

PORT OF NEWPORT
SOUTH BEACH USERS GROUP
MEETING AGENDA

Wednesday August 31, 2022, 5:00 p.m.
South Beach Activity Room
2120 SE Marine Science Dr.
Newport, OR

This will be a hybrid meeting, which means you can attend in person or you can view the live stream of this meeting on our website: <https://www.portofnewport.com/2022-08-31-south-beach-users-group-august-31-2022-5-00-p-m>

Anyone interested in making public comment must complete the form on our website by noon, Wednesday, August 31, 2022: <https://www.portofnewport.com/2022-08-31-south-beach-users-group-august-31-2022-5-00-p-m>

I. Call to Order

II. Listening Session and General Discussion on Changes at RV Park

III. Adjournment



Dear South Beach RV Users:

I want to thank you all for your interest in our South Beach RV Park. I understand most of you are concerned about a couple changes we've made to the RV Park lottery system. We decided to go ahead and keep it the same as last year until we have a chance to address some of your concerns.

Although some of you have taken this issue to Commission, I just want to clarify that the Port Commission sets policies. In this particular issue, the Port policy is to allow parties to make reservations no more than six months in advance, and that is at the discretion of staff. The Port staff implements the policy. In the past, there was no lottery system, just a long line of customers waiting to get their spot. The lottery system was implemented a little over three years ago to alleviate staff workload and make it more convenient for Port customers. In fact, I am not aware of any public entity that have such a system. Also, most public RV Parks only allows for a 10-days or 14-days stay.

It was never the intent of the Port to create a trailer park. When the Port built the RV Park, the intent, as part of the Port's mission was to create economic development opportunities to supplement the City's tourism industry, including restaurants and other activities. Although some long-term stays may still provide that, we should also provide opportunities for short-term stays.

When we made those changes, we focused on providing about 50% of the existing spots to the lottery system, which is quite a lot. One month or longer stays, which accounts for 75% of the spots, are heavily discounted at 51%, which only gives an opportunity to about 25% of short-term users to stay at the park.

The same way we receive complaints from many of you, we also receive a lot of complaints from other users for never being able to get into the park. The popular time for the long-term users is March through August, in more particular May through mid-July. Unfortunately, that is also the most popular time for the short-term users.

We understand some folks had problems with the selection of spots as chosen, as some of you enjoy staying close together. We have no problem eliminating that requirement.

Here are some of the questions we have received until now:

Can people who have a business in Newport be given a higher priority in the lottery?

This will require additional research, as again, we are not a trailer park. We have to evaluate what categories of business should be considered and that may take time. However, we will evaluate and let you know at a later date.

Can long-term visitors be given higher priority in the lottery?

For those parking their RV at the Park, by placing them in a lottery they are receiving a higher priority. We are reverting back to last years system, those who stay longer in the RV park will receive a higher priority than those staying for a one-month period. Moorage has not been historically considered in the lottery.

Can moorage be given higher priority than RV in the lottery?

The RV Park and the Marina are separate parks. The same concept as described above applies in this case.

Why doesn't the lottery have a one-month category?

A month and above is heavily discounted at 51%, and in the peak of the season that accounts for almost 75% of the stays. In order to consider that in the future, we may have to consider a change in discounts, implementing a tiered discount system, based on length of stay.

Why can't I choose my RV spot in the lottery?

The system allows you to choose up to five spots as your preference. Keep in mind that many other people may want your same spot. Unfortunately, we can't satisfy everyone.

Who creates and maintains the lottery system?

The Lottery system is created by and maintained by Port Staff

Why are there 45 RV Park spots in the lottery?

This is based on the number of long-term users we have on file, however this year, we will not be making any changes so all sites will be available in the lottery. We will listen to your feedback prior to limiting the number of spaces in the future.

Can those who reserve six-months keep their current spot?

This will be determined by the lottery system, and who is selected first, second etc....

Are people going to be pushed out?

That is absolutely not the intent of the Port. In fact, it is the opposite. As a public entity we are trying to create opportunities for everyone.

Other related questions:

Can long-term visitors have parking discounts?

Yes, an annual parking pass is available at a deeply discounted price for everyone.

Can long-term visitors have moorage discounts?

Again, the RV Park and the Marina are separate parks. Until recently we realized some of the heavily discounted moorages were not paying for themselves, as we provide water and electricity. We already provide moorage discounts based on the length of the stay. Those discounts can not be combined for additional discounts. Based on 2019-2020 rates and costs, a semi-annual moorage holder with a vessel less than 34 feet actually costs the Port money.

Why is it hard to contact the front office?

The answer is a variety of circumstances. The Port is down one staff member and has been trying to get someone on board since March, with no success. The remainder of the answer is the Port has switched reservations systems and was unhappy with how the online reservation system functioned, so we disconnected the system resulting in higher call volumes. The online system is in the process of being reintroduced, as soon as the Port has the secure site address. This will reduce the number of calls and should allow staff more time to take your call.

When will cable be working again?

Direct TV had some parts supply issues, but we were told within 1-2 weeks the problem should be solved.

When will the Internet work better?

The Vendor installing the fiber and new WIFI system is having a difficult time getting parts needed due to supply line issues. We were not given a timeline, but as soon as we know we will let you know.

Will there be any treatment for ants?

Yes, we have already entered into a contract with Orkin, which will be visiting the park on a monthly basis. We do count on you to keep baits away in order to avoid ongoing problems.

Will there be designated parking (no charge) for laundry room?

We are working a solution for that and may designate a couple 15-minute spots for that.

Will the Port consider replacing the dry grass with turf?

Unfortunately, maintaining grass here at the Coast is not the easiest task as most of the base is sand. Also new turf required ongoing clipping, which get into personal belongings creating additional problems.

What is the situation with the showers? Need more cleaning and water pressure.

The Port contracts with a company to clean the bathrooms a couple times a day. However, when you are dealing with public bathrooms, you could clean it all day and there would still be problems. We already pay high prices for the cleaning crew due to prevailing wages because we are a public entity. As

we keep the prices heavily discounted, it is hard to address all the issues on a regular basis. However, we have discussed some upgrades in the future.

Do people who want to spend a few hours at the marina or RV Park have to pay the \$5 a day to park?

Yes, they will need to pay the parking fee. All parking fees collected will be deposited into an account that will pay for future black top replacement.

Where is the \$5 parking?

The \$5.00 fee is throughout the South Beach Marina and RV Park. All passenger vehicle spaces inside the Port Property will be charged the fee, including the spaces to the South of the RV Park offices, unless marked otherwise. Long term passes can be purchased at a discounted price at the front office. Truck/trailer spaces are marked differently, and they are charged differently.

Can I only access my trailer during certain hours? How can I drop off my trailer earlier than operation hours?

Yes, the area the trailers are parked is locked up at night, so your trailer is safe and secure.

We have a designated area in the gravel Dry Camp area that you can drop your trailer off so it can be moved into the locked area. If you need your trailer prior to or after business hours, we ask that you drop by or call our RV park office; they will arrange for a Port Operations staff member to move your trailer out of the secure area, so you have access to it.

Does a daily launch fee cover parking? How about annual launch permit? Can an inclusive option be offered?

Yes, parking is included for both daily and annual launch permits if available.

Does short-term moorage cover parking on days between launch/recovery? Can an option including parking be offered?

The long-term moorage holders have designated parking spaces at the RV park, short term moorage holders do not. Moorage does not include the launch fee of the vessel. A launch fee is assessed which will include one day parking. For parking between the date of launch and leave, a separate annual parking permit can be purchased to cover the cost.

How can overnight/extended-trip users cover parking and recovery fees on days after initial launch/parking?

The launch fee covers the launch and recovery of the vessel, even if they are different days. An annual or daily parking permit can be purchased to cover the parking fees. An annual permit can be purchased at the RV Park offices, and the daily parking can be obtained using the ParkMobile Application.

Can passenger vehicles park in truck/trailer spaces?

No

Where is the General Manager's office?

Our Administration Office is located on the other side of the Bay at 600 SE Bay Blvd.