

# MINUTES

## Port of Toledo Board of Commissioners

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*April 18, 2023, Tuesday, 6:33 PM | 496 NE Hwy 20, unit 1, Toledo, OR 9739*  
*The regular meeting of the Port of Toledo Board of Commissioners was called to order at 6: 33 PM*  
*Following an Executive Session by*  
Commission Vice President, Rick Graff

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### Roll Call

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Attendance: Commissioners Rick Graff, Mike Kriz, Penny Ryerson. Commissioners Gerttula and Dahl were excused. Port Manager, Debbie Scacco, Shipyard Manager, Ben Victorine, Maintenance Manager, Les Hall, Administrative Specialist, Brooke Goulet, Bookkeeper, Kaitlin Heart.

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### Introduction of Visitors

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Kim Bush, Councilor, City of Toledo

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### Port Goals and Responsibilities:

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ORS 777 – Part 1:

Port Manager Scacco explained that she is presenting ORS 777 in small sections, so that each section can easily be reviewed and discussed at the beginning of the meeting. The first section included definitions for the ORS, areas to be included in Port and general corporate powers.

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### Staff Reports:

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Manager's Report:

Shipyard: A list of yard projects and the haul-out schedule was extended to the Commissioners. There were several haul outs booked for the remainder of the month and into May. Driveway conditions were mentioned. Although the road had been graded two weeks prior, large potholes formed within that time and resolutions were discussed.

Maintenance: The Maintenance Report was presented, and compressors were the topic of discussion. Three towable compressors are failing due to age. Compressors had to be rented out to complete jobs that were booked at the Shipyard. If air can be plumbed through out the Shipyard, the current downed compressors would not have to be replaced. Other cost alternative options were discussed. Maintenance Manager Hall reported on building improvements made for Oregon Coast Community College welding lab. A dividing wall was built to separate the welding booths from a small room for a plasma table. Electricians are wiring the new welding booths and installing a new meter and HVAC contractor is installing a new system that exhausts from each of the 18 welding booths.

Admin/Financial: Oregon Coast Bank is asking for collateral on the line of credit renewal. A commercial appraisal was completed, and flood insurance purchased per Oregon Coast Banks

requirements. All port buildings on the Port's insurance schedule will have flood insurance, but docks and piers are excluded. Business Oregon still has a lien on the building for a loan that has been paid, it needs to be released to secure the line of credit renewal. Scacco shared her experience at the Pacific Coast Congress conference in California. Wind energy was a topic, with California proposing building 1,700 floating wind turbine platforms that are 300' triangle bases to be deployed in the next three years. Analysis of the fishing areas is being done to determine the effects of the wind turbines. Scacco attended FEMA Public Information meeting in Tillamook on April 5th regarding proposed changes to Floodplain Development rules to incorporate environmental impacts. Scacco will submit written comment opposing additional restrictions to floodplain development.

Permitting & Dredging: The Army Corps of Engineers is funded to dredge the authorized channel of Depot Slough this fall. The Corps is in the process of putting out bids, until a contractor is selected the Port does not know the proposed schedule. Scacco will negotiate with the Corps contractor for dredging if the Transient Dock. Oregon Public Ports Association has made a funding request to the State for dredging assistance, with 50% match.

Port Facilities: Costs have been gathered for the repairs of storm damage of the Large Vessel Building. PBS environmental will be in the new Shipyard office during painting to monitor level on contaminants in fumes. The Port Complex roof repair is being scheduled. The repair will be completed with the Port supplying sheet metal left over from the Large Vessel Building. MARAD Gateway Director, Kathrine Simons will be visiting on the 25<sup>th</sup> for a tour of the Welding Lab and Port facilities.

Grants/Projects: Scacco submitted a request for funding for equipment with Business Oregon. Priority items were given and such equipment was discussed. Business Oregon is coordinating a joint application for Oregon Department of Transportation Carbon Reduction Program. The Port is requesting to include a fleet of electric pickups, forklifts, fleet charging stations, and a public level 3 charging station. The engineer for the sewer project has submitted final review plans for the sewer line extension project. Victorine, Hall and Scacco will complete a final review prior to creating the bid documents.

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### Consent Agenda:

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It was moved and seconded (Ryerson/Kriz) to approve the minutes. Motion passed 3/0.

Bill Pay list, one check was cut after bill pay was printed. Commissioner's checks will be delayed until next meeting. It was Motioned to approve Bill Pay list (Kriz/Ryerson). Motion passed 3/0.

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### Commissioners Comments

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Commissioner Ryerson: Appreciated the discussion with the Attorney during Executive Session. She said her dream for the Port when she came here in 1990, was to have a shipyard, and she is very proud that it has happened. She said the Port has a great crew, she can leave here feeling comfortable, being a Port Commissioner has been an awesome experience for her, and this Commission is one of the best she's worked with.

Commissioner Kriz: Reported that he went to the welding shop and feels like it is a good start for students. A vocational wiring school would be beneficial as well.

Commissioner Graff: Thanked Debbie for contacting the attorney. He was concerned about the potholes at the shipyard. Thinks staff has done a great job. Thinks everyone works well together and things run reasonably smooth and that we are unique.

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Upcoming Meetings

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Upcoming meetings are as noted on the agenda.

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Adjournment

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It was moved and seconded (Graff/Ryerson) to adjourn the meeting at 7:43PM. Motion passed 3/0.



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Zack Dahl, Commission Secretary/Treasurer

