

October 16th, 2025, Minutes
Port of Alsea Regular Board of Commissioners Meeting
365 Port Street, Waldport OR 97394

Date: October 16, 2025

Location: Port Office, Waldport, Oregon

Called to Order: 2:01pm by Chair Buster Pankey

Attendees:

- **Buster Pankey** - Board Chair
- **Joe Rohleder** - Vice Chair
- **George Grey** - Commissioner
- **Rob Bishop** - Commissioner
- **Dean O'Byrne** - Port Manager
- **Sue Woodruff** - Attendee

Quorum: Established - all commissioners present

1. Call to Order

The meeting was called to order at 2:01 PM by Buster. A roll call confirmed a quorum.

2. Approval of Previous Minutes

The previous meeting minutes and financial reports were reviewed and approved as presented.

3. Managers Notes and Operational Updates

Oregon Public Ports Association (OPPA) Meeting

Dean reported attending the OPPA meeting last month, meeting with eight port managers from across Oregon, including Brookings and Cascade Locks. He observed other board management practices and noted that the Port of Alsea performs well for its size. He learned that Brookings acquired a small dredge for \$250,000 using FEMA funds and plans to visit in December to inspect it. FEMA floodplain regulations were discussed, noting increased costs and timelines for future construction in floodplains. Homeless camping laws were reviewed, confirming ports can dismantle camps if proper procedures are followed. Discussion of a port police authority concluded it was impractical for smaller ports; the Sheriff's Department remains responsible for enforcement.

Crab Measurer Outreach and Sales

Dean visited coastal tackle shops from Waldport to Brookings to promote the Port's crab measures, securing two new customers and a reorder from an existing one. He also made a contact in Warrenton who may begin stocking the measures.

4. Revenue and Financial Oversight

Overnight Parking

The program generated \$650 last month. Dean recommended discontinuing it next year due to low participation.

Slip Report

There have been 69 reservations so far in October, compared to 59 for the entire month last year.

Commercial Crabbers

Six commercial crabbers currently occupy slips, purchase annual licenses, and contribute to the local economy.

Styrofoam Coolers

Single-use Styrofoam coolers are now illegal in Oregon. The Port's reusable coolers will be labeled accordingly and continue to be sold, as they remain profitable.

5. Facility and Equipment Management

Donated Items

Adobe Resort donated chairs, with over 100 also given to the Moose Lodge. Taylor's Landing donated a commercial dishwasher and sink valued at approximately \$4,000, currently in storage.

Public Comment

Sue suggested the Community Center could use a commercial dishwasher. The board discussed possibly lending or leasing the donated unit.

Boat Maintenance

Buster noted the upcoming maintenance season will focus on bottom painting. Dean confirmed staff availability.

Dry Dock Solution

Rob suggested exploring dry dock options, similar to Tillamook's, to reduce maintenance costs.

Dredge Spoil Site

A potential spoil site behind the settling pond was identified. Buster will consult Dan about feasibility. Dean noted the Port's sand spoils may offer reuse opportunities unlike other ports dealing with silt. Joe suggested contacting the Coastal Caucus to discuss the dredge project.

6. Future Initiatives and Compliance

Podcast Equipment

The board approved the purchase of podcast recording equipment costing approximately \$380, plus a \$9 monthly subscription, totaling around \$450 initial cost.

Passive Income Opportunities

Dean discussed potential revenue ideas such as vehicle charging and vending machines. EV Charging: Lincoln County estimates transformer upgrades would cost \$20,000-\$30,000, making the project cost-prohibitive. Level 2 charging would not generate sufficient revenue. Vending Machines: No decision yet; the current vendor, Dock of the Bay, remains active daily.

7. New Business

Seasonal Employee Roles

Dean proposed redefining the seasonal position for next year, ideally seeking a younger worker to better complement Buster's oversight and handle varied duties beyond dock service.

Vacant Commissioner Position

Rob recommended a candidate with a background in rural development and finance, a former university dean living locally. The board discussed the importance of advertising the position for transparency and community inclusion. Buster suggested interviewing the recommended candidate given his relevant experience. A special meeting will be scheduled to conduct interviews. Dean will coordinate with The Coastal and post the opening on the Port's website.

Port Facebook Page

The board discussed creating a Facebook page. Some expressed concern about administration and prior negative experiences. Dean noted his contract restricts him from managing a Port social media account.

Commercial Crabbing License Fee

The board reviewed the \$350 annual commercial license fee, which has not

been enforced since 2023. Dean reported Alsea is the only West Coast port charging this fee, and crabbers oppose it. Concern was raised that enforcement could push crabbers to other ports. Buster suggested modestly raising moorage rates instead. Dean noted crabbers have been respectful of storage rules.

Jaws Sign

The "crab stop" sign on the south side of the Jaws is overgrown. Rob volunteered to trim it.

Commissioner's Handbook

Rob will compile a Commissioner's Handbook with assistance from Dean, including ordinances and historical references.

8. Action Items

Visit Brookings dredge - Dean, November-January

Assess feasibility of dredge spoil site - Dean, November-December

Publicize commissioner application process - Dean, Before next meeting

Schedule special meeting for commissioner interviews - Dean, Before next meeting

Prepare Commissioner's Handbook - Rob, November

Trim Jaws sign - Rob, November


9. Adjournment

Meeting adjourned. The next regular board meeting will be held on November 20th 2025

ATTESTED TO:



Buster Pankey, Board Chair Date

 20 NOV. 2025

Joe Rohleder, Vice Chair Date