Port of Bandon

Budget Committee Hearing &

Regular Commission Meeting

May 27, 2021 5:00pm

City Council Chambers

Coquille, OR

& Via ZOOM

Commissioners Present: Wayne Butler, Reg Pullen, Donny Goddard, Rick Goche and Harv Schubothe

Staff: Jeff Griffin - Port Manager, Josh Adamson - Project Manager, Peggi Towne – Farmers Market Manager, Shawn Winchell – Harbormaster, Kathy Reed – Finance Director

Guests: John Towne, Lori Osborne, Jerry Ganta

Commissioner Pullen opened the meeting at 5:08pm

Commissioner Pullen asked for a motion to approve the consent calendar. **A motion was made by Commissioner Goddard. Motion was seconded by Commissioner Butler. Motion passes unanimously.**

Commissioner Pullen opened the Budget Hearing and asked for public Comment. There was none. Commissioner Pullen closed the hearing and asked for Commission discussion. There was none. **Commissioner Goche made a motion to approve and adopt Resolution 2021-02 Adopting the Budget and Imposing the Tax Rate for the fiscal year of 2021-2022 in the amount of $0.3249 per $1,000 of assessed value for permanent tax rate. Commissioner Butler seconded. Motion passes unanimously.**

Resolution 2021-03 draft was presented detailing updates to the Port’s bylaws. The bylaws have not been reviewed or updated for 20 years. Jeff submitted a reviewed copy from Port attorney Eileen Eakins. Each section was read aloud and discussed with further recommendations by the Commission. The Commission decided to take no vote at this time instead directed Port Manager to revise and present clean copy of changes for final review at next meeting.

An RFP for the ADA Fishing Pier along the marina breakwater was published in the Oregon Daily Journal of Commerce, The World Newspaper and listed with the bid documents on the Port’s website. Bidding documents may be submitted until June 9th and there will be an optional pre bid meeting on Friday May 28th at 9am.

Potential funding options were reviewed and discussed for the marina redevelopment project.

Jeff shared an email from Michelle Laird from CCD further detailing the Port of Bandon EDF including loan and balance amounts and possible future transfers to the Port to help fund the project. Public meeting laws regarding Commissioners being on both the Port and EDF Board were discussed. Jeff communicated an option to refinance long term loans and also seek a new loan from EDA to replenish the original funds in partnership with CCD. **A motion was made by Commissioner Goche requesting CCD’s assistance to replace the loan fund with a new EDA loan. Motion was seconded by Commissioner Butler. Motion passes unanimously.**

Port staff presented an updated marina rate study with three charts to review; current rates increased by 3%, a competitive rate sheet showing prices based on an average of five (5) similar ports, and a comparison sheet showing where the Port falls within those 5 similar Ports. Commissioners Goddard, Pullen, Butler felt the higher rate sheet was too much and Commissioner Goche was against the percentage break on going to just 3%. **Commissioner Goddard made a motion to accept the 3% increase moving forward each year until a new marina has been constructed. Commissioner Butler seconded. Commissioners Pullen, Butler, and Goddard voted Aye, with Commissioner Goche voting nay. Motion passes.**

Jeff discussed a Submerged Lands Enhancement Fund Grant Program to remove the derelict concrete slab just outside of the marina. The fund requires a 20 percent match from the Port. Project cost estimates were difficult to obtain, however the Commission did not indicate support for pursuing this at this time.

Staff reported that, per previous commission direction, a planning permit application requesting a zone amendment to the C-3 zone has been submitted by the Port to the City of Bandon planning department. This would make an amendment to City of Bandon Municipal Code Chapter 17.48 Marine Commercial (C-3) Zone, to add the following uses to 17.48.020 Permitted uses, and subtract them from 17.48.030 Conditional uses: A. Eating and drinking establishments; B. Gift, art, craft novelty or specialty shops, including the manufacture of such products. The application is currently under review.

The Port of Bandon, in conjunction with Coos County, the Department of Land Conservation, and other jurisdictions are updating the county natural hazard mitigation plan. The Port, as a member of the steering committee, has put on the website a survey for the public to fill out. The information obtained from the survey will help guide the current plan update.

**Staff Report**

* The Port of Bandon annual Boardwalk Art Show is now on display.
* The picnic shelter is still closed under current state guidelines.
* The Port has entered into a gorse control agreement with the City of Bandon for hillside gorse abatement on Port and City properties in the Redmon Pond area.
* Shawn shared a garage bay door update with a sample mockup of some pieces that will be used in the new construction. Machines and tools have been purchased to replicate the historical construction and design.
* Peggi gave an update on the Farmers Market.

Commissioner Butler gave an update to Curry County Commissioner Court Boice who wants to run a tour business off the charter docks. Commissioner Butler is looking at helping with his bookings.

Public Comment: None

Commissioner Pullen adjourned the meeting at 7:00pm.

Respectfully submitted,

Joshua Adamson