

Port of Bandon
Regular Commission Meeting
November 21, 2024, 5:00 pm
Bandon Public Library
Bandon, OR

Commissioners Present: Reg Pullen, Donny Goddard, Don Starbuck, Wayne Butler, and Rick Goche
Staff: Jeff Griffin - Port Manager, Josh Adamson – Port Specialist, Shawn Winchell – Harbormaster
Guests: John Towne, Lori Osborne

Commissioner Pullen opened the meeting at 5:00pm

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

Griffin explained from last meeting that his quote of a bronze plaque was incorrect. Replacing the marina plaque, which matches the Port's original from 1983, would cost around \$3,000. Griffin asked Commissioners if they would still like to proceed in ordering a new plaque that would give the addition of the Port of Bandon Economic Development Fund and Bellingham Marine as contributors to the Marina Redevelopment Project. The Commissioners indicated approval.

The Port Employee Policy Manual was presented for review. The Port approved a small change in 2017, but a formal update had not been done since 2005. Special Districts of Oregon had provided districts with a template that the Port used and modified. Griffin presented two specific issues for Commission review. One policy considered if an employee while on Paid Leave Oregon would be responsible for covering benefit premiums and the other policy concerned weapons on premises by employees, customers, and vendors. After discussion **Commissioner Goche made a motion that in the event of paid leave by an employee, the Port of Bandon is to continue benefit coverage at the Port's expense. Commissioner Goddard seconded the motion. Motion passes unanimously.** The weapons language was changed to strike out vendors and customers and only apply to employees.

Griffin reviewed a 4th of July lease to the City of Bandon that was drafted by the Port's attorney. The lease gives the City access to Port owned property across the river to use for the traditional fireworks display. The lease holds the city liable for all damages and to work with the affected tribes for culturally sensitive areas. Griffin is asking for approval of the lease to be then sent to the City for their review before executing. Commissioner Goche had questions regarding section 16.2.3. Griffin will clarify with Port attorney.

Port Manager's Report:

Griffin reported that corrective work in the boat launch area was wrapped up on Tuesday. Ballard Construction was onsite for 3 weeks using grout to fill in gaps to pre-cast slabs. The work took place during the week, leaving one lane open on the ramp during weekends for boaters and the crab dock was accessible during the construction. Final reports will be sent to PND Engineering for 3rd party review.

Reps from the Oregon State Marine Board visited during the construction and were pleased. This finished work should grant the Port the remaining \$300,000 from Oregon Department of Fish and Wildlife and the Oregon Marine Board grant reimbursements.

Corrective work by West Coast Contractors for the marina was also addressed. This includes reinstalling the Pump N' Dump station and correcting some freeboard issues in some areas that are not to specs. Griffin is working with West Coast Contractors and Bellingham Marine to address the issues.

Griffin is working with port lobbyists to ensure that the jetty repair project is accounted for in the new Corps workplan. Projects and funding depend on Congress and if delayed could lose momentum. The major maintenance report on the jetties will be concluded by the end of the year.

Staff Report:

Winchell and staff are finished hanging Christmas lights to pair with the City and Greater Bandon's event "Night of 10,000 lights". Winchell was approached by Southern Coos Hospital who would like to use the picnic shelter on the boardwalk as a flu shot station during the "Night of 10,000 lights" and preceding a Nog Walk that is part of the event. Staff has finished turning over office spaces 2A and 2H that were recently vacated by the Coast Guard. A new sliding door was installed at Tony's Crab Shack. Staff has seen big logs in the marina from the storm surge and is working on removal. A staff member will be taking Paid Leave at the end of November as he and his wife are expecting to give birth.

Griffin reported on current changes to floodplain regulations. FEMA is currently conducting a National Environmental Policy Act (NEPA) evaluation of impacts associated with the Oregon NFIP-ESA Implementation Plan. FEMA developed this plan, in part, due to a Biological Opinion in 2016 from National Marine Fisheries Services. The Biological Opinion recommended specific measures for FEMA to take to avoid jeopardizing endangered species, including interim compliance measures. The release of the Final Implementation Plan (Plan) is anticipated by 2026, following the Record of Decision in the Environmental Impact Statement (EIS) process, then FEMA will fully implement the Plan in 2027. As the result of the Biological Opinion issued by the National Marine Fisheries Service, communities are required to demonstrate how floodplain development is compliant with the Endangered Species Act in Special Flood Hazard Areas. Changes are needed to protect the habitat of several species of fish and the Southern Resident killer whales to comply with the Endangered Species Act (ESA). FEMA outlined these changes in the draft Oregon NFIPESA Implementation Plan. The City of Bandon is currently working on adopting a Pre-Implementation Compliance Measure.

David Hisel, owner of Tony's Crab Shack is requesting Port approval of a 12' high by 16' wide crab sculpture to be made by Angela Possi, formally of Washed Ashore. The sculpture would possibly be funded by a grant. After Commission discussion, it was decided to advise David to seek City approval first. The Commissioners would like to see a better design and possible location change. Use of the sculpture footprint, if it moves forward, would be potentially subject to the lease.

Public Comment:

Lori advised of the City of Bandon Façade grant to apply for building signage at the Bandon Fisheries Building and brought up a desire for a heating system. Lori also asked about the parking lot improvement timeline and updates on possible roof improvements. Griffin responded the parking and landscaping projects is scheduled to start in January. Winchell discussed that he had contacted 2 contractors with different methods for a roof repair. Both informal estimates came in around \$140,000. Commission Goche asked about our current budget. Griffin advised the Port could assess the financial position during the next budget cycle to see what's available. The Port has exhausted all reserve funds with recent projects.

Meeting was adjourned at 6:25pm

Respectfully submitted by

Joshua Adamson