

July 2026 Minutes

Port of Alsea Regular Board of Commissioners Meeting

Port Office, Waldport OR 97394

Date: July 16th 2026

Location: Port Office, Waldport, Oregon

Called to Order: By Rob Bishop

ATTENDEES:

- Rob Bishop - Board Chair
- Joe Rohleder - Board Vice-Chair
- Mark Orozco - Commissioner
- George Grey - Commissioner
- Sue Woodruff - Guest

QUORUM: Established - three commissioners present.

1) Call To Order

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

2) Consent Agenda

a) Consent Calendar Review and Approval

The board reviewed the financials and consent calendar. Mark moved to accept the consent calendar. Joe seconded the motion. The motion passed by unanimous vote.

3) Manager's Report And Operational Updates

a) Port Manager Activities

The manager reported on recent professional development, including the Oregon Public Ports Association (OPPA) online meeting. Key takeaways included the exploration of a special fund with a 20% match for recreational ports and a pending scholarship program for small ports. The manager joined the OPPA promotional video subcommittee.

The manager also attended the Alsea River Coho Strategic Action Plan meeting. The focus included habitat restoration and water temperature monitoring to support salmon, with Drift Creek identified as a model tributary. The manager plans to continue attending these meetings to gain knowledge and provide representation for the port.

b) Financial and Operational Data

Dock of the Bay: Revenue is down approximately 10% compared to the previous year, attributed to general economic conditions and fuel costs.

Moorage Reservations: Contrary to local trends, online moorage reservations have increased. The new online system has improved revenue collection, particularly during times when the office is unattended.

Crab Measurers: Price per unit increased from \$1.25 to \$1.75. The manager reported 700 units sold with no negative feedback.

c) **Staffing Update**

The manager reported that a staff member, Sean, is recovering from a bicycle accident. A temporary worker, Ross, has been hired to assist with dock maintenance. All dock staff are now required to wear PFDs.

4) **Old Business**

a) **Capital Improvement Plan (CIP)**

The board reviewed the current CIP. Key items discussed include Dock of the Bay roof repairs; fish processing pavilion development (currently low priority); boat rental fleet replacement; and acquisition of used dry docks to facilitate maintenance and reduce wear on rental boats. The manager suggested discussing these facilities with the Oregon State Marine Board to explore potential funding matches.

b) **Food Cart Site**

The board discussed the development of a food cart site. The manager noted that current projects remain prioritized, and he is actively scouting for potential vendors. Commissioners suggested keeping the concept open as a future revenue generator without significant upfront infrastructure investment.

c) **Retirement Plan Compliance**

The manager initiated a discussion regarding compliance with state requirements for retirement plans. He noted that the port's historical salary structure was not designed to be competitive for future management recruitment. A review of the compensation package is scheduled for year-end.

d) **Seasonal Staff Roles**

The manager proposed expanding the roles of seasonal employees to include operational duties at the Dock of the Bay, such as managing the register. This change aims to provide redundancy and ensure the facility remains open during staff absences.

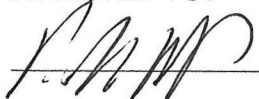
e) **Contract Renewals**

The manager noted that the addendum for the land lease contract for Salty Dawg Bar & Grill) has expired. He advised coordinating with the port's attorney to draft a new agreement within the next few months or end of calendar year.

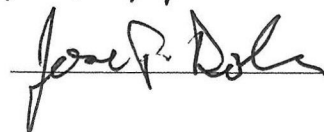
5) **Adjournment**

The meeting was adjourned by the manager.

ATTESTED TO:

 _____, Board Chair

Date: 8/20/26

 _____, Vice Chair

Date: 20 AUG 2026