

Port of Bandon  
Regular Commission Meeting & Annual Work Session  
January 26, 2023, 11:00 am  
Boardwalk Picnic Shelter  
Bandon, OR

Commissioners Present: Reg Pullen, Donny Goddard, Rick Goche, Wayne Butler, and Rod Taylor  
Staff: Jeff Griffin - Port Manager, Josh Adamson - Project Manager, Kathy Reed – Finance Director,  
Shawn Winchell - Harbormaster  
Guests: John Towne, Eileen Quinn, Annie Williams, Lori Osborne, Barry Osborne

Commissioner Pullen opened the meeting at 11:05pm

Commissioner Pullen asked for a motion to approve the consent calendar. **A motion was made by Commissioner Taylor. Commissioner Goddard seconded motion. Motion passes unanimously.**

Resolution 2023-01 was presented detailing the adoption of the Port of Bandon into the Coos County Natural Hazard Mitigation Plan. **Motion was made by Commissioner Goddard to adopt Resolution 2023-01. Seconded by Commissioner Butler. Motion passed unanimously.**

Resolution 2023-02 was presented authorizing the use of funds from the General Budget to purchase the Bandon Bait Shop building. The Port and Bandon Bait signed a lease in 2015 granting the Port of Bandon right to first refusal on the purchase of the building located at 110 First St SE at 50% real market value in 2025 or when the current lease is terminated. **Motion was made by Commissioner Goche to adopt Resolution 2023-02. Motion seconded by Commissioner Taylor. Motion passed unanimously.**

A proposed lease was discussed with Farm and Sea to lease out the entire Fisheries Building. Currently Farm and Sea operations encompass almost half the building. A new lease was drafted with a provision that a Farmers Market stay in operation. A newly modified conditional use permit allows Farm and Sea to expand under certain conditions in the C-3 zone. Commissioner Goche expressed that specific language dictating the parameters of a farmers' market wasn't included. A discussion on if or how to dictate the parameters lead to staff recommending the lease as written. Jeff stated this is a good opportunity for the Port as the Port has struggled with a permanent use for the building and has only housed a Fish Market and a seasonal 2 day a week Farmers Market. This would ensure full time use. With the new lease, the Port would see a 10-15% increase in revenue each year compared to the revenue generated by both operations annually. **Commissioner Goddard made a motion to approve the Farm and Sea lease proposal as written. Commissioner Butler seconded. Motion passed unanimously.**

**Griffin reported** the following:

A gangway off Webers Pier to the transient mooring dock (crab dock) has broken during recent storms. West Coast Contractors (WCC) were contracted to make the repairs in the amount of \$5,700. The Port is looking into federal funding for other repairs made during the recent storms.

WCC has been working with KPFF Engineering to finalize a 50% design of the new marina. Preliminary designs were presented correcting an error in scale with the previous 30% design and new corrected layouts from KPFF. A discussion was had by Commissioner Butler and Goche detailing the landings and fish cleaning station locations.

A grant submitted to the Oregon State Marine Board (OSMB) has been approved. Jeff attended a meeting in Salem to discuss the Port's application with the Board. \$1.99 million was approved for the launch ramp project and various components of the marina project, as well as a percentage of the dredging work. Some funds under the grant will not be available right away as they have not been adopted yet into OSMB's 2023-2024 budget. Commissioner Goche asked how long the project will take leaving the marina empty. Jeff answered about 6 months.

In a legislative update, two proposed bills are sponsored by David Brock Smith with help from Jeff detailing the need for reevaluation of permits and harvesting of sea urchins and a small mouth bass bounty. More information will be available later from Oregon Department of Fish and Wildlife.

Vicki Afatatti will need to move her mural project to another location as the paint being used will not cure in the colder environment of the Fisheries Building. Options for indoor or enclosed heating were discussed.

**Staff Report:**

Shawn reported that piles have broken in the marina during recent storms from heavier boats and waves. Staff is looking into federal, state and local funding for repairs needed in disaster relief. A vessel sunk recently due to mechanical failure of the bilge pump. Salvage efforts were successful by the Berry Brothers and Port staff and equipment. The table inside the picnic shelter has been refinished. Commissioners commented saying it looks nice.

Josh distributed a handout from Dave Romanowski of the Coquille River Detachment charity who lobbied the Port for funds for fishing pole donations at Christmas time. The Port had donated \$1,000 to the charity.

**Public Comment:** John stated the goal of the Port three years ago was transparency and felt the lease for Farm and Sea did not hold to that process. Eileen Quinn stated that all communities have a Farmers Market and previous vendors did not attend this year because of changes made. She stated the market had poor advertising and expressed concern over the lease with Farm and Sea. "Bandon deserves to have a market", Eileen said.

Regular Meeting was adjourned at 12:24pm

Respectfully submitted by

Joshua Adamson and Kathy Reed