

**OREGON INTERNATIONAL PORT OF COOS BAY
REGULAR COMMISSION MEETING
10:30 a.m., Tuesday, March 15, 2022**

Port Commission Chambers, 125 West Central Avenue, Suite 230, Coos Bay, Oregon 97420
Watch Live on YouTube: www.youtube.com/portcoos

AMENDED AGENDA

- 1. CALL MEETING TO ORDER**
- 2. INTRODUCTION OF GUESTS AND PORT STAFF**
- 3. PORT PROJECT UPDATE**
 - A. Charleston Capital Improvement Projects.....Brandon Collura
- 4. CONSENT ITEMS** **Page**
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 - B. Approval of February Invoices..... 9
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 - B. Reappointment of Charleston Advisory Committee Members.....Brandon Collura, 70
 - C. Award of Steel Bridges Repair Contract Rick Adamek, 72
 - D. Master Transportation & Marine Terminal Lease Agreement Lanelle Comstock, 73
 - E. **Appointment of Budget Committee Members Lanelle Comstock**
- 7. OTHER**
- 8. INFORMATION ITEMS** **Page**
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- 9. PUBLIC COMMENT**
- 10. COMMISSION COMMENTS**
- 11. NEXT MEETING DATE** – Tuesday, April 19, 2022, 10:30 a.m.
- 12. ADJOURN**

**OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS
ACTION/DECISION REQUEST**

DATE: March 14, 2022

PROJECT TITLE: Port Budget Committee Appointments

ACTION REQUESTED: Budget Committee appointment of George Wales, and reappointment of Lou Leberti and Nick Edwards

BACKGROUND:

The Port of Coos Bay's Budget Committee is made up of the five Port Commissioners and five citizen members who serve for a term of three years. The current citizen members include Maeora Mosier, Lou Leberti, Nick Edwards, Steve Scheer, and Richard Dybevik.

The terms of Mr. Leberti, Mr. Edwards, and Mr. Dybevik ended with the 2021/22 budget process.

Mr. Leberti and Mr. Edwards have agreed to renew their terms on the Committee.

Due to retirement, Mr. Dybevik declined to renew his term. Port Staff then engaged George Wales, of Coos Bay Pilots Association, to participate on the Port's Budget Committee. Mr. Wales accepted the invitation.

RECOMMENDED MOTION:

Reappoint Lou Leberti and Nick Edwards and appoint George Wales to the Port's Budget Committee with terms expiring June 30, 2025.



2021/22 Port of Coos Bay Rate Schedule - DRAFT - amended

Proposed to be Effective May 19, 2022

Administration Office:	125 Central Avenue, Suite 300, Coos Bay, Oregon 97420	(541) 267-7678
Charleston Marina Office:	63534 Kingfisher Rd, Charleston, Oregon 97420	(541) 888-2548
Charleston Marina RV Park:	63402 Kingfisher Rd, Charleston, Oregon 97420	(541) 888-9512
Charleston Marina Shipyard:	63131 Troller Rd, Charleston, Oregon 97420	(541) 888-3703

Charleston Marina Services

Moorage - Boats 15' and Under

Day.....	\$7.59
Week	\$40.84
Month.....	\$116.70

Moorage - Vessels Greater Than 15'

Moorage Rates for vessels greater than 15 feet are charged by foot length on average. All rates include electric power and water.

Daily, Per Foot	\$0.583
Monthly, Per Foot	\$0.298
Semi-Annual, Per Foot.....	\$0.199
Annual, Per Foot.....	\$0.177

Launch Ramp

Daily Fee	\$5.00
Annual Permit.....	\$67.00

Ice - Regular Business Hours

Per Ton	\$91.00
Minimum Ice Order	\$61.00
No Show Fee, Cancellation with less than six hours' notice	\$75.00

Ice - After Hours & Holidays

Per Ton	\$91.00
Per Ton Surcharge	\$15.00
Minimum Ice Order	\$61.00
Minimum Surcharge.....	\$61.00
No Show Fee, Cancellation with less than six hours' notice	\$75.00

Public Buying Dock Hoist

Per Hour	\$25.00
Cable Non-Return Fee.....	\$500.00

Showers

3 Minutes Per Token	\$0.50
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Charleston Marina Shipyard Services

Short Term Work Area – Utility Services

Minimum Per Month	\$53.00
1-30 Days, Per Foot, Per Day.....	\$0.16
31-90 Days, Per Foot, Per Day.....	\$0.28
91-180 Days, Per Foot, Per Day.....	\$0.40
Over 180 Days, Per Foot, Per Day	\$0.54

Long Term Work Area – No Utility Services

Per Foot, Per Calendar Month	\$4.63
Minimum	\$138.77

Environmental Service Charge

Added to all Charleston Shipyard Invoices.....	11%
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Concrete Work Dock

Per Foot, Up To 4 Hours	\$0.82
Per Foot, Per Full Day	\$1.36

Floating Work Dock

Per Foot, Up To 4 Hours	\$0.43
Per Foot, Per Full Day	\$0.70

Boat Travel Lift - Includes 1 Hour Boat Wash

Two Moves	\$603.65
Single Move.....	\$430.73
After Hours Move Surcharge.....	\$280.08
Boat Wash Each Additional Hour	\$70.02

Forklift Service

Per Hour	\$89.12
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Dustless Sanders

Per Day	\$13.79
Per Week	\$64.71

Charleston Marina Storage Units

Storage Unit Rates

Dimensions: Door - 9'2" x 10' Inside - 10' x 11'/15'

5' x 10', Per Month.....	\$60.47
10' x 15', Per Month	\$126.25
10' x 20', Per Month	\$147.47
10' x 25', Per Month	\$166.56
10' x 30', Per Month	\$183.54
10' x 35', Per Month	\$197.33

Charleston Marina Dry Storage

<u>Boat Trailers</u>	
Per Month	\$25.46
<u>Boat & Trailer</u>	
Per Foot, Per Month.....	\$2.49
Minimum	\$74.79
<u>Crab Pots & Fishing Gear</u>	
Per Item	\$14.85
Per Square Foot Per Month.....	\$0.20
Prepaid Deposit For Each ID Tag	\$5.83

Charleston Marina RV Park

Additional Fees Added to RV Park Rates

Coos County Lodging Tax	1.5%
Visitor Fee	2%
Extra Vehicles, per day, per vehicle	\$2.00

Standard Hook Up – Rows B & E, 30-34 feet long

Daily.....	\$42.00
Weekly	\$232.05
Monthly (6 month stay limit within a 12 month period)	\$619.50

Deluxe Hook Up – Rows A & D, 40 feet long

Daily.....	\$44.10
Weekly	\$246.75
Monthly (6 month stay limit within a 12 month period)	\$655.20

Pull-Through Hook Up – Row C, 55-60 feet long

Daily.....	\$47.25
Weekly	\$260.40
Monthly (6 month stay limit within a 12 month period)	\$689.85

Yurts

Daily.....	\$59.85
Weekly	\$281.40

RV Storage

Units may be left plugged in when unoccupied, winter season only, subject to availability.

Daily.....	\$4.00
Monthly.....	\$115.00

RV Dump

Per Use	\$7.00
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Propane

Per Gallon	varies on delivered price
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Charleston Marina Administrative Services

Animal Violations

Per Ordinance 143, 11A.2.B.6\$25.00

Business Licenses

Charter Operations, per month\$100.00

General Services, per month.....\$100.00

Food Vendors, self contained, per year\$100.00

Fuel Delivery, per year\$100.00

Fuel Delivery, per gallon\$0.05

Ordinance Violation

Civil Penalty, each day, not to exceed.....\$500.00

General Administrative Services

Labor

Port Staff Labor, per hour\$75.00

Attorney / Legal Counsel.....Current hourly rate charged to Port

Public Records

Black and White Copies, per page.....\$0.25

Color Copies, per page\$0.75

Fax, per page\$1.00

Scan to PDF, per page\$0.25

Digital Files Copied to Digital Media, per CD / Flash Drive\$5.00

Mailed copies, up to 2 pages (plus additional postage fee over 2 pages)\$5.00

Mailed Digital File Copied to Digital Media.....\$10.00

Non-Commercial Firewood Gathering Permit

30 day permit, valid November through April\$5.00

Insurance Requirements

A current Certificate of Insurance listing the Oregon International Port of Coos Bay as an additional insured and listing the following minimum limits, is required and must be provided by all agreement/license holders. The Oregon International Port of Coos Bay must receive notice of cancellation of any required insurance.

Moored Vessels

General Liability, must include wreck removal and pollution liability\$500,000

Charter/Guide Vessels

General Liability, must include wreck removal and pollution liability\$1,000,000

Travel Lift Services and Short Term Storage of Vessels (in Shipyard)

General Liability, must include wreck removal and pollution liability\$500,000

Long Term Storage of Vessels (in Shipyard)

General Liability, must include pollution liability\$250,000

Railroad Property Access and Occupancy

Fees for any other Railroad access or occupancy not specified below will be reviewed and rate quoted on an individual basis.

Administrative Fees

Application for New Agreement, Non-Refundable	\$1,200.00
Application for Adoption/Assignment of Existing Agreement, Non-Refundable	\$1,500.00
Expedited Processing	\$1,000.00
Engineering Review Fee	\$1,750.00

Access Fees

Allows limited access for 90 days with advanced notice to Railroad.

Right of Entry.....	\$1,000.00
Right of Entry Extension, Per Additional 90 Days	\$500.00
Temporary Grade Crossing, Not to Exceed One Year, Minimum \$500.00.....	Negotiated
Temporary Track Lease	\$25.00 per track foot, plus \$0.15 per sq. ft.

Grade Crossing Occupancy Fees

Per foot per year, due annually in advance. 3% CPI increase annually.

Recreational, Minimum 16 Feet.....	\$45.00
Farm/Residential, Minimum 16 Feet	\$58.00
Industrial/Commercial, Minimum 24 Feet.....	\$65.00

Track Lease Occupancy Fees

Per track foot per year plus additional land rate, due annually in advance. 3% CPI increase annually.

Lessee Maintained Track, Minimum 100 Feet	\$25.00
Railroad Maintained Track, Minimum 100 Feet	\$30.00
Land for Leased Track Use, Lessee or Railroad Maintained, Per Square Foot.....	\$0.30
Hazardous, Minimum 100 Feet.....	\$60.00
Land for Leased Track Use, Hazardous, Per Square Foot.....	\$0.45
Switch Maintenance Fee, Applies if Less Than Negotiated Carloads Annually.....	\$2,500.00

Wireline Crossing Occupancy Fees

Per wire per year, due annually in advance. 3% CPI increase annually.

Power	\$750.00
Communications	\$1,100.00
Cable TV.....	\$1,800.00
Fiber Optics	\$2,500.00
Poles, Pole Attachments, Anchors, Guy Wires, Bridge Attachments.....	\$300.00

Pipeline Crossing Occupancy Fees

Base rate plus additional fee per inch of carrier pipe per year, due annually in advance. 3% CPI increase annually.

Sewer or Water	\$750.00
Sewer or Water, Add Per Inch of Carrier Pipe.....	\$32.00
Gas or Oil.....	\$1,000.00
Gas or Oil, Add Per Inch of Carrier Pipe	\$35.00
Open Culverts or Other Drainage.....	\$1,000.00
Manholes, Hydrants	\$300.00

Railroad Property Access and Occupancy, continued

Wireline and Pipeline Longitudinal Crossing

Rate as specified above per wire or pipe, plus additional rate based on length of occupancy. 3% CPI increase annually.

Longitudinal Crossing, Per Foot.....\$1.50

Outdoor Advertising Occupancy Fees

Base rate per sign per year or percentage of revenue, whichever is greater. Base rate due annually in advance. 3% CPI increase annually. Right of Entry Agreement required for installation. Notice to Railroad required for all other access.

Signal Box, Per Face.....\$450.00

Signage, 4' x 8' or less\$750.00

Billboard, 10' x 40' or less\$2,000.00

Billboard, greater than 10' x 40'.....\$4,000.00

Land Lease Occupancy Fees

Per square foot per year, due annually in advance. 3% CPI increase annually. Land to be used for cultivation or other purposes. No permanent structures or other installations allowed. Minimum \$500 per agreement.

Land Lease.....\$0.80

Miscellaneous

Unloading Platforms, Lessee Maintained\$950.00

Overhead Conveyor, Lessee Maintained\$950.00

Weight Scales, Lessee Maintained\$950.00

Crossing Removal Fee

Removal and Disposal Fee, Due to Account Delinquency Status.....\$500.00

Additional Labor and Equipment, Per Hour\$100.00