

May 21, 2026 Minutes
Port of Alsea Regular Board of Commissioners Meeting
365 Port Street, Waldport OR 97394

Date : May 21st, 2026

Location: Port office, Waldport, Oregon

Called to Order: 12pm by President Rob Bishop

Attendees:

- Rob Bishop - Board Chair
- Joe Rohleder - Board Vice Chair
- George Grey - Commissioner

Quorum: Established - All current Commissioners Present

1. Call to Order

The meeting was called to order by Bishop at 12:00 p.m. A roll call confirmed a quorum.

2. Approval of Previous Minutes

The consent calendar was reviewed. Rohleder moved to accept the consent calendar. Grey seconded the motion. The motion passed by unanimous vote.

3. Port Manager's Report and Operational Updates

Regional Connections

O'Byrne met with representatives from the Oregon Department of Fish and Wildlife, the Newport Director of Parks and Recreation, and other regional contacts. The manager plans to increase regional engagement through field trips, relevant courses, and relationship-building to better position the port. These efforts will also support the manager's podcast, which will feature interviews with regional contacts.

Kayak Launch Feedback and Funding Opportunity

Feedback regarding the kayak launch has been mixed, with complaints about difficulty accessing the water, seaweed, crabbers at the dock, and parking issues. Michael Kavanaugh from Newport Parks and Recreation and Jesse Dolan with Travel Oregon have expressed interest in assisting the port. Jesse Dolan has potential funding for the kayak launch. A possible relocation of the launch to the Lint Slough area was discussed, combining it with a wildlife viewing spot,

walkways, and picnic areas to align with regional recreational funding opportunities. The manager emphasized that the decision rests with the board, but external support and funding are available.

Parking Lot Facility and Maintenance

Sean has completed approximately 80% of the parking lot striping. The port used its existing paint supply and received a new delivery from Sherwin-Williams to finish the project. Upon completion of the parking lot, Sean will proceed with painting the bay dock.

Pop-Up Fish Market

A mobile fish market operated by Sea-Bre's will begin service on Saturday. Promotional materials have been distributed in town, Yachats, Seal Rock, and Toledo, and social media promotions are active. The manager will assist with setup, including music and picnic tables, and will support Bree throughout the weekend to help ensure a successful launch. The goal is for the fish market to become a regular fixture at the port, drawing new customers to the port and its leaseholders and businesses.

Online Reservation System and Annual Launch Pass

The online reservation system and annual launch pass are functioning well. Users have provided positive feedback, noting the system's ease of use and intuitive interface. The manager continues to make weekly adjustments to refine the system.

Bond Payment Negotiation

Negotiations with Zions Bank secured an extension for the bond payment. Historically, the process has been challenging due to its structure and the timing of the final payment from Lincoln County. The bank initially required payment by the end of May, but it is not due until June 10. The bank reevaluated the terms and extended the deadline, resolving previous issues and reducing stress on the port's financial management.

Coast Guard Inspections

The Coast Guard completed inspections of the port's rental fleet, which passed all requirements. The Coast Guard will return on June 27 to offer free inspections for local fishermen and boaters as a community service event. The inspections will take place from approximately 12:00 p.m. to 6:00 p.m. near Robinson Park.

4. Old Business

Pothole Repair

The pothole repair project has improved the parking lot by an estimated 90%. The cost for the repairs was under \$1,800. The product used is now available through Ace, allowing for future touch-ups. The current repairs are considered a temporary solution until a more comprehensive resurfacing and repair project can be undertaken. The board discussed contacting the Marine Board for grant opportunities to properly resurface and repair the parking lot, particularly the area where boat trailers park, which is deteriorating. This would reduce the need for recurring out-of-pocket expenses, aside from grant matching funds.

5. New Business

Board Member Swearing-In Ceremony

The board discussed the swearing-in ceremony for new board members and decided to postpone it until the next regular meeting. This allows sufficient time, as there are no immediate actions requiring the new members' involvement. Dean will contact the new members to inform them of the schedule, prepare commissioners' handbooks, and provide a link for online training.

A resolution was presented to adopt a policy authorizing the Port of Alsea to provide food, beverages, and incidental merchandise to public officials at events pursuant to HB 4161, 2026. Resolution 21-5-26 was reviewed. A motion was made to adopt Resolution No. 21-5-26. The motion was seconded and passed unanimously.

Meeting Time Change

A discussion took place regarding changing the regular meeting time from 2:00pm to 12pm to accommodate a new board member. Commissioners present agreed to this change. Meetings will now be held at noon.

Online Training Link

The Port Manager will send the link for online training to all commissioners. after swear in of the new Board Members.

6. Commissioner Comments

Joe Rohleder

Rohleder commented on the strategic plan, stating that it did not meet expectations, but he declined to elaborate further.

George Grey

Grey observed that during the most recent negative low tides, the docks were resting significantly farther onto the sand than expected, and he expressed surprise at the extent of the buildup.

Rob Bishop

Bishop noted that he had taken photos and compared them to negative tides from the previous year. He stated that the sand buildup appears to be shifting slightly from farther east to farther west and is now affecting both ends of slips 1 through 9. O'Byrne also mentioned the possibility of a strong super El Niño winter, which could significantly change conditions by next year.

Eelgrass Concerns

Rohleder raised concerns about eelgrass causing issues with boat propellers, especially for high-jet pumps, leading to potential maneuverability problems during launch. The Port Manager will gather information for the next meeting regarding the possibility of removing eelgrass from the marina, checking with ODFW or DSL about permitting requirements. The Port Manager will also investigate changes in laws regarding eelgrass removal.

Salty Dog Lease Discussion

The board may hold an executive session at the next meeting to discuss the Salty Dog lease. The 3% annual increase on the land lease addendum expired last year. The tenant was asked to submit a written proposal for board review, and discussion followed on renewing the clause and possible cost-of-living increases.

Meeting Notice Location

A commissioner noted that the meeting agenda for public notice was found under "community events" on the Lincoln Journal website, rather than "public notices." The Port Manager clarified that this is for the normal free posting, while the budget hearing notice, which costs \$95, is correctly listed under public notices.

7. Strategic Business Plan: Finance & Operations Updates Presentation by Roxie Cuellar

Roxie Cuellar presented her strategic business plan to the board, which is available upon request.

8. Adjournment

The meeting adjourned at 1:47 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'Rob Bishop', written over a horizontal line.

Rob Bishop, Chair

A handwritten signature in dark ink, appearing to be 'Joe Rohleder', written over a horizontal line.

Joe Rohleder, Vice Chair