



**Waterfront Organizations of Oregon
Board Meeting Minutes-APPROVED**

March 5, 2025 12 Noon

Portland Yacht Club or Zoom-1241 NE Marine Drive-Portland Oregon

**BEST PRACTICES MOORAGE LEADERS GROUP Starts at 11am
WOOO BOARD MEETING begins at 12 NOON**

AGENDA

Call to Order / President Ron Schmidt

Thanks and recognition of PYC for their support

Roll Call

Secretary Maura Alice Hayes

The minimum quorum of 4 was met.

2025 OFFICERS & BOARD OF DIRECTORS

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

X Stan Tonneson (Rocky Pointe Marina)

TECHNOLOGY OFFICER

Kellyn Gorman (Bridgeton Harbour)

DIRECTORS

Doug Romjue (Executive Director, CRYA)

X Harry Braunstein (Portland Yacht Club)

X Marlon Bump (Riverplace Harbormaster)

Mark McCuddy (McCuddy's Marinas)

Pascal Le Guilly (Schooner Creek Boat Works)

Justin Teutsch (Columbia Crossings, Inc.)
X Don Gire (Tomahawk Destiny)
Randy Phillips (CRYC)
X Dan Comfort (JBMI)
Bob Wilson (Tyee)
Bernie Bacon (2025 President CRYA)
X Michael Schumann (Rose City Yacht Club)
X Rick Nelson (The Islands Moorage)

Welcome & Introductions / President Schmidt

Approval of February 2025 Meeting Minutes

Motion made by Kelly Holtz, seconded by Stan Tonneson to approve February 2025 Board Minutes. Unanimous approval.

Treasurer's Report / Stan Tonneson

Thirty-two additional memberships were received/renewed. Stan read a list of previous members who have outstanding renewal dues. Please consider this a reminder if you are planning to continue your membership. Current Treasury Balance: \$17,387

NEWS AND INFO FROM OUR GOVERNMENTAL ALLIES

10 Minutes each unless more time is requested

SPECIAL PRESENTATION-Sheriff Nicole Morrissey O'Donnell

Introduction by Vice President Holtz

Multnomah County Sheriff's Office MCSO UPDATE

Sheriff Nicole Morrissey O'Donnell aims to present annual updates at WOOO meetings.

She has been with her organization for 28 years, sheriff for two years, she knows how to navigate the system. The county budget affects many services and programs for all. The Sheriff's office has done a lot of proactive advocacy work, sharing the needs of the community. They were able to maintain their staffing levels last year. She outlined the county's letter for specific budget needs. It resulted in zero reductions for the Sheriff's office. All of the other county departments received a 12% reduction, which would have been an untenable reduction of \$20 million for her department.

The Sheriff's Department needs a broader staffing package; they are understaffed in many roles.

She presented the need for funding positions, which was granted until June 2025. The funding allowed for several additional positions, and the hiring is underway.

WOOO has been a good partner and supporter of budgeting advocacy. She still needs funding for two more seasonal River Patrol positions.

Q-Don Gire-Tomahawk: number of existing positions?

A-They currently have 750 positions, but need 800.

We cannot cut public safety.

Q-Marlon-Riverplace Marina

Will she (Sheriff O'Donnell) be running again?

A- She will run again. Running against someone in their own department is hard whilst also running an organization. She wants to train the next leader.

A memorial ceremony was held for two deceased deputies; the larger community came together to honor these deputies.

Q-Kelly-How to rebuild the River Patrol Unit at both locations-Columbia River and Willamette River?

A-First, we need to close the gaps in existing positions. In 2025, they hope to fill those and then add on future positions. By October, the budget shortfalls will create challenges for maintaining positions and services.

Ron-OSMB is working hard to fund services but has limited funds. Many groups want your organization to be more robust and have a bigger presence than you currently have on the river. Many river patrol calls are now for non-registered watercraft. Multnomah County Commission needs to provide funding to help county citizens on the water.

MCSO River Patrol (RPU)

Deputy Jennifer Choibanesieciu- DSL and the RPU removed a huge vessel from the Multnomah South Channel.

Holman docks vagrants were requested to disperse. Underway.

A water fatality: a body was recovered at Sauvie Island.

The Sheriff plunged at the Special Olympics Polar Plunge held at Willamette Park. RPU Deputies attended the Sportsman Show (boat show).

12:30 Harry Braunstein-Portland Yacht Club-Boats and smaller vessels are at a safety risk for collision between boaters and paddle boarders.

A: RPU deputies plan to mobilize at the beginning of the summer boating season to approach and educate people about boating safety.

Don Gire-Tomahawk-The paddle boarders and kayakers who rent watercraft are not required to have a life jacket. Can law enforcement require the rental organizations to use life jackets? Paddlers often carry coolers and dogs, but no safety equipment.

A-Deputies can approach them to discuss the safety needs.

From Chat-Brian Paulsen-OSMB to Everyone (Mar 5, 2025, 12:37 PM)

All rental boats must be properly equipped, including life jackets. Boat rental businesses must also be registered.

830.410 Operator of boat livery to provide properly equipped boats. An operator of a boat livery may not permit any boat the operator rents to depart from the livery premises unless the boat is equipped as provided under.

Ron- Can you enforce the riverside 30 day/5 mile rule docking time limits?

A-if it is a residential boat, it becomes complicated—occupants will rarely come out and talk to the law enforcement when contacted. It is an unknown solution being worked on by multiple agencies.

Portland Fire Harbormaster - Sean Whalen

Excused for 3/5 Fleet Week Meeting conflict

DSL-Josh Mulholland

Our ADV policy bill will have a Senate vote tomorrow, presented by Senator Taylor. It will make it easier to deal with abandoned, derelict vessels. They await results from grant applications, some of which are funded by federal monies that are currently in limbo.

He notes that many free boats are listed on Craigslist, which is concerning. Development of a boat disposal system is underway to minimize boat giveaways.

The dredge Anderson located in Rainer has been dismantled.
The State Land Board has recently approved a process to replace Director Vicki Walker, who is retiring. A new director will likely be announced on June 10th.

OSMB

Phil Hudspeth- If WOOO wants to have a presentation on Aquatic Invasive Species, he can offer one by a knowledgeable speaker, Glenn Dolphin. There is a current legislative bill on this topic, introduced by Rep Helms. House Bill 3314 on the Ross Island hazardous blue-green algae situation. Laura Jackson-OSMB chair was introduced.

Brian Paulsen, OSMB Boating Safety Manager-A contractor has installed signs near McGuire Islands and Holgate Channel. Cost \$20,000.

New pontoon signs will arrive in three weeks, prior to boating season.

Paulsen-There is some planned dredging in the Holgate Channel this summer near the mouth of Ross Island lagoon.

Q-Ron-In N. Portland, the pontoon buoys were removed due to winter maintenance.

A-Paulsen-Different materials perform differently; the costs factor in their choices.

River Community Advisory Committee(RCAC) - Kelly Holtz

No report

OTHERS IN ATTENDANCE

COMMITTEE REPORTS

CRYA Doug Romjue, not present

WOOO Member Directory/ Website/More

Kellyn Gorman, WOOO CTO

Not present, No report

WOOO WAC Wake Advisory Committee

Kelly Butler Holtz

No report.

WOOO DAG Dredging Advisory Group

DSL Fill/Removal RAC

Stan Tonneson Update

No website updates and no public comments were visible.

Department of State Lands (DSL)- Lease/Rates Rules Advisory Committee (RAC)

DSL Lease RAC WOOO Representative Jim Ryan

RAC Member Justin Teutsch of Columbia Crossings

12:50 Jim Ryan-DSL formed a rule advisory committee to review the proposed changes in how submerged lease rates are calculated.

A single lease would include an amount based on your upland land value plus the square footage of mud.

DSL added two annual fee caps to their formula. An initial lease renewal rent increase of 150%, 5% annual increases, then another 150% increase in five years.

Based on feedback from RAC members, DSL reconsidered their proposals and reduced the annual increase to 3%.

JBMI would hit \$175,000 in 47 years.

DSL removed the requirement to re-assess leases every 5 years.

They removed modifiers because we are in an urban area and they will define the modifiers.

Because most moorages include homes, they are considered housing and should not be able to raise rates by 15% because of Rule ORS90, says Mr Dylan Paul from the City of Portland. Blake Helms (DSL) agreed that any DSL lease will be capped to the allowable rate increases stated in ORS90.

Every 15 years, you will get a 10% bump, it may ultimately remain the same for floating homes. In early March, members will get the new language for the rule changes. So far, DSL is not giving up the formula that is market-based.

One outstanding problem is the \$175,000 cap. Variable sized moorages will have the same cap, which will be inequitable on a per home basis.

Perhaps the cap could be based on a sf basis?

Once you reach the cap, there are no inflation increases.

The RAC will meet again on March 19. Meetings are recorded and materials are available online at https://www.oregon.gov/dsl/LawsRulesDocuments/Div82_RAC%20-%20Overview%20of%20Proposed%20Changes.pdf

One can go back and watch these recorded meetings.

It takes the proscribed formula amount and drops it back by 90%.

Faulty rationals said that the JBMI \$150,000 was chosen because no lease had been more than that.

Some formulas were based on commercial vs non-commercial status. JBMI was incorrectly identified as commercial, they are non-profit.

Kelly Holtz-OYC currently pays \$14,000 for their lease. The Lease is expiring in July. Would it still increase to \$127,000 next year?

Jim-No, They can increase by either 1.5% to \$21,000. Or as housing, the increase can be no more than 10%. 3% annual increases.

They will incrementally get to the \$150K cap.

The worst case scenario will not be more than \$7000.

If a parking lot is valued at \$7 million, it becomes expensive if land values are linked.

Talk to the county assessors for the valuations.

The next RAC meeting is on March 19.

Jim doesn't think that they will back off the formula.

The current system does not have a maximum lease cap.

David Grant, Dikeside Moorage-The administrative costs will be considerable using the flawed formula. He discussed the inequities of linking it to land market values.

Kelly- DSL claimed to need more money to dispose of ADVs.

Jim Ryan-They said that isn't true. He will push back on the equity position.

DSL views their formula as the win even though it is flawed. It will be decades before the cap is met.

Dave Grant-Residential rental leases have a 3% increase.

The formula is infeasible, they can change their mind.

Jim Ryan-They will wait to see what the language is, then respond.
There will be a public hearing. The flaws in their design will be evident.
10% every 15 years instead of 150% is acceptable.

Dan Comfort- 3% a year increase is not unreasonable. That is a win from the starting point. Moorage lands have higher land values, the assessors will be looking.

Jim Ryan-If an ADV boat sinks in our moorage area, we are held responsible, yet they are the "landlord"-that is unfair.

Ron-In their efforts to get funding for ADVs, the onus is on us, even though we had nothing to do with them. It is economically unfair to us.
Focus now on the lease terms.

Jim Ryan-The original lease application increases were stated to fund administrative costs. Pay attention to upland values. He says JBMI parking lot is costing \$100,000 a year in taxes. RAC members asked for a lot of data from DSL, which they did not provide.

New Business

Ron Schmidt-DSL has a proposal from ODOT to sell a West Hayden Island riverfront piece of land—look into this? Public comment period is now. If it becomes state property, it will be unavailable for use. Study this land transfer. <https://www.oregon.gov/dsl/lands/pages/land-sales.aspx>

Social Committee

Jane Gire Chair

SAVE THE DATE!!

Working lunch June 4 Meeting at 11 AM-Welcome to Spring

Soup and sandwiches

The WOOO Annual Dinner will be held on Saturday, November 8, 2025.

Old Business

OSMB Invasive Species Increase Bill is only \$3/boat not/foot

Meeting Adjourned 1:36 pm

**Next Board Meeting will be held on the first Wednesday of the month,
April 2, 2025.**

Meeting notes submitted by Maura Hayes