



WATERFRONT ORGANIZATIONS OF OREGON-April 3, 2024

Noon WOOO Board Zoom/Live/Hybrid Meeting-Minutes

<https://waterfrontoregon.com/>

Call to Order /Vice President, Kelly Butler Holtz

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

Consider booking your next event at PYC

Thanks to VP Kelly Butler Holtz and PYC General Manager Daniel Wilkins for taking on the Zoom/IT operations.

Introduction & Roll Call of the 2024 Board

Secretary Maura Hayes

2024 Board

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

X Kellyn Gorman (Bridgeton Harbour)

DIRECTORS

X Doug Romjue (Executive Director CRYA)

X Harry Braunstein (Portland Yacht Club)

Marlon Bump (Riverplace Harbormaster)

Mark McCuddy (McCuddy's Marinas)

X Pascal Le Guilly (Schooner Creek Boat Works)
X Justin Teutsch (Columbia Crossings, Inc.)
X Don Gire (Tomahawk Destiny)
Randy Phillips (CRYC)
Ron Bergmann (2024 President CRYA)
X Dan Comfort (JBMI)
Bob Wilson (Tyee)

Welcome & Introductions / Kelly Butler Holtz

Approval of Previous Meeting Minutes

Stan Tonneson made a motion to accept the March board meeting notes.
March Board Minutes unanimously approved.

Treasurer Report, Stan Tonneson

Previous Balance \$12,877
Current Balance: \$12,200
-\$50 Annual Expense
+\$825 received in membership renewals
New Balance \$13,152

He read a list of recently paid and overdue memberships.

Ron Schmidt mentioned that we have additional political clout with a full membership roster, which allows us to be seen and heard and achieve important waterfront projects.. A membership recruitment committee is being considered. Kellyn Gorman, Kelly Holtz, and Stan Tonneson will fine-tune a promotional pitch for WOOO membership.

NEWS AND INFO FROM GOVERNMENTAL ALLIES

Chris Castelli-DSL: The State Land Board meets next week. Josh Mulhollem will be presenting the ADVAC framework to the Board. They will asked to update the land-lease rental rule —which hasn't been updated since 2016—for both policies and fees. They will update/increase

removal-fill fees, public fees, and dock license fees. The Rule Making Advisory Committee will start this summer.

<https://www.oregon.gov/dsl/Pages/state-land-board.aspx> Agenda
[State Land Board Agenda](#)

Stan Tonneson: How does this affect us as waterway lessees? Are fee increases being proposed?

Chris Castelli: Yes, they are working on fee increases for rents and permits. The new terms will likely be effective at contract renewal time.

Don Gire: He saw that they wanted to “simplify” the rates?

Castelli: 3% of gross is complicated, so they will be tying the increases to certain things whilst maintaining equity. They will consult with the advisory committee. WOOO and other waterfront lessees should have a place on this committee. It is not just submerged land leases, it extends to other arenas, like range lands, etc.

Blake Helm is the rule maker.

Kelly Holtz: Will lease removal-fill fees be affected?

Chris Castelli: Removal-fill fees first needed a bill to be passed in 2023.

They are staggering the fee changes, starting in July.

Chris Castelli posted on chat:

“Enclosed is the language for providing testimony on the State Land Board action items below. Providing Written Testimony: Testimony received by 10 a.m. on the Monday before the meeting will be provided to the State Land Board in advance and posted on the meeting website. Submit your input in writing to:

landboard.testimony@dsl.oregon.gov.

Testimony received after this deadline may not be provided to the State Land Board before a vote. Please indicate the agenda item your testimony relates to.

Providing Spoken Testimony by Video/Phone or In Person:

Advanced signup is required for the public to provide spoken testimony (in-person or by Zoom) deadline is 10 a.m. the day before the meeting.

Please note: When the number of people interested in speaking exceeds the time allotted for an agenda item, speakers are randomly selected for testimony slots to ensure all have an equal opportunity to testify. Speakers have the same chance of being randomly selected whether they plan to testify in person or by Zoom. The testimony order will be posted to the State Land Board Meetings webpage the day before the meeting, and everyone who signed up to testify will be notified of the testimony order via email. Be aware there may not be time for everyone who signs up to speak.”

“Hi folks, I just heard back from our Rules Coordinator. We will likely start recruiting for the waterway leasing Rules Advisory Committee in July, with an advisory committee meeting commencing in September. So, we still have some time. Thanks! Chris-DSL.”

Justin Tuesch, Columbia Crossing: ADVAC program, when can we see the roll-out? Time-line?

Chris Castelli: Josh of DSL will be moving forward once the monies are allocated. He will give an update next month. The meetings are recorded, you can listen to the upcoming Tuesday meeting.

Ron Schmidt: As you are our “landlord”, rent increases cause concern.

Alan Hanson: ADVAC-Abandoned Derelict and Abandoned Vessels Oregon State Marine Board (OSMB)

Kelly Holtz: We have no OSMB presenters this month.

Waterway access permits are due. Oregon State Marine Board may be hosting an Open House soon.

Sean Whalen, Harbormaster, Portland Fire Bureau (PFB):

There was a floating home fire recently in a moorage located close to two fire service jurisdictions. A built-in BBQ started a smoldering fire within a wall and a roof. Since it was a relatively small fire, firefighters didn't use the standpipe, they used a 600 feet A-line. Fire Boat hoses reach 800 feet when standpipes are not an option. Since the standpipe system wasn't posted as having been tested for three consecutive years, firefighters elected not to risk using the standpipe.

The Portland-Vancouver-Airport fire response area...

Stan Tonneson: It is hard to find the *actual* fire building codes.

Sean Whalen: In general, BBQs should be 5' or more away from structures., with a minimum of 3' away. Fire codes do not always apply to private residences.

Food Smokers shouldn't be allowed at all on a dock.

Some houseboats use pellet stoves. Questionable safety?

Kelly Holtz: Is there a fire dept recommended protocol for fire drills?

Sean Whalen: No, but there are Best Practices, which are not usually applied to private residences. Fire drill and communication protocols would be useful, especially for floating home communities.

Kelly Holtz: Today in our Best Practices meeting, we discussed emergency safety protocols such as using air horns or banging on the piling as warnings, opening the gate, evacuating people, directing the emergency personnel, ensuring that smoke detectors are functional, etc.

Sean Whalen: He is happy to come out and discuss emergency fire plans at any moorage.

They also have a public education office that offers helpful tips for homeowners and residents.

Columbia River Yacht Club, CRYC-Doug Romjue

They are working on the Boating Season Opening Day on the first Saturday in May. They want to move the event to the Vancouver waterfront next

year, which involves a lot of administrative logistics. Some very tall sailboats may not clear the railroad bridge, but that need not be a deterrent.

Multnomah County Sheriff's Office (MCSO)

Mark Rose, Marine Division

Deputies are checking boat registrations, with a focus on safety education.

Memorial: A moment of silence was held for Rick Buck, who passed away suddenly. Rick was pivotal in our boating committee.

Ron Schmidt: "Rick was a great friend to many, a very successful waterfront businessman who overcame huge challenges and leaves our industry in a better place than it was without him."

Social Committee-Jane Gire:

Save the date:**WOOO Annual Dinner and Meeting**

Saturday, November 2

Location: Columbia River Yacht Club

Legislative Update-Stan Tonneson:

The 2024 legislative session is now over. The next step is putting the materials together for the State Land Board; things are moving forward pretty rapidly.

Stormwater Committee

Tim Gorman: Sundance Yacht Sales and several other businesses fronted money to fight Portland's Bureau of Environmental Services stormwater rate increase. WOOO has been trying to raise money to compensate them.

\$18,000-\$20,000 remains. Four more collection attempts are underway. Please contribute if you can, this campaign saved the river community a substantial amount of money in future rate fees. Contact Tim for details: tim@bridgetondata.com

Kellyn Gorman, WOOO Technology Officer:

Membership Directory

She wants updated information for posting to the website. As the website grows, the Constant Contact account can interface with it. An interactive map can help the moorage locate one another.

Send her the name, address of your moorage and your WOOO contact info.

www.oregonfloatinghomes.com already has some current contact info posted.

WOOO Outreach

A membership recruitment committee is being considered. Kellyn Gorman, Kelly Holtz and Stan Tonneson will fine-tune a promotional pitch for WOOO membership.

Funding Grant for DSL, Chris Castelli:

Waterway Enhancement Grant Cycle

Here's a link to the Submerged Lands Enhancement Fund. Create a river improvement project and apply for some of the \$200,000 Grant cycle funds; it is open until May 31st. <https://www.oregon.gov/dsl/waterways/pages/slef.aspx>

Insurance Committee, Don Gire:

He covered the recent insurance changes at the last meeting. New United Heritage coverage does not include Perils Of The Sea. He has not yet received the new Home & Family Product replacement policy.

The home replacement value is complicated.

An All-Risk policy would cover a 600-pound sea lion that damages your home, but not under a Named Peril policy with United Heritage.

Meeting Adjourned at 1:39 PM

Next Board Meeting first Wednesday of the Month May 1, 2024

WOOO Best Practices Meeting precedes Board Meeting at 11 AM

Submitted by Secretary Maura Hayes