

June 19, 2025, Minutes
Port of Alsea Regular Board of Commissioners Meeting
365 Port Street, Waldport OR 97394

1. CALL TO ORDER

- **Board Chair** Jan Power called the meeting to order at 2:00 p.m.
- **Commissioners Present:** Vice-Chair Joe Rohleder, Secretary/Treasurer Buster Pankey, Commissioner George Gray, and Interim Commissioner Rob Bishop. Roll call confirmed a quorum was present.
- **Management and Staff:** Dean O'Byrne, Port Manager
- **Members of Public and Media:** Roxie Cuellar

2. APPROVAL OF CONSENT CALANDER

- Motion by Jan Powers to approve the consent calendar, specifically approving the regular meeting minutes from May 15, 2025. Seconded by Joe Rohleder. Motion carried unanimously.

3. GRANT CONTRACT DISCUSSION (Roxie Cuellar):

- Discussed the contract with Business Oregon regarding the grant.
- Confirmed that the port does not require solicitation of bids under \$25,000.
- Roxie Cuellar requested a confirmation email from Becky at Business Oregon stating bid solicitation is unnecessary.
- Rough draft of contract core issues presented; board to review by Monday and suggest amendments.

4. STRATEGIC BUSINESS PLAN UPDATE (Roxie Cuellar):

- Roxie intends to complete the strategic business plan by the end of the calendar year.
- Discussed economic development measurement methodologies and public participation strategies.
- Emphasized involving civic groups and potentially social media for community input.

5. CAPITAL IMPROVEMENT PLAN:

- The board agreed to draft a capital improvement plan by September 2025.
- Dean O'Byrne to coordinate further discussions, potentially including a work session or site walkthrough.
- Discussed priorities and identified items like pothole repairs, parking lot resurfacing and new roof for Dock of the Bay as potential projects.

6. MANAGER’S REPORT – DEAN O’BYRNE

- Discussed pothole repair quotes and potential collaboration with City road crews.
- Explored passive income opportunities such as EV charging stations, vending machines, and live streaming at Robbie's Crab Shack.
- Mentioned website updates and new promotional signage and stickers.
- **Promissory Note Amendment (Robbie Henderson):**
- Amendment to promissory note with Robbie Henderson approved unanimously.

7. PORT ORDINANCES:

- Discussion on ordinances currently with the County Council for review. Advised involving port attorney if issues arise.
- Temporary reliance on state troopers and local deputies for enforcement discussed.

8. PROPERTY MANAGEMENT AND DEVELOPMENT

- Port properties discussed.
- Possibility of gaining mitigation credits.

9. ADOPTION OF BUDGET RESOLUTION

- Motion to adopt the **2025-26 BUDGET RESOLUTION** totaling \$724,153 by Joe Rohleder. Seconded by Rob Bishop and carried unanimously.

10.COMMISSIONER’S COMMENT

- Discussed potential for small-scale dredging and potential lead business opportunity.
- Highlighted the importance of employee identification for issuing citations.
- Suggested improvements for marina operations, including dredging strategies and safer crabbing practices.

11.ADJORNMENT

- Motion to adjourn by Joe Rohleder, seconded by Rob Bishop and carried unanimously. Meeting adjourned at 3:08pm

ATTESTED TO:

 July 17, 2025
 Jan Power, Board Chair Date

 7-17-25
 Buster Pankey, Secretary/Treasurer Date