MINUTES
Oregon International Port of Coos Bay
Regular Commission Meeting
11:00 a.m., Thursday, June 18, 2026
Port Commission Chambers, 125 W. Central Avenue, Suite 230, Coos Bay, Oregon 97420

Meetings are broadcast live on YouTube. Hyperlinks below redirect to the recording.

Attendance

Commission: Kyle Stevens, President; Nick Edwards, Vice President; Kyle ViksneHill, Treasurer; Elise Hamner, Secretary; and Arnie Roblan, Commissioner.

Staff: Lanelle Comstock, Chief Executive Officer; Melissa Cribbins, Executive Director of the PCIP Project; Megan Richardson, Director of Finance and Accounting; Matt Friesen, Director of External Affairs; Rick Adamek, Director of Asset Management; Ray Dwire, Charleston Marina Manager; and Krystal Karcher, Administrative Services Manager.

Guests: Karie Silva; Ashley Audycki, Rogue Climate; Frank Proctor, HDR; Colin Madsen, KPFF; Tallon Trentz, IUOE 701; Jonathan Bates, United Brotherhood of Carpenters; Nate Meddings, Stantec; Drew Farmer, Coos County Commissioner; and Marie Simonds, Bandon Dunes Charitable Foundation.

1. Call Meeting to Order

President Stevens called the meeting to order at 11:06 a.m.

2. Port Project Update

A. Port and Rail Financial Update

Commissioner Stevens asked if the Finance Department was far enough through May to see how that month is tracking for carloads. Megan Richardson stated there are a lot less carloads, confirming that fewer loads will be the trend for the near future, especially with the high fuel costs.

Commissioner Stevens asked what the total was for the capital repair on the Lakeside bridge. Rick Adamek stated it was approximately $15,000.

3. Consent Items

Upon a motion by Commissioner ViksneHill (second by Commissioner Hamner), the Board of Commissioners voted to approve the May 18, 2026 Budget Committee Meeting Minutes, May 21, 2026 Regular Commission Meeting Minutes, May Invoices, and May Contracts Awarded. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

4. Management Reports

All Management Reports were included within the Meeting Packet.

5. Supplemental Budget Hearing – FY 2025/26

A. **Public Hearing**

President Stevens opened the public hearing at 11:18 a.m.

President Stevens asked for any public comment or testimony on the proposed resolution. Hearing none, President Stevens closed the public hearing at 11:20 a.m.

Upon a motion by Commissioner ViksneHill (second by Commissioner Hamner), the Board of Commissioners voted to approve resolution 2026Res02 adopting the supplemental budget reallocating appropriations and creating Special Payments category to incorporate changes in the General Fund. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

6. Budget Hearing – FY 2026/27

A. **Public Hearing**

President Stevens opened the public hearing at 11:21 a.m.

President Stevens asked for any public comment or testimony on the proposed resolution.

Karie Silva stated the proposed increases in ice prices, moorage, and shipyard fees combined would place an undue financial burden on the fishing fleet during an already challenging season impacted by El Niño conditions and rising operational costs. She asked that the Commission consider a smaller, more balanced price increase and implementation of proactive, scheduled maintenance by outside technicians to improve the reliability of the Charleston Ice Plant.

President Stevens closed the public hearing at 11:27 a.m.

B. **2026Res03: Adoption of Budget, Making Appropriations, Imposing and Categorizing Taxes – Combined for Fiscal Year 2026/27**

Commissioner Edwards asked for clarification on whether the proposed ice price increase was included in the full budget under consideration. Lanelle Comstock confirmed that the budget was based on those rates, which included the price increase.

Commissioner Stevens expressed appreciation to Ms. Silva for her attendance and input regarding the ice pricing proposal. The Commission has spent the past three years attempting to keep rate increases to a minimum; however, lower-than-anticipated sales volumes and significant financial losses during the previous year have made current adjustments necessary. The Port's substantial long-term debt obligations are the primary factor necessitating these pricing changes.

Commissioner Edwards stated the commercial fishing industry, specifically the shrimp fleet, had no representation at the recent Budget Committee or Charleston Advisory Committee meetings. He stated that including deferred maintenance costs in the price of ice and making a 50% increase in ice prices would place a significant financial burden on the vessels that support Charleston's infrastructure. This increase would result in pay cuts for captains and crew members.

Commissioner Hamner stated that while the Commission cannot change the past, they should learn from the Port's previous financial decisions. The Port took out a loan on the Ice Plant and for future projects, and is obligated to pay the debt through 2041. At $180,000 a year, if it were not for the debt, the Ice Plant would have made a profit this year. She encouraged Port Staff to plan for maintenance needs, stating that if that had been done, there would have been enough money in the FY 2026/27 budget to pay for ongoing maintenance and put money away for a deferred maintenance or repair fund to plan for the future, but for the debt. The organization is being crushed by debt from the railroad and Terminal 1. The Commission is responsible for the financial viability of the organization, and going forward, she hopes the Commission can be more strategic and find ways to partner through grants or with the State of Oregon to avoid accruing more debt. It is impacting the fleet and ultimately impacting the viability of the whole Port.

Upon a motion by Commissioner ViksneHill (second by Commissioner Roblan), the Board of Commissioners motioned to approve resolution 2026Res03, a resolution adopting a budget, making appropriations, imposing and categorizing taxes – combined for the 2026/27 Fiscal Year. **Motion Passed 4 – 1.** (Ayes: Stevens, ViksneHill, Hamner, and Roblan. Nays: Edwards).

7. Action Items

A. 2026Res04: Port of Coos Bay Rate Schedule for FY 2026/27

Upon a motion by Commissioner ViksneHill (second by Commissioner Hamner), the Board of Commissioners motioned to approve resolution 2026Res04 modifying and publishing the Port of Coos Bay Rate Schedule as presented for Fiscal Year 2026/27. **Motion Passed 4 – 1.** (Ayes: Stevens, ViksneHill, Hamner, and Roblan. Nays: Edwards).

B. 2026Res05: Amendment to Port Policy 4.2

Upon a motion by Commissioner Hamner (second by Commissioner ViksneHill), the Board of Commissioners motioned to adopt resolution 2026Res05 amending Port Policy Manual Chapter 4: Public Records, Section 4.2: Public Record Requests Appendices to reflect the change in the Port staff labor charge consistent with the Port of Coos Bay Rate Schedule. **Motion Passed Unanimously**. (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None.)

C. 2026Res06: TGM Grant Application for a Rails to Trails Feasibility Study

Commissioner ViksneHill asked what was meant by staff stating the project would transform 16 to 22 miles. Ms. Comstock stated the feasibility study is planned in stages. The initial focus would be south of Coos Bay, from Terminal One to Coquille. The study would then evaluate what it would look like to incorporate Coos Bay and then North Bend.

Commissioner Stevens thanked the Bandon Dunes Charitable Foundation for helping facilitate the start of the Rails to Trails project.

Upon a motion by Commissioner Edwards (second by Commissioner Roblan), the Board of Commissioners motioned to adopt resolution 2026Res06 authorizing a request for grant funding assistance through the Oregon Transportation and Growth Management (TGM) Program for preparation of the South Coast Rail Trail Feasibility Study. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

8. Information Items

9. Public Comment

Karie Silva proposed streamlining the annual moorage renewal process by allowing owners to confirm if existing information remains accurate rather than requiring a full submission of duplicate documentation each year. She suggested proof of insurance and vessel documentation be checked annually while allowing unchanged ownership, contact, and vessel information be confirmed by checkbox, thereby reducing unnecessary paperwork for both vessel owners and Port staff. Commissioner Edwards asked whether, because some vessel owners cannot obtain insurance, cannot afford moorage, or do not meet the Port's insurance requirements, the number of vessels anchoring in the channel between the bridge and the Ice Plant would continue to increase. He stated there used to be one vessel anchored there, and now there are four. He asked at what point the number of vessels becomes too many, and whether Port Staff could check with the State Marine Board regarding this matter. Mr. Dwire stated he did not have a definitive answer but Marine Deputy Baker with the Coos County Sheriff's Office has been contacting individuals on those vessels. The issue has also been discussed through the Abandoned and Derelict Vessel Program, and Mr. Dwire advised that concerns should be directed to the Coos County Sheriff's Office as they are currently responsible for enforcement.

Commissioner Edwards asked whether there is currently any place for those vessels to tie up on Port property. Mr. Dwire stated he could not speak to the specific vessels, but vessels often choose not to moor at the Marina because they either do not meet or do not wish to obtain the Port's insurance requirements, or they do not want to pay moorage. He stated the Port does not have control over the anchorage area and enforcement falls under the Coos County Sheriff's Office, with the Department of State Lands also involved.

Commissioner Stevens asked for Deputy Baker's email information. Mr. Dwire will email it to the Commissioners after the meeting.

10. CEO Updates

Ms. Comstock stated the Charleston Merchants Association will be hosting the Charleston Seafood Festival in the parking lot of the Charleston Visitor Center on Saturday, June 20, from 11:00 a.m. to 4:00 p.m. Also, the Port of Coos Bay is hiring for an Accounting Clerk.

11. Commission Comments

Commissioner Edwards stated that he is part of the Commission to be a voice for the commercial fishing industry. He stated his intent is not to shut down the entire budget for the Port of Coos Bay, but the process is not designed line item by line item. He stated that he voted no because he could not vote against only the ice line item and did not intend to vote against the entire Port Budget. Commissioner Stevens stated there was a Budget Committee meeting and a Charleston Advisory Committee meeting that unfortunately Commissioner Edwards was not able to attend either. There was a lot of discussion prior to the final meeting.

Commissioner Hamner thanked Mr. Dwire and the Charleston staff for the work performed for the Fishermen's Memorial Service. Approximately 80 people attended, and it was very nice.

12. Next Meeting Dates

A. PCIP Commission Meeting – Tuesday, July 7, 2026, 8:00 a.m.
B. Regular Commission Meeting – Thursday, July 16, 2026, 11:00 a.m.

13. Adjourn

President Stevens adjourned the meeting at 11:57 a.m. and entered into Executive Session, as authorized under ORS 192.660(2), to:

(e) conduct deliberations with persons designated by the governing body to negotiate real property transactions;

(f) consider information or records that are exempt by law from public inspection;

(g) consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations; and

(j) carry on negotiations under ORS Chapter 293 with private persons or businesses regarding proposed acquisition, exchange, or liquidation of public investments.