fees	20,000.00	0.00	0.00	20,000.00	100.00%
Contract Grounds Services	100,358.00	0.00	0.00	100,358.00	100.00%
TOTAL MATERIALS & SERVICES	478,858.00	19,829.92	307,125.47	171,732.53	35.86%

CAPITAL OUTLAY	BUDGET	MAY	TOTAL YEAR	\$ REMAINING	% REMAINING
Equipment	30,219.00	0.00	45,726.20	(15,507.20)	-51.32%
Building Expenses	15,000.00	0.00	0.00	15,000.00	100.00%
Property Improvements	70,005.00	0.00	171,239.25	(101,234.25)	-144.61%
TOTAL CAPITAL OUTLAY	115,224.00	0.00	216,965.45	(101,741.45)	-88.30%

TRANSFERS	BUDGET	MAY	TOTAL YEAR	\$ REMAINING	% REMAINING
Transfer to Reserve Fund	133,117.00	133,117.00	133,117.00	0.00	0.00%
Transfer to Capital Fund	0.00	0.00	0.00	0.00	0.00%
TOTAL TRANSFERS	133,117.00	133,117.00	133,117.00	0.00	0.00%

SUMMARY	BUDGET	MAY	TOTAL YEAR	\$ REMAINING	% REMAINING
Total Revenue	1,365,253.82	41,791.23	1,089,341.51	275,912.31	20.21%
Total Expenses	1,324,100.00	199,872.52	1,136,421.94	187,678.06	14.17%
TOTAL NET REVENUE	41,153.82	(158,081.29)	(47,080.43)	463,590.37	35.01%

Nasomah Memorial

In 2011 the Coquille Indian Tribe, Port of Bandon, the City of Bandon and archaeologists from Southern Oregon University met to discuss the creation of a memorial garden on land owned by the Port of Bandon that would tell the story of the people who lived in the area prior to the arrival of European settlers. Native species plantings, pavers laid in an original tribal basket weaving design, and groupings of Tupper ("Grandmother") Rock, (sacred to the Nasomah People) were used in the landscaping. Interpretive signs focusing on the Nah-so-Mah village located in the area now called "Old Town" were placed in 2013. Walking through the memorial produces a contemplative feeling of history and nature blending in the area.

U.S AND JAPAN - SEA URCHIN ROE ENHANCEMENT KNOWLEDGE EXCHANGE

Project Number

A/EA-52

Project Date Range

2025-09 - 2026-08

Funding Agency

National Oceanic and Atmospheric Administration (NOAA)

Focus Area(s)

Sustainable Fisheries and Aquaculture

Status

Active

PROJECT HIGHLIGHT:

U.S. researchers, farmers, processors and divers who are developing purple sea urchin aquaculture will visit research facilities and farms in Japan to learn advanced techniques for improving the quality of urchins collected from the wild on the West Coast. They will share their findings with U.S. aquaculture communities through a white paper and conference presentations, supporting efforts that also reduce the dense urchin populations that damage kelp forests.

PROJECT SUMMARY:

Purple sea urchins have multiplied rapidly along parts of the U.S. West Coast, overgrazing large areas of kelp and creating underwater “urchin barrens,” stretches of seafloor stripped bare of kelp. In these areas, the urchins survive but contain little edible roe (or uni, which is prized as a seafood delicacy), making the animals difficult for fishers to sell. This project explores how aquaculture could help by collecting these undernourished urchins and raising them in controlled conditions for several weeks until their roe is fuller, higher quality and marketable.

To do so, U.S. researchers, farmers, processors and divers who are working to develop purple sea urchin aquaculture will collaborate with experts in Japan, where sea urchin cultivation has been studied and practiced for decades. A U.S. delegation will visit research facilities and farms in Hokkaido and participate in a joint symposium with Japanese scientists and producers. During these tours and discussions, participants will learn advanced techniques for raising and improving the quality of urchins, with a focus on boosting roe production in animals collected from West Coast urchin barrens.

The team will share findings with West Coast and national aquaculture communities through a public white paper, conference presentations and other outreach. By improving the value of the abundant purple sea urchins already crowding parts of the West Coast, the project could create new economic opportunities for coastal fishing communities while reducing dense urchin populations that limit the recovery of kelp forests. It will also strengthen partnerships among researchers, divers, seafood processors and farmers who are working to support the future of the West Coast sea urchin industry.

Principal Investigators



[Luke Gardner](#)

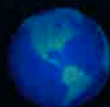
University of California, San Diego, Scripps Institution of Oceanography

Community Partners

Japan Fisheries Research and Education Agency



[UC San Diego](#)



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From: Madison Higginbotham madison@accelerate-strategies.com 
Subject: Oregon Ports Provision included in Senate WRDA Bill
Date: July 20, 2026 at 12:57 PM
To:
Cc: Madison Higginbotham madison@accelerate-strategies.com



Ports:

Last week the Senate Environment and Public Works Committee released and passed their Water Resources Development Act (WRDA). Every two years Congress develops a WRDA bill that authorizes Army Corps of Engineers projects and policy work. Now that the EPW Committee has passed the bill, it will wait for action on the Senate floor.

This year, we worked with the Oregon delegation and EPW Committee Member Senator Merkley to include a provision to assist with marina dredging/emerging harbors at small ports. We have been working with the delegation on this issue for over six years. Senator Merkley's provision will require the Corps of Engineers to issue guidance allowing the corps to work with ports to carry out these projects.

This is step one in the WRDA bill becoming law but great progress. We will keep you posted as this legislation progresses. Senator Merkley's press release can be found [here](#).

BACKGROUND:

You may recall, the WRDA Act of 2020 authorized the USACE to utilize Harbor Maintenance Tax (HMT) revenue to dredge marinas or berthing areas, in an emerging harbor, if the marina or berthing area is located adjacent to, or is accessible by, a Federal navigation project. This was intended to help Oregon ports maintain marinas and berthing areas that support commercial fishing operations, commercial fish processing operations, recreational and sport fishing, and commercial boat yards and/or also support federal agency operations, including Coast Guard search and rescue operations.

Congress authorized the corps to carry out this work in 2020, but the corps has not used this authority for a single project. The main roadblock over the last six years has been the corps saying they do not have the funds to assemble a work package to advocate for funding. If this provision is included in the final WRDA bill, we will work with the corps to unlock this funding for Oregon Ports.

Thank you and please let us know if you have any questions.
Madison



MADISON HIGGINBOTHAM
Senior Director of Government Affairs
423.588.0244

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812 W. Wabash Avenue, Eureka, CA 95501-2138

Reference: 626052.200

July 6, 2026

Jeff Griffin
Port of Bandon
390 1st Street SW
Bandon, OR 97411

Subject: Port of Bandon Redmon Pond Trail Project No Findings Determination for Aquatic and Botanical Resource Assessment

Dear Jeff Griffin:

SHN has prepared this wetland and botanical no findings memorandum for the Port of Bandon regarding the Redmon Pond trail project located within the City of Bandon, OR (Figure 1) near the south shore of the Coquille River between Jetty Road SW and 3rd Street SW (Figure 2). The enclosed information contains results from a wetland and other waters site investigation as well as a botanical survey conducted on June 1 and 2, 2026.

No wetland features or listed special-status botanical species were identified within the study area. Based on the professional judgment of qualified SHN biological staff, there are no aquatic features regulated by the Oregon Department of State Lands (DSL) pursuant to Oregon Revised Statutes (ORS) 196.795–196.990 (ORS, 2025a), or jurisdictional to the U.S. Army Corps of Engineers (USACE) pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Furthermore, no botanical species were observed that are regulated by the Oregon Department of Agriculture (ODA) pursuant to Oregon Revised Statute (ORS) 564.105 (ORS, 2025b) and Oregon Administrative Rule (OAR) 603-073 (OARD, 2026), or by the U.S. Fish and Wildlife Service (USFWS) pursuant to the federal Endangered Species Act (ESA).

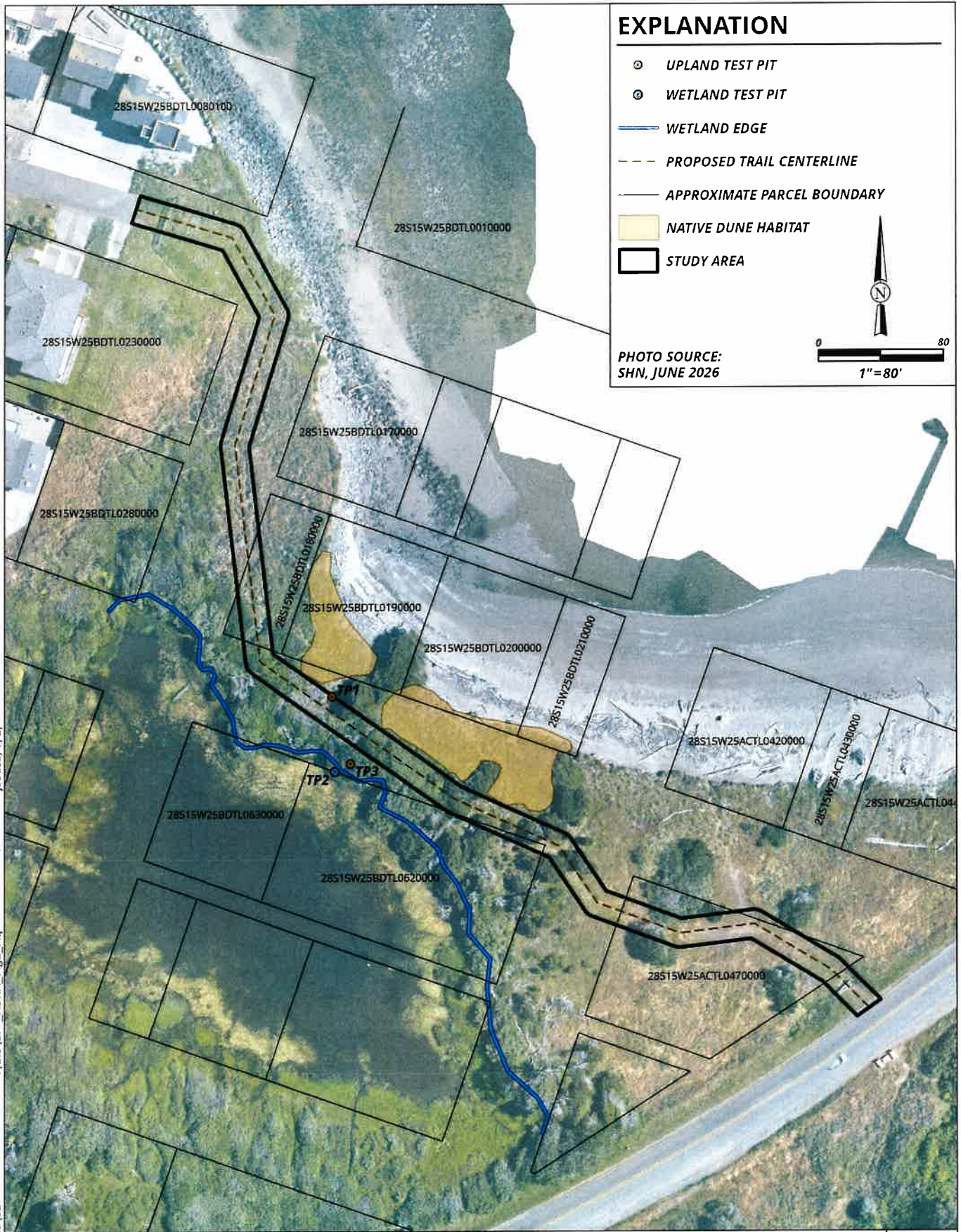
The following information is included with this memorandum:

- **Figure 1.** Project Location Map (showing the location of the study area)
- **Figure 2.** Study Area Boundary with Tax Lot Map, Recent Aerial Photograph, and Wetland Delineation and Botanical Mapping
- **Appendix 1.** Ground-Level Color Photographs
- **Appendix 2.** USDA-NRCS Soil Report, NWI, LWI, SWI, USACE APT Data
- **Appendix 3.** Wetland Determination Data Forms (compiled in accordance with OAR 141-090-0035(16))
- **Appendix 4.** Observed Botanical Species List
- **Appendix 5.** Special-Status Plant Species Scoping List
- **Appendix 6.** IPaC Location Resources

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Project Description

The Port of Bandon (Port) Redmon Pond Trail Project will construct an approximately 800-foot pedestrian trail connecting Jetty Road SW to the South Jetty of the Coquille River via 3rd Street SW (Figure 2). Located on Port-owned property and right-of-way corridors, the trail corridor traverses a coastal landscape bounded by the Coquille Estuary and Redmon Pond. The project is designed as a low-impact walking trail following existing terrain, minimizing disturbance to native vegetation, wetlands, and sensitive wildlife habitats while providing public access to the estuary and surrounding recreational areas.

Study Area

The 0.34-acre study area is located within stabilized coastal dune habitat between Redmon Pond and the Coquille River estuary, at an elevation of approximately 12 feet above sea level (USGS, 2024) within the Ferry Creek-Coquille River watershed (HUC12 171003060500; State of Oregon, 2026). The study area consists of the proposed trail alignment (approximately 5 feet wide) and a 10-foot buffer on each side of the trail alignment for a total study area boundary width of 25 feet. See Appendix 1, Photo 1 for a representative landscape photo of the study area.

The study area is entirely occupied by upland, fine sands soil, mapped as a single soil map unit (59D – Waldport fine sand, 0 to 30 percent slopes; USDA-NRCS, 2026). This soil series is predominantly non-hydric, though it contains minor hydric components. For further details on soils in the study area, please refer to Appendix 2 containing the full USDA NRCS soil report.

The hydrology of this coastal dune habitat is driven by rapid precipitation infiltration, estuarine tidal cycles, and topographic expression. Because the porous Waldport sand is highly permeable, rainfall infiltrates the ground rapidly with virtually no surface runoff. Water tables are generally deep, more than 80 inches (USDA-NRCS, 2026) but this localized groundwater table will undergo daily fluctuations due to the tidal cycles of the adjacent Coquille River. Where wind action has historically scoured low-lying interdunal swales or deflation plains, the ground surface directly intersects this fluctuating water table, driving the hydrology of adjacent features like Redmon Pond.

Vegetation within the study area consists of a mix of native, non-native, and invasive species in a mosaic-patchwork of coastal willow scrub, coastal bramble, native coastal dune habitat, and non-native annual grasslands dotted with the periodic shore pine (*Pinus contorta* ssp. *contorta*) and Monterey cypress (*Hesperocyparis macrocarpa*). Representative photographs of the study area can be found in Appendix 1, Photos 1–6.



Port of Bandon Redmon Pond Trail Project No Findings Determination for Aquatic and Botanical Resource Assessment

July 6, 2026

Page 5

Methods

Prior to the site visit, SHN biological staff performed a desktop review of available data and mapping resources, review of pertinent literature on habitat characteristics of the study area, and review of information related to special-status plant species that could potentially use the described habitats herein. This review was used to inform the data collection of both wetland and botanical resources, consisting of, but not limited to:

- USFWS National Wetland Inventory (NWI; USFWS, 2026a)
- Coos County Local Wetland Inventory (LWI; Oregon DSL, 2005)
- OregonFlora (OregonFlora, 2026)
- Oregon Department of State lands State Wetland Inventory (SWI; DSL, 2026)
- Natural Resources, Conservation Service (NRCS) web soil survey (USDA-NRCS, 2026)
- USGS National Hydrography Dataset (NHD; USGS-NHD, 2026)
- Google Earth aerial imagery (Google Earth, 2026)
- USGS Topographic Maps (USGS, 2024)
- U.S. Army Corps of Engineers (USACE) Antecedent Precipitation Tool (APT; USACE-APT, 2026).
- USFWS Information for Planning and Consultation (IPaC; USFWS, 2026b)
- Oregon Department of Agriculture Plant Conservation (ODA, 2026)

It should be noted that a margin of error is inherent in the use of wetland mapping imagery. This imagery cannot be used to delineate wetlands or non-wetland waters but instead provides useful background information on features potentially within the vicinity. On-site investigation is needed to confirm the presence or absence of wetlands and other waters (USFWS, 2026a).

Aquatic resources were investigated by SHN Senior Soil and Wetland Scientist in accordance with 1987 US Army Corps of Engineers *Wetlands Delineation Manual* (Environmental Laboratory, 1987), the 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0* (USACE, 2010), and the 2025 *National Ordinary High Water Mark Field Delineation Manual for Rivers and Streams* (USACE, 2025).

Daily precipitation data for the dates of the field investigation and the preceding two-week period were obtained from the National Oceanic and Atmospheric Administration (NOAA, 2026). To evaluate regional climate conditions, antecedent precipitation from the prior three months was compared to historical averages using a WETS table generated by the U.S. Army Corps of Engineers Antecedent Precipitation Tool (APT; USACE, 2026). The APT database was also utilized to determine the drought index status and whether the field investigation occurred during the wet or dry portion of the local growing season.

SHN lead botanist, Paul Stiles, conducted field surveys on June 1 and 2, 2026 for potential special-status botanical species present within the study area with a total of 4 hours of surveying. Field surveys were conducted in such a manner to locate any listed, proposed, or candidate species (target species) that



Port of Bandon Redmon Pond Trail Project No Findings Determination for Aquatic and Botanical Resource Assessment

July 6, 2026

Page 6

may be present within the study area. Target special-status botanical species were selected based on Oregon's threatened and endangered plants species list by county (Coos County) as well as the USFWS Information, Planning and Consultation System (IPaC) and is included in Appendix 5 (Table 5-1) (USFWS, 2026b; ODA, n.d.). Several reference sites along the coastline of Crescent City, CA were used for these target species where they could be observed and their phenology noted.

All species present within the study area are identified down to the lowest possible taxonomic level, especially any potential special-status species, and compiled into a comprehensive list of all vascular plants. This list is included in Appendix 4 (Table 4-1). To collect data on botanical resources, a complete inventory was conducted across the study area, along the study area boundary, and around immediate adjacent habitats. Transects for the surveys were completed with 8-foot intervals between them in order to identify as many species as possible present at the time of surveys. Surveys were conducted at a seasonally appropriate time to best detect target special-status botanical species that have a moderate or high potential to occur within the study area. Plant surveys were conducted according to USFWS protocol as outlined in "*Guidelines for conducting and reporting botanical inventories for federally listed, proposed and candidate plants*" (USFWS, 2000). Botanical nomenclature of species in this assessment follows the Oregon Vascular Plant Checklist (version 2.4) (OregonFlora, n.d.). The botanical findings in this report represent conditions at the time of fieldwork and it is possible that false negative surveys for special-status plant species could occur.

Mapping was conducted using a resource-grade global positioning system (GPS) Trimble DA2 antenna, with a Samsung tablet interface with sub-meter accuracy.

Although the study area contains the project footprint and was subjected to an intensive analysis, the investigation also covered the entire area between Redmon Pond (to the south) and the edge of the dune habitat above the estuary (to the north), bounded by Jetty Road SW (to the east) and 3rd Street SW (to the west). Please see Figure 2 for aerial imagery of the general area investigated.

Results and Discussion

Wetlands and Other Waters

Climate and Antecedent Precipitation

Fieldwork was conducted on June 1 and 2, 2026, under clear, sunny conditions with an average temperature of 66 degrees Fahrenheit (°F). According to the National Oceanic and Atmospheric Administration (NOAA, 2026) weather station *Bandon 0.9 E, OR US (US1ORCS0024)*, a total of 0.85 inches of precipitation fell during the 2 weeks preceding the site visit, with the majority (0.64 inches) occurring on May 26, 2026. The USACE Antecedent Precipitation Tool (APT) output indicates that the field investigation occurred during the dry portion of the growing season, under "drier than normal" antecedent conditions, with a drought index classification of "severe drought" (USACE, 2026). The complete APT data report is included in Appendix 2, including Wetlands Climate Tables (WETS Tables), and growing season and drought index determinations.



Port of Bandon Redmon Pond Trail Project No Findings Determination for Aquatic and Botanical Resource Assessment

July 6, 2026

Page 7

Wetlands and Other Waters

No wetlands or other waters were identified within the study area. Although wetland features are adjacent to the study area (Redmon Pond to the south and the Coquille River estuary to the north), they do not extend into the project footprint. The NWI, LWI, and SWI all show wetlands mapped in the immediate vicinity (USFWS, 2026a; DSL, 2005 and 2026); however, the onsite investigation confirmed that no wetland features occur within the study area boundary. Reference maps illustrating NWI, LWI, and SWI data are included in Appendix 2. To account for dry-season conditions during the field investigation, sample pits were excavated to a minimum depth of 24 inches in accordance with USACE standard guidance for wetland investigations in dry conditions. This depth allowed for the evaluation of a potential dry-season water table and the assessment of secondary wetland hydrology indicators.

Significant vertical and horizontal separation clearly isolates the study area from the Coquille River estuary. Consequently, an elevational analysis of the High Tide Line (HTL) was not required to demonstrate compliance with Section 404 of the Clean Water Act (CWA) or Section 10 of the Rivers and Harbors Act. Distinct topographic transitions also clearly separate Redmon Pond from the upland portion of the study area. Several exploratory sample locations were investigated throughout the study area and the general dune area between the pond and edge of estuary to confirm the dominance of non-hydric vegetation, and the absence of hydric soil indicators or wetland hydrology. A representative upland test pit was excavated and described to fully document the typical soil profile within the study area. A representative photograph of the upland test pit is provided in Appendix 1, Photo 2 and the corresponding USACE Wetland Determination Form is contained in Appendix 3.

Although the ponded wetland feature is located entirely outside of the study area, the edge closest to the project footprint was delineated to assist project engineers in developing a low-impact design and construction plan. Paired test pits were excavated and described along this boundary to establish the wetland limit along a portion of the pond's northern edge (Figure 2). The wetland sample point excavated at the toe slope of the pond margin along the boundary of a topographic change, contained obligate hydrophytic vegetation dominated by three-square bulrush (*Schoenoplectus pungens* var. *longispicatus*) and Pacific silverweed (*Potentilla anserina* ssp. *pacifica*), a gleyed soil matrix feature (Sandy Gleyed Matrix, S4), and both primary and secondary wetland hydrology indicators (High Water Table [A2]; Saturation [A3]; Hydrogen Sulfide Odor [C1]; Presence of Reduced Iron [C4]; Geomorphic Position [D2], and FAC Neutral Test [D5]). Representative photographs of the paired test pits are provided in Appendix 1, Photos 3 and 4, and the corresponding USACE Wetland Determination Forms are contained in Appendix 3.

Botanical

Following the complete inventory conducted within the study area, it was determined no special-status botanical species were present or identifiable at the time of the survey. However, two mapped polygons totaling 6,706 square feet (sf) of coastal native dune habitat were identified and noted within the study area and in immediate adjacent areas (see figure 2). This native dune habitat was characteristically dominated by native species typically found on coastal strand, coastal bluffs, and stabilized dunes found



Port of Bandon Redmon Pond Trail Project No Findings Determination for Aquatic and Botanical Resource Assessment

July 6, 2026

Page 8

along the Oregon coast such as American dunegrass (*Leymus mollis*), beach pea (*Lathyrus japonicus*), dune tansy (*Tanacetum bipinnatum*), Brewer's rush (*Juncus breweri*), sanddune sedge (*Carex pansa*), and coastal red fescue (*Festuca rubra*). The low relative cover within the dune habitat by non-native species was uncommon, and likely a result of the relictual and intact nature of the dune habitat. Though coastal dune habitat typically lacks any official protection, we recognize the sensitive nature of this habitat and shifted trail design to better accommodate its preservation. Representative photos of the dune habitat can be found in Appendix 1, Photos 5 and 6.

Other habitats present were found as mosaic-patchworks across the study area. Coastal willow scrub and non-native annual grasslands were abundant throughout the study area, located on top of stabilized dunes. The coastal willow scrub was primarily dominated by coast willow (*Salix hookeriana*) as well as coyote brush (*Baccharis pilularis* ssp. *pilularis*), and in the understory abundant nested polypody (*Polypodium calirhiza*) and Pacific silverweed (*Potentilla anserina* ssp. *pacifica*). The coastal bramble observed along the western edge of the area contained a mix of Pacific bayberry (*Morella californica*), Himalayan blackberry (*Rubus armeniacus*), salmonberry (*Rubus spectabilis*), and coast twinberry (*Lonicera involucrata* var. *ledebourii*). The non-native annual grasslands were dominated by a wide variety of species that shifted based on proximity to the identified wetlands. Species seen most abundantly here included velvetgrass (*Holcus lanatus*), bristly dogtail (*Cynosurus echinatus*), ripgut brome (*Bromus diandrus*), and sheep sorrel (*Rumex acetosella*).

Conclusions

Based on the desktop review and field investigations conducted on June 1 and 2, 2026, no wetlands, non-wetland waters, or regulated botanical species were identified within the proposed Redmon Pond Trail project study area. The project footprint is situated entirely within non-hydric, upland coastal dune habitat that is topographically and hydrologically distinct from the adjacent Redmon Pond and Coquille River estuary, with no observed occurrences of federal- or state-listed special-status botanical species.

Because no jurisdictional aquatic features or state/federally listed plant species occur within the study area, the proposed project is not subject to regulation under Section 404 of the CWA, Section 10 of the Rivers and Harbors Act, or Oregon State removal-fill and endangered species statutes. To ensure continued compliance and protect adjacent resources during construction, SHN recommends the following:

- **Maintain Design Buffers:** Ensure all construction activities and equipment staging remain strictly within the designated 25-foot study area corridor.
- **Implement Best Management Practices (BMPs):** Utilize standard erosion and sediment control measures during trail construction to prevent any accidental runoff or sediment transport into adjacent downslope aquatic features.
- BMPs to limit the spread of non-native species and their seeds into the native dune habitat should be implemented, including spraying or washing vehicles and equipment before entering



Jeff Griffin

Port of Bandon Redmon Pond Trail Project No Findings Determination for Aquatic and Botanical Resource Assessment

July 6, 2026

Page 9

the study area or immediate area, as well as limiting access to the native dune area during trail construction unless absolutely necessary.

- Limiting any form of ground or vegetation disturbance to the native dune habitat.

The conclusions in this memorandum reflect conditions at the time of fieldwork; certain plant species or wetland indicators may not have been present or identifiable at that time. This report documents an investigation conducted using the best professional judgment of SHN's soil scientists and biologists.

Please call me at (707) 441-8855 if you have any questions or require additional technical assistance.

Sincerely,

SHN



Joanna Berg, CPSS#381329
Senior Soil/Wetland Scientist

JCB:ame

- Appendices:
1. Photos
 2. USDA-NRCS Soil Report, NWI, LWI, USACE APT Data
 3. Wetland Determination Forms
 4. Observed Botanical Species List
 5. Special-Status Plant Species Scoping List
 6. IPaC Location Resources

c. w/Appendices: Jeff Griffin, Port of Bandon

References

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- National Oceanic & Atmospheric Administration (NOAA). (2026) Past Weather Data. Accessed at: <https://www.ncei.noaa.gov/access/past-weather/Bandon%2C%20OR>
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ALL WORK SHALL CONFORM TO CURRENT OREGON BUILDING CODE, CITY BANCON STANDARDS AND ALL DETAILS, THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND DRAWINGS AS APPLICABLE. WHERE THESE STANDARDS CONFLICT THE MORE STRINGENT STANDARD SHALL APPLY. ALL VENDOR SHALL COMPLY WITH THE OREGON PLASTIC CEMENT "WOODBOARDS" LATEST EDITION. ALL ALLOWANCES FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UTILITIES AND UTILITIES DEPARTS OF CITY OF PORTLAND SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS. ANY WORKING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

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2. VERTICAL DATUM IS NAVD83.
3. CONTOUR INTERVAL AS INDICATED ON THE PLANS IN FEET.

1 SEE SHEET C1.0

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- 1 THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM EXISTING GROUND ELEVATIONS, OVERALL TOPOGRAPHY, AND GENERAL SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
- 2 COMPACTION REQUIREMENTS AS SPECIFIED WILL BE BY PERCENT OF THE MAXIMUM DRY DENSITY (MDD) AND AS DETERMINED PER ASTM D698.
- 3 PLACE FILL MATERIAL, BASECOURSE AND TRENCH BACKFILL MATERIAL IN LOOSE LIFTS OF NOT MORE THAN 12 INCHES FOR MATERIAL COMPACTED BY HEAVY EQUIPMENT AND NOT MORE THAN 4 INCHES FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.
- 4 THE GROUND SURFACE IN AREAS TO BE REVEALED SHALL BE PREPARED AS FOLLOWS:

- E669C

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D	
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DIPL	DIPLOMA

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- NOTES:**
1. CONTACT THE ENGINEER FOR SYMBOLS NOT LISTED
 2. SITE AND UTILITY SYMBOLS SHOWN ON THIS SHEET ARE NOT INTENDED TO REPRESENT THE PHYSICAL SCALE OR SHAPE OF ANY ITEMS WHERE LARGE SCALE PLANS ARE PRESENTED. THE SYMBOLS SHOWN HEREIN MAY BE REPLACED BY DETAILS MORE SUITED TO THE DRAWING SCALE.

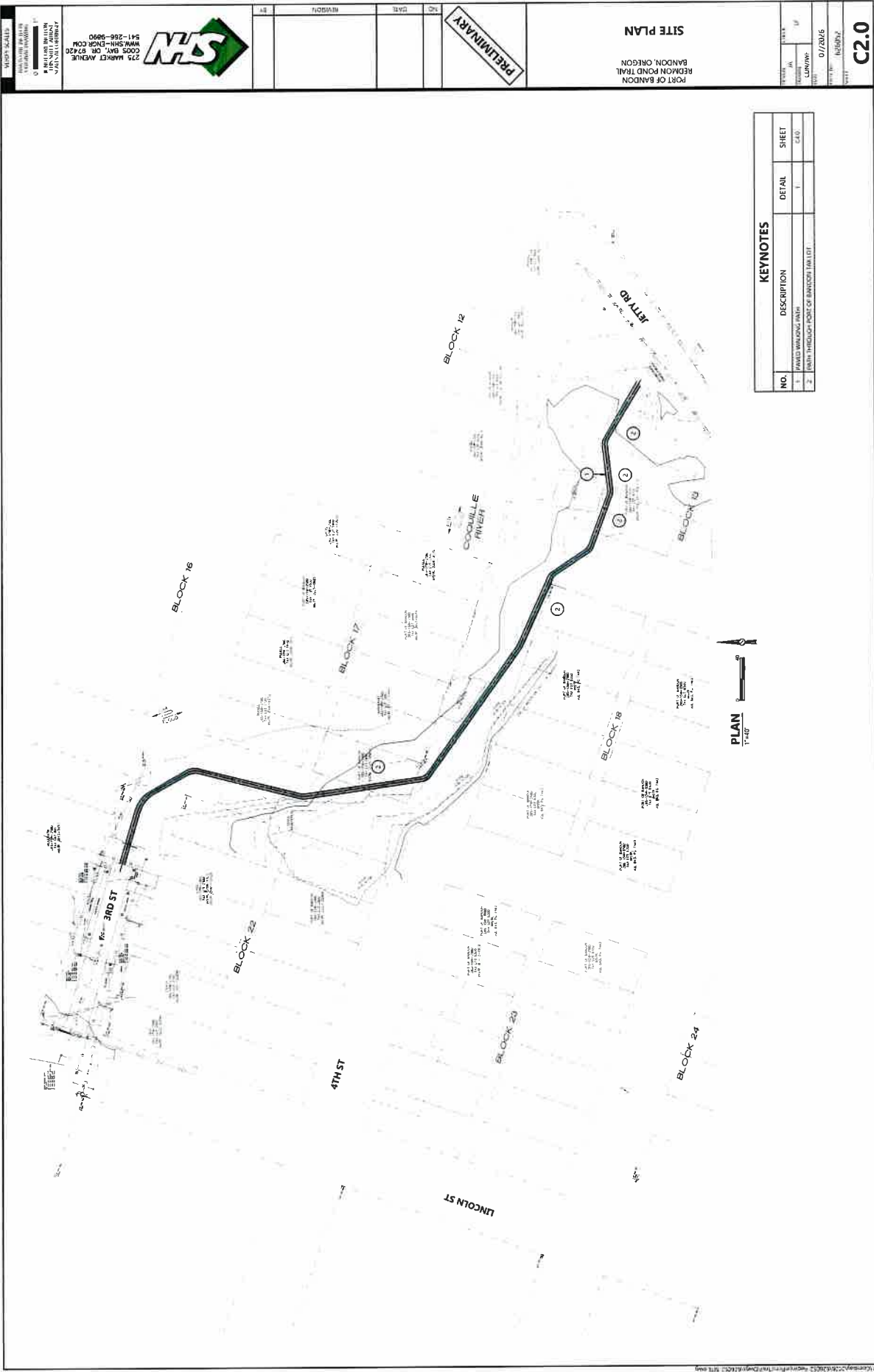
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2	CONSTRUCTION MATERIAL	2	C1.1
3	CONSTRUCTION MATERIAL	3	C1.1

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PRELIMINARY

NO.	DATE	REVISION

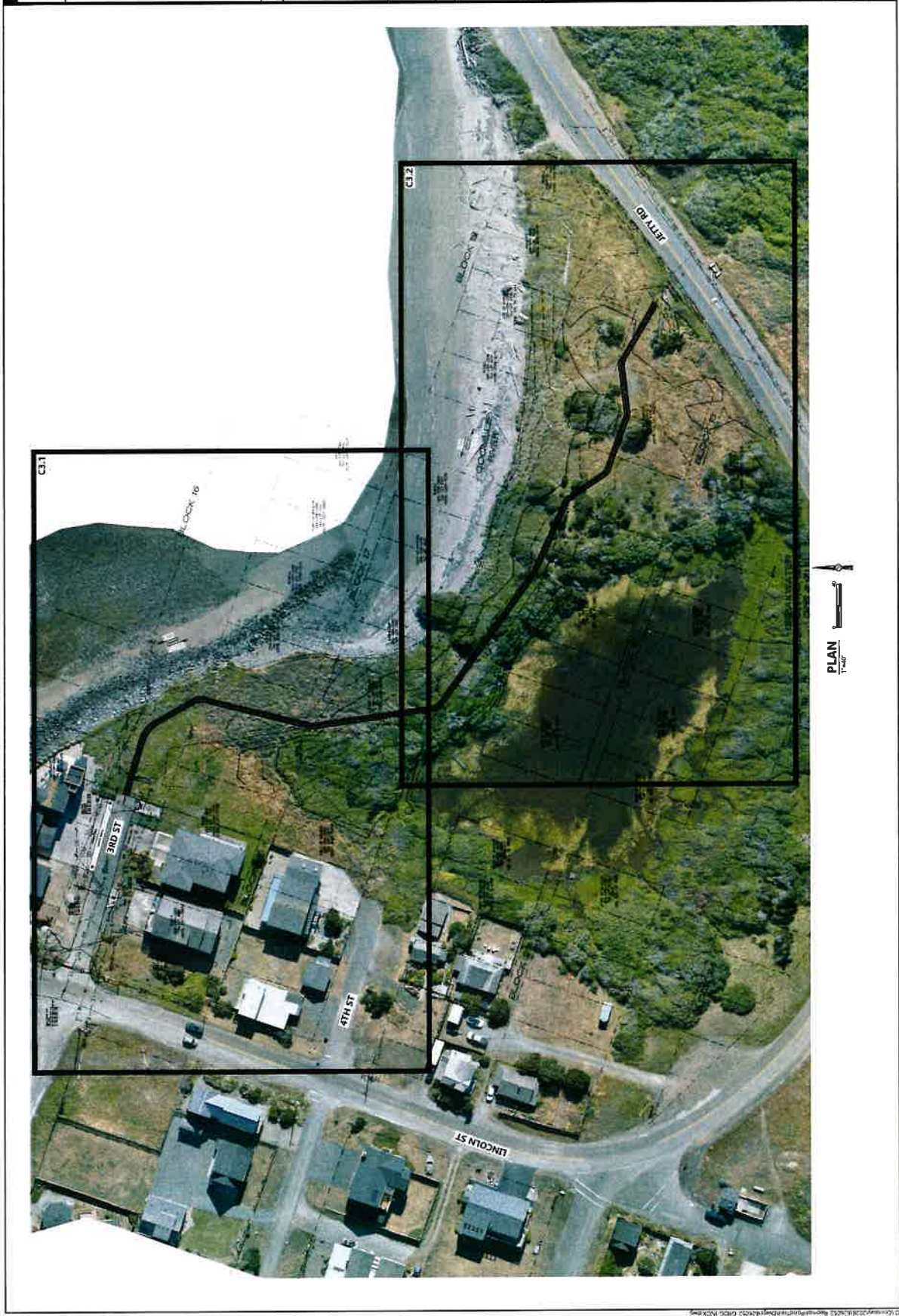
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PORT OF BANDON
REDMON POND TRAIL
BANDON, OREGON

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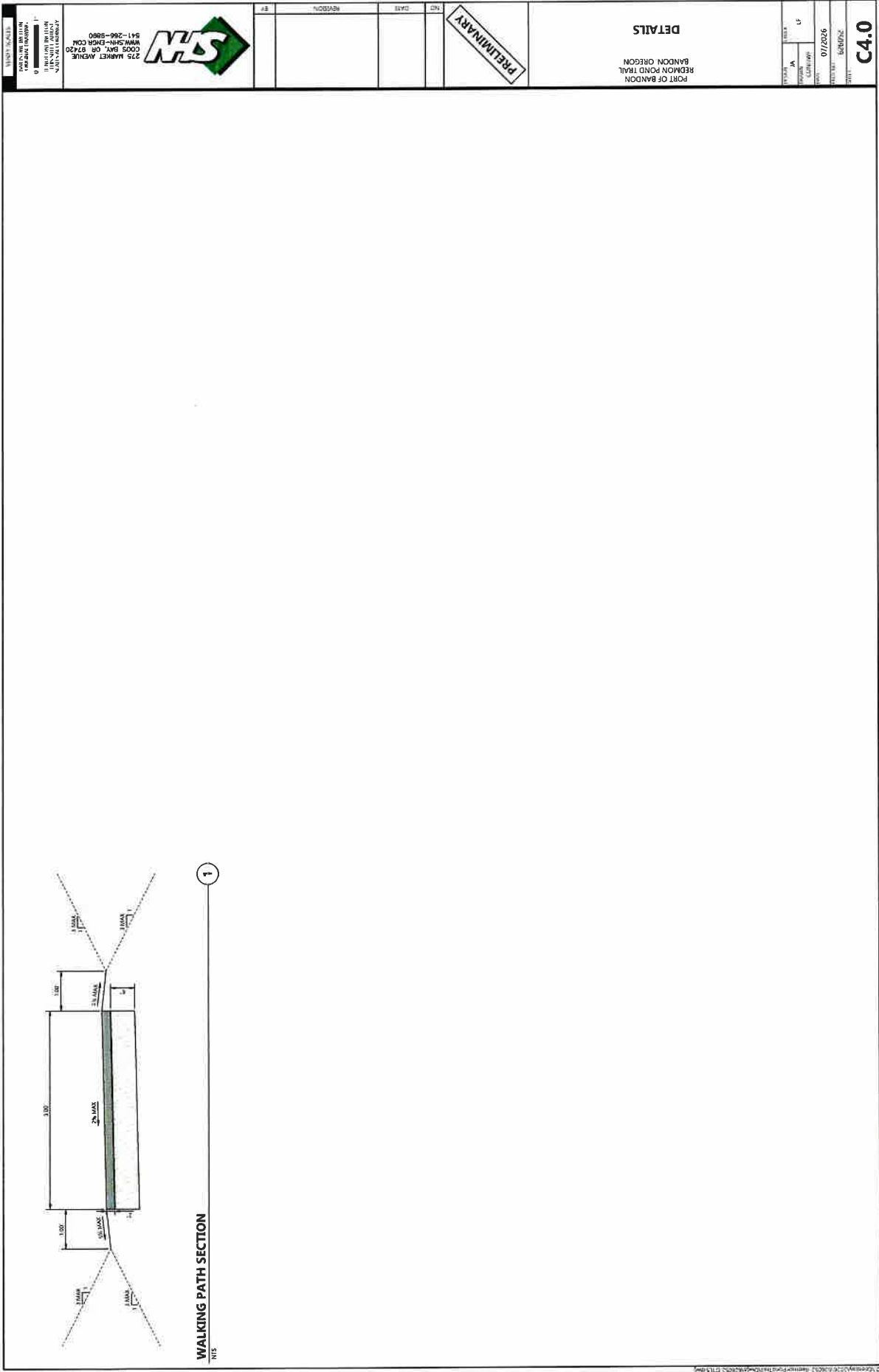
225 MARKET AVENUE
COOS BAY, OR 97420
541-266-9990

DATE: 07/20/2016
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APPROVED: [Signature]



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DETAILS

PORT OF BANDON
BANDON POND TRAIL
BANDON, OREGON

C4.0

DATE: 07/20/26
DRAWN BY: ZCARTER
CHECKED BY: ZCARTER
PROJECT: 160072

PRELIMINARY

725 MARKET AVENUE
COOS BAY, OR 97331
541-266-5860
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