

REGULAR MEETING
Port of Toledo Board of Commissioners
496 NE Hwy 20, Unit 1, Toledo, OR 97391
Tuesday, June 21, 2022, 6:00 pm

1) **Call to Order:** The regular meeting of the Port of Toledo Board of Commissioners was called to order at 6:10 pm by Commission President Chuck Gerttula.

2) **In Attendance:** Commissioners Chuck Gerttula, Rick Graff, Zack Dahl, Mike Kriz, and Penny Ryerson. Port Staff: Manager Lorna Davis and Assistant Port Manager Debbie Scacco

3) **Introduction of Visitors/Visitor Comments:** Heather Mann of Midwater Trawlers Cooperative and Kari Silva joined electronically.

4) **Presentations:** Heather Mann presented information regarding current offshore energy development activities and asked the Port of Toledo to support a request to slow down the current process, conduct environmental and economic impact analysis, and create a transparent process that includes all stakeholders. She requested the Port Commission authorize a Resolution to send a letter to the Bureau of Ocean Energy Management and legislators.

Kari Silva introduced herself as from a fishing family currently raising their 3rd generation but they are concerned about the effects of ocean developments for the future for fishing. She thanked the Commission for listening to Mann's presentation.

5) **Budget Hearing:** President Gerttula opened the Budget Hearing at 8:45. There was no one in attendance to make comments, but the hearing was left open for 15 minutes while the Port continued to deliberate. Assistant Port Manager Scacco stated that a correction has been made to the budget document approved by the Budget Committee. The final total of all funds was incorrect on the proposed budget document and has been corrected to \$12,400,240.

6) **Approval of Minutes:** Commissioner Dahl asked for a correction to the minutes of the Regular Meeting of May 17, 2022, the minutes should include that shipyard billing will be completed monthly on the fifth and twentieth. It was moved and seconded (Ryerson/Kriz) to approve the minutes as amended. Motion passed 5/0.

It was moved and seconded to approve the minutes of the budget meeting of May 17, 2022. Motion passed 5/0.

7) **Financial Report:** Scacco reported on administrative activities for the past month. A resolution was included to supplement the 2021/2022 Budget. The supplemental budget is to appropriate use of the line of credit in the General and Shipyard funds.

Scacco reported that she attended the Managing Stormwater in Oregon conference on June 17. The conference sessions included permit requirement and best practices with a mix of industrial and municipal system managers, vendors, and regulators in attendance. Staff has been investigating elevated copper in one of the test points at the Shipyard and has contacted DEQ to confirm actions required to maintain compliance.

Shipyard office staff have been temporarily relocated to the conference room at the Port Office due to workers comp claims regarding paint fumes. Scacco and Maintenance Manager Hall met with HVAC installer Streimer to troubleshoot the HVAC System. Streimer will follow up to coordinate system testing. Davis and Scacco met with SDAO risk managers regarding the office environment and will plan environmental testing. The new Shipyard rates were finalized and posted on the website and Scacco has been assisting staff with implementation.

Scacco reminded the Commissioners that Commission officers are elected at the July's meeting.

Scacco presented proposed rate increases for the Marina and Waterfront Park. The proposed increase is at 3%. Commission Dahl suggested the rates be raised the full amount of Consumer Price Index increase, 8.3%. Commissioners discussed concerns regarding raising rates to the point of being unaffordable to the Port's customer base, resulting in decreased demand for moorage. After discussion, by consensus the Commissioners agreed to an increase of 5.5%.

Scacco reviewed the financial reports and answered questions posed by Commissioners. It was moved and seconded (Ryerson/Dahl) to pay the bills and accept the financial reports. Motion passed 5/0.

8) Maintenance Report: A written report was provided by Maintenance Manager Les Hall that identified work done on various pieces of equipment. Manager Davis reported that several carts that were previously purchased through surplus have been repaired and added to the fleet for crew transportation.

9) Managers' Report: Manager Lorna Davis reported on Shipyard Operations. She presented a list of current projects and reported on the status of repairs for the compressors and overhead crane. The F/V Pacific whaleback project is complete, and the vessel is in the water. Aerial lift operators training has been completed by shipyard staff, with 2 staff trained as trainers.

Grants: Sewer Extension Project – staff met with Business Oregon regarding questions on scope of work and coordination of funding with Congressional Direct Spending funds. Business Oregon will follow up with additional information. Engineering revisions to add concrete work pads and water treatment for both stormwater and wash water are in process. Davis has contacted the EPA representative for more guidance for use of the CDS funds.

USDA Vocational Fabrication Building – Davis has requested an extension for the project for the Port to secure additional funding.

Dredging: The Office of Counsel wants to enforce terms of 1912 documents to require the Port pay 60% of dredging costs of the federal channel of the Yaquina River. Davis is in communication with Federal Relations and Army Corps of Engineers and will report on any further developments. Permitting for the piling and gangway to move the boathouse is in progress, with the City requiring a floodplain permit.

Events: The Cycle Oregon, gravel bike event went well. Wooden Boat Show planning is going well with sponsorships coming in. Georgia Pacific will sponsor and provide materials for Containerboard Boat Races. Music is lined up and staff is working on vendors, poster artwork and the website.

10) Discussion Items: There were no additional discussion items.

Budget Hearing was closed at 8:25. No additional comments were received.

11) Decision Items: It was moved and seconded (Dahl/Ryerson) to adopt Resolution 2022-3 authorizing specified boathouse boats as surplus property and authorize the Port Manager to dispose. Motion passed 5/0.

It was moved and seconded (Ryerson/Graff) to adopt Resolution 2022-4 authorizing a supplemental budget for fiscal year 2021/2022. Motion passed 5/0.

It was moved and seconded (Dahl/Graff) to adopt Resolution 2022-5 adopting fiscal year 2022-2023 Budget, Imposing and Categorizing the Tax. Motion passed 5/0.

It was moved and seconded (Dahl/Ryerson) to support Midwater Trawlers Cooperative and adopt Resolution 2022-6 authorize the Port Manager to write a letter to Bureau of Ocean Management to request a slowdown of the current process for offshore energy development, to conduct environmental and economic impact analysis, and create a transparent process that includes all stakeholders. Motion passed 5/0.

12) Commissioner Comments: Commissioner Ryerson was happy with the way things are being accomplished. She is proud to be on the Port Commission and be part of the improvements.

Commissioner Graff agreed with Commissioner Ryerson and is happy with management keeping up with changes. He is strongly in favor of supporting Midwater Trawlers Cooperative's push for BOEM to

slowdown offshore energy development. He feels it is unproven, being pushed harder than it should be, and has potential to shut down the fishing industry.

Commissioner Kriz is concerned that wind energy buoys could break loose and is skeptical of environmental benefits.

Commissioner Dahl that he thinks Port is doing great. He asked to plan an executive session for the next meeting.

13) Upcoming Meetings: Upcoming meetings are as noted on the agenda.

14) Adjournment: It was moved and seconded (Graff/Kriz) to adjourn the meeting at 8:50 p.m. Motion passed 5/0.



Zack Dahl, Commission Secretary/Treasurer