EXECUTIVE SESSION

PURSUANT TO ORS 192.660(2)(E)

TO CONDUCT DELIBERATIONS WITH PERSONS DESIGNATED BY THE GOVERNING BODY TO NEGOTIATE REAL PROPERTY TRANSACTIONS

WEDNESDAY, AUGUST 12, 2026, 6:30 P.M.

CONFERENCE HALL AT CITY OF BAY CITY

CALL TO ORDER

President Folkema called the regular session to order at 6:32 p.m. Executive session was called at 6:32 p.m.

Commissioners Present: Val Folkema, Bob Browning, Dane Winchester, Amanda Cavitt, Kelly Barnett (6:34 p.m.).

Executive Session was adjourned to regular meeting at 6:51 p.m. Regular meeting adjourned at 6:51pm

PORT OF GARIBALDI

MINUTES OF REGULAR MEETING

AUGUST 12, 2026

CALL TO ORDER

President Folkema called the regular meeting to order at 7:00 p.m.

Commissioners present: Val Folkema, Bob Browning, Amanda Cavitt, Dane Winchester, Kelly Barnett.

Staff Present: Michael Saindon, Curtis Jepson, Evan Wallace, Claudia Maciel, Jessi Coon.

Visitors: Jeff Folkema, Loten Hooley, Sam Hooley, Max Hooley, Jennifer Hooley, Brian Ruef.

CHANGES TO AGENDA

Consensus to move New Business Items to before Old Business.

CONSENT AGENDA

Motion Browning, second by Winchester to approve consent agenda items including July 8 Regular Commission, July financials and payment of bills. Motion carried 4 – 0.

CORRESPONDENCE/PRESENTATIONS

None.

PUBLIC COMMENT

Mr. Ruef requested an annual commercial moorage assignment for slip B-10 following his purchase of the prior holder's vessel. He described plans to replace the vessel and establish commercial fishing activity, projecting approximately ten trips annually. Commissioners discussed Ordinance 15 requirements for transfer approval and the lack of an established commercial operating record. Staff recommended guest moorage, subject to availability and applicable terms, while the applicant establishes commercial activity and provides supporting documentation. The Commission supported staff working with the applicant; no formal action was taken.

NEW BUSINESS – ACTION FOLLOWING EXECUTIVE SESSION

The Commission moved this item ahead of Old Business. For the first lease/property matter, commissioners expressed consensus for staff to proceed as discussed. A second matter required no action. For lease L-15, President Folkema declared a potential financial conflict and recused herself.
Motion Barnett, second by Winchester to authorize Saindon to negotiate with both parties and bring a proposed lease back for Commission approval before September. Motion carried 3 - 0.

OLD BUSINESS

SOUTH JETTY.

Saindon reported continued rock placement and anticipated demobilization happening. Saindon discussed recent interactions between construction barges and clam vessels, including involvement of law enforcement and the Coast Guard. Funding was authorized for initial modeling and feasibility work relating to future jetty conditions and channel flow.

GRANTS.

Staff continued federal administrative and NEPA requirements for approximately $2 million in PIDP engineering funding. Access difficulties with the EDA application portal were discussed. Staff reported SAM registration as active and continued pursuit of park and other grant opportunities.

RED BUILDING / PORT IMPROVEMENTS.

Saindon and Jepson reported inspections and coordination with the county Brownfields program, including hazardous-material testing and anticipated EPA review. Engineering assistance will be sought to evaluate stabilization and protection of adjacent slab and business operations. Demolition permitting requirements remain under review.

PURCHASE ORDER 2026-27-060 BERGERSON PILING REPAIR.

Jepson described proposed steel sleeving and underwater welding for a damaged piling and the possibility of additional repair while the contractor is mobilized.
Motion Winchester, second by Browning to approve purchase order 2026-27-060 with Berguson Construction, amended to a total not to exceed $50,000 for piling repairs. Motion carried 3 - 0.

PURCHASE ORDER 2026-27-054 CRENW ROOF REPLACEMENT FOR L-06.

Commissioners reviewed the roof replacement proposal for the 613 Commercial Street office and discussed possible concealed damage and available property maintenance funding.
Motion Browning, second by Barnett to approve purchase order 2026-27-054 for the roof replacement. Motion carried 3 – 0.

BAY CITY.

Staff discussed renewed coordination with the trails coalition and possible near-term boat ramp and trail improvements. Jepson reported rebuilding a failed section of walkway. The Commission also discussed the outstanding funding gap for the 7th Street project.

DREDGING.

Saindon reported the dredging permit package had entered public notice and that a new permit was unlikely before December 31. The approved in-water work variance covers September 15 through December 31. He discussed prospective Corps Dredging Quality Management requirements, a planned AKS survey, federal-channel contractor coordination, dredge pipeline routing, booster pump placement, and revised cost estimates with Port of Coos Bay and Business Oregon. Staff continued work to reduce project costs and coordinate the federal and Port dredging schedules.

EVENTS.

Garibaldi Days was reported as successful overall, with positive vendor and business feedback. Staff plan an intergovernmental agreement with the City and an MOU with the Garibaldi Business Association. Security improvements and future alcohol service options were discussed. Staff reviewed preparations for the Oregon Tuna Classic and Kyler's Big Heart event.

ABANDONED/DERELICT VESSELS.

Saindon discussed ongoing work through the Oregon Public Ports Association with DSL and other agencies to address vessel disposal barriers and encourage a more consistent statewide process, with legislative and industry involvement.

NEW BUSINESS

PURCHASE ORDER 2026-27-055 NW PARKING LAUNCH MACHINE REPLACEMENT.

Coon recommended Northwest Parking based on service history, pricing and expected future contactless payment upgrades.
Motion Browning, second by Barnett to approve purchase order 2026-27-055 in the amount of $12,303 for a new launch machine, funded through the equipment line item. Motion carried 3 - 0.

SANITATION SERVICE.

Staff discussed missed garbage pickups, excessive disposal of vacation-rental waste in Port dumpsters, and operational concerns at the fish-cleaning station. The Port may ask the City to consider requiring garbage service for short-term rentals. Winchester asked about a second dumpster at the fish cleaning station. Folkema noted would like to see a

summer staff member to help tackle this situation during the summer. Staff continue coordinating with the hauler and improving public instructions for the fish-cleaning facility.

PURCHASE ORDER 2026-27-059 CITY SANITARY DUMP BOX FOR CRAB POT LOT.

It was noted that the previous rate resolution Resolution 2026-01 noted a new fee to the crab pot lot users to offset the cost of the dump box. This will allow for users to dump crab/fishing gear and the port not to take the full burden of the dump cost.
Motion Browning, second by Winchester to approve Purchase Order 2026-27-059 to City Sanitary in the amount of $12,846. Motion carried 3 – 0.

STAFF REPORTS

Jepson and staff discussed launch ramp operations and congestion during tournament preparation, maintenance and visitor management.

Wallace noted working out kinks in the security camera system.

Maciel reported preparations for Oregon Tuna Classic moorage assignments and coordination with vessel owners.

Coon reported the transition to Oregon Coast Bank and anticipated presentation of a resolution establishing a dredging reserve fund and corresponding bank account.

Saindon recognized staff assistance with Coast Guard appreciation events, reported possible visits by Columbia Sportswear and the Infrastructure Finance Authority, and discussed potential reductions in property lease revenue and the need for longer-term financial planning.

COMMISSIONER UPDATES

Barnett asked about the Fishermen's Memorial design schedule and raised safety concerns regarding the deteriorating Commercial Street Wharf, unsupported dock sections and access barriers. Staff discussed planned engineering review and interim stabilization.

Winchester noted Oregon Tuna Classic participation down but the ocean is cooperating.

Folkema appreciated the response from staff, but noted launch ramp safety and oversight during extreme low tides.

Saindon noted the weather commented about the dryer, warmer El Nino weather, noting that it could contribute to an extended fire season.

ADJOURNMENT

The meeting adjourned at 8:25 p.m..

Respectfully Submitted,

Val Folkema, President

Kelly Barnett, Secretary/Treasurer