

September 17th 2026 Minutes

Port of Alsea Regular Board of Commissioners Meeting Port Office, Waldport OR 97394

Date: September 17th 2026 **Location:** Port Office, Waldport, Oregon **Called to Order:** By Rob Bishop

ATTENDEES:

- Rob Bishop – Board Chair
- Joe Rohleder – Board Vice-Chair
- Nathaniel Brown – Commissioner
- George Gray – Commissioner
- Mark Orozco – Commissioner
- Dean O'Byrne – Port Manager
- Sue Woodruff – Guest

QUORUM: Established – 5 commissioners present.

1. Call To Order

The meeting was called to order at 12pm by Rob Bishop. Roll call confirmed a quorum.

2. Approval of Previous Minutes

The consent calendar was presented. Gray moved to approve it, Rohleder seconded, and the motion passed.

3. Manager's Report

a. Debris Boom Follow-Up - Bishop reported that one section of the debris boom closest to shore was left out of the earlier repairs, and a large root had come through that gap last week. One doubled-up log is not tied off on one end. The plan is to go out in a rental boat, remove two staples, slide the log down, reattach the cable and add a new cable on the other end. An Alsea Bay Sportsmen's Association member is retrieving the needed parts from Florence. Once the parts are in hand, Bishop will set a date by Port email, working a window of roughly three hours around high tide. Gray and Brown volunteered to assist.

b. Equipment Consolidation - O'Byrne thanked Commissioners Brown and Orzco for helping on moving day. All equipment has been moved from the rented storage unit into Port storage, and the electrical was moved over by Dan Johnston. The rented unit has been returned to its owners, which will save the Port \$1,800 annually. The Port is waiting on bids from electrical companies.

c. Fuel Tanks - O'Byrne reported there is no path forward for fuel storage tanks on Port property. A double-walled tank cannot be placed close enough to the water, and the regulatory requirements would make the project financially unworkable. The item is closed.

d. Robinson Park - O'Byrne will meet with Evan of the MidCoast Watersheds Council to determine where the riparian area is and what improvements can be made where.

e. IT Firewall Assessment - O'Byrne is pressing the IT provider for specifics on how a firewall would protect the Port and who is responsible in the event of a breach (the provider or an SDAO claim). With the total expected to exceed \$3,000 and no remaining budget this year, it will be a request for next fiscal year.

f. Dock of the Bay Manager Job Description - Commissioners reviewed the draft distributed at the previous meeting and had no changes. The job description applies to future hires for the position; the current manager is grandfathered in. Gray moved to approve the Dock of the Bay Manager job description as a final draft, Rohleder seconded, and the motion passed.

g. Memorial Bench Program - O'Byrne has not had time for further research since the last meeting. He summarized the prior discussion of shifting from memorial benches to a brick or boardwalk-board program to reduce maintenance liability. He will continue research and report at the next meeting.

h. Port Rules and Regulations - O'Byrne presented draft Port rules and regulations for posting on Port property, with a full version at the information board and a smaller version at the marina entrance. Brown noted visitor feedback that rules are easily missed without a central location. Commissioners requested copies, and the item was tabled to the next meeting.

i. Rental Fleet Replacement - Bishop and O'Byrne reported increased breakdowns this season on rental motors dating from 2008–2010, including shift linkage failures and seaweed ingestion, made worse by inexperienced renters. The aluminum boats are also near the end of their service life, likely within one to two years. A direct replacement aluminum boat (Smokercraft) costs about \$7,500 per boat, without motor or trailer, and pricing may rise due to tariffs on Canadian aluminum. O'Byrne proposed a molded high-

density polyethylene boat, made in Holland, at nearly the same price with almost no maintenance: no painting or zincs, unsinkable, with barnacles removed by pressure washing. The Port could also become a dealer, earning up to 30% on sales. O'Byrne may visit a Tacoma operator that recently received 15 of the boats while attending the OPPA conference in Astoria. Funding options reviewed included Business Oregon (to be discussed with Becky), USDA Rural Business Development (100% grant, no match required) and Travel Oregon competitive grants (50% match); the Oregon State Marine Board does not fund equipment of this kind. Gray asked whether the hull is cross-linked polyethylene and about sidewall thickness; reported figures were quarter-inch sidewalls and a half-inch bottom. The boat width (5' 8") should fit existing trailers with minimal adjustment, and 8 hp motors will continue to be used so renters do not need licensing. The board agreed by consensus to continue pursuing the replacement and funding. Motor replacement will be discussed at a future meeting.

j. Revenue Update - In response to Bishop, O'Byrne reported Dock of the Bay revenue is down about 16% from last year, and Port revenue is flat.

k. Facebook Access - O'Byrne has submitted documentation to Meta to take over the Dock of the Bay Facebook page from its deceased owner. A quick resolution is not expected.

4. Commissioner Comments

Rohleder reported poor fishing this season, which he attributed in part to seals changing fish holding patterns. He suggested the Port may need to place more emphasis on non-motorized and electric boating, wildlife viewing and crabbing.

Bishop suggested water sports such as paddleboards and kayaks, including possibly acting as a dealer for those products.

Brown raised the idea of community kayak storage at the Port for a fee. Questions about security, liability and access were noted, and Brown will look into it further.

Shipping Containers - Brown noted the City is reportedly enforcing restrictions on shipping containers. Woodruff stated that code changes will go to the Planning Commission and then to City Council. O'Byrne will follow up with Jaime on how this affects the Port.

Port Rules - Bishop agreed to wait until next meeting on the Port rules, with copies to be provided today.

Orzco and **Gray** had no further comments.

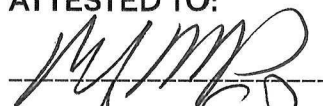
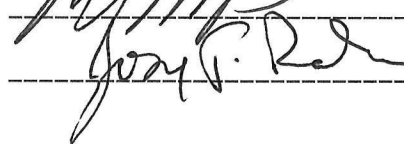
5. Guest Comments

Woodruff recommended working with David Gomberg and Jesse Dolan for help in securing funding for the boat and motor projects. Bishop noted O'Byrne already has a working relationship with Dolan. Woodruff also suggested exploring a tribal approach to seal population management. Rohleder noted it is not part of his tribe's hereditary practice, and Woodruff mentioned Joanne Cattell as a contact for a southern tribe.

6. Adjournment

The meeting was adjourned at 12:52pm by Rob Bishop.

ATTESTED TO:

_____, Board Chair Date: 8/22/2006
_____, Vice Chair Date: 10-22-26