



**WATERFRONT ORGANIZATIONS OF OREGON-Minutes APPROVED  
November 1, 2023**

Noon WOOO Board Zoom/Live/Hybrid Meeting

<https://waterfrontoregon.com/>

**Call to Order / Ron Schmidt**

Thanks and recognition of PYC for their Support - Asia Von Sonn

Thanks to WOOO VP Kelly Butler Holtz and PYC General Manager Daniel Wilkins for taking on the ZOOM/IT functions!

**WOOO 2023 OFFICERS & BOARD OF DIRECTORS Board Roll Call**

Secretary, Maura Hayes QUORUM PRESENT (minimum: 4 needed)

**PRESIDENT**

X Ron Schmidt (The Planning Group/Oarboard)

**VICE PRESIDENT**

X Kelly Butler Holtz (Oregon Yacht Club)

**SECRETARY**

X Maura Alice Hayes (Macadam Bay)

**TREASURER**

Stan Tonneson (Rocky Point Marina)

**TECHNOLOGY OFFICER**

X Kellyn Gorman (Bridgeton Harbour)

**DIRECTORS**

Doug Romjue (CRYA)

Harry Braunstein (Portland Yacht Club)

Marlon Bump (Riverplace Harbormaster)

X Mark McCuddy (McCuddy's Marinas)

X Pascal Le Guilly (Schooner Creek Boat Works)

X Don Gire (Tomahawk Destiny)

X Kellyn Gorman (Bridgeton Harbour)

Justin Teutsch, (Columbia Crossings Inc)

Randy Phillips, (CRYC)

## **Welcome & Introductions / Ron Schmidt**

**Previous Meeting Minutes:** A motion was made by Kelly Butler Holtz, seconded by Don Gire to approve the October 2023 Board Meeting Minutes. Minutes Approved.

### **Treasurer's Report / Stan Tonneson:**

Postponed due to excused absence.

## **NEWS AND INFO FROM OUR GOVERNMENTAL ALLIES**

### **Chris Castelli, Department of State Lands:**

ADV Workgroup Update: They are heading up the governor's work group as planned. Nov 7 is the next meeting, which is open to the public. The workgroup will give an update to the legislature on Nov. 7th, at 11:30 AM. They are staffing up their team by filling a number of positions: The Water and Stewardship group has a new manager, Josh McHall (sp). These other positions are posted: Office of Compliance Officer, 2 Project Manager Positions, Contract and Procurement Specialist.

### **Sgt. Steve Dangler, Multnomah County Sheriff's Office (MCSO)**

#### **503-988-6788 MCSO River Patrol**

They tagged 23 vessels for removal, which are slated for February removal. Half of these vessels are situated in the Multnomah Channel.

The Vessel Trade-In Program had 81 boats turned in and destroyed. The average age of these vessels was dated from 1978, the average length was 19'. The River Patrol Unit is assisting on the governor's Abandoned Derelict Vessel Workgroup.

### **Sean Whalen, Harbormaster, Portland Fire & Rescue**

The first freezing weather is upon us. Check your Standpipe; it needs to be drained for the Winter. Secure your structures. He will present to Portland

Parks and Recreation Dept. tomorrow, educating them as to what PFB sees on the docks and water, especially regarding derelict vessel problems. This is a new partnership.

### **Stormwater Committee, Tim Gorman, Chair-Rain Tax II:**

**Ryan Leverence:** He is WOOO's communication consultant, (along with attorney, Maren Calvert, from Schwabe Consulting); they are helping us navigate the messaging. The planning group met with Commissioner Mingus Mapps about the Bureau of Environmental Services (BES) rate structure proposal. The floating home community has a disproportionate rate load of a potential 300-380% increase in stormwater increases. We already pay for our impervious surfaces the rainwater touching our floating structures never enters the stormwater system.

Ryan, Maren (and others) are encouraging us to write emails stating our opposition.

### **Main Messaging Points:**

- 1) This is not a fee-for-service, thus it is a TAX.
- 2) BES claims that we contribute pollutants to the river—a false premise, based on the studies.
- 3) They will include slotted / slated docks, where rainwater freely enters the river, not the city's stormwater system. We would be the first to pay that "fee" for this situation.

The City Council agenda will be made public by this Friday. We need a big turnout at the **City Council Meeting on November 8th**, *skillful* presenters, and active letter writers by this Friday.

Please write before then to Mingus Mapps:

[mappsoffice@portlandoregon.gov](mailto:mappsoffice@portlandoregon.gov)

Consider sending your letters to all city council commissioners.

Emails will be counted. Submitted written testimony will become part of the official packet.

Sign up to present in person if you are well-informed on the Fee vs Tax Issue.

Plan for a two to three-minute presenting limit.

WOOO will have a testimony by the attorney. WOOO has formed a legal committee that will become the second phase if this action leads to litigation.

They are educating the media on this issue.

However, there are currently many competing news stories for attention.

People may care that if they can charge us fees for rainwater running through our decks, it can establish a precedent for charging others for their decks and permeable structures located on land.

### **Media:**

NBC News would be ideal coverage if we can get the message out *this* week.

KATU has a local reporter who covers ecological issues.

On 10-26, a news channel ran a story about the homeless community's river degradation issues and our role in protecting the river.

We need to show that we are stewards of the river.

Bob Wilson, Tyee Yacht Club: twenty-four pollution tests were conducted on soil samples done in 2015, and negligible levels of copper were shown.

The BES claims our roofs contribute to river contaminants.

Portland Sediment Evaluation Team (PSET) evaluates samplings from river sediment. They may be a useful ally. No excessive amounts of copper or any other items were found in normal operations (excluding the official Super-Fund sites). All show as acceptable from EPA standards.

Ryan suggested that Bob should testify with this important info.

Tim Gorman: BES didn't present any *local* data, so if the sediment studies are persuasive, that would be to our advantage.

Bob Wilson: When dredging, a renewed soil sampling often doesn't require new sediment testing, so it is hard to find these results.

Harry Craig (sp), environmental engineer, floating home owner, surmises that no significant pollutants are likely.

### **Social Committee**

**Jane Gire and Kelly Butler Holtz**

**WOOO Annual Dinner this Saturday evening, November 4**

### **Technology Officer**

**Kellyn Gorman** created this webpage and manages the WOOO IT role:

New Rain Tax Website: [www.WaterfrontOregon.com/rain-tax](http://www.WaterfrontOregon.com/rain-tax)

### **Floating Home Insurance**

**Don Gire**

United Heritage merged with Sublimity Insurance. All Homeowner policies will be non-renewed as of February 1, 2024, with new policies effective immediately. Any renewals will be with Sublimity, classified as a Dwelling Home & Family Product.

Instead of the usual Homeowners policy, including buildings, theft, and comprehensive, but—there are many unknowns about the specialty coverage needed by floating homes. Standard Extended Coverage includes damage from cars hitting homes, but floating homes coverage should cover boats and objects for our maritime needs. Don and Tom Hokkanson will be meeting with them, positioning for our floating home needs. We need Red Shield Insurance now more than ever, but without realistic competition, they may make some huge rate increases.

### **Best Practices Leaders Group**

This group now meets monthly at 11 AM before the regular 12pm Board Meeting.

One current project is to create a Resource Service Guide in a user-friendly format for a wide array of moorage needs. We will be collecting referrals from the broader moorage community.

**Meeting Adjourned 1:22 pm**

**Best Practices Meeting preceded the Board Meetings from 11-12 AM  
Next Board Meeting-first Wednesday of the Month-December 6, 2023**

**Minutes Taken by Maura Hayes, WOOO Secretary**