



**APPROVED 3/21/2017**

**MINUTES**

**BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING  
WEDNESDAY, FEBRUARY 22, 2017, 6:00 P.M.  
POTB MAIN OFFICES – CONFERENCE ROOM  
4000 Blimp Boulevard, Tillamook, Oregon 97141**

1. Call to Order: Bob Olsen @ 6:01 p.m.  
Recognition of Persons Present: Commissioners Bob Olsen; Gerry Opdahl; Jack Mulder and Jim Young – Carolyn Decker absent.  
Port Staff: General Manager Michele Bradley; Project Coordinator Aaron Palter; Margaret Amick Rick Stelzig and Joanna Stelzig – Long Prairie Water District; Gus Meyer - Taxpayer
2. Public Comment for Items Not on the Agenda: Rick Stelzig and Joanna Stelzig from Long Prairie Water District expressed their concern regarding the proposed raise in water rates over the next several years by the City of Tillamook. The City already charges higher rates to the smaller districts that supply customers outside of the City even though the costs of distributing the water are borne by the districts. The Board discussed the feasibility of developing the water sources on the Port and combining with the other small districts in order to share the costs. Michele offered to assist Joanna in setting up a meeting with the small districts to discuss options.
3. Discussion and Consideration of Resolution No. 2016-2017 #4, Recommending Restoration of Recreational Immunity Rights **Jim Young moved to approve Resolution No. 2016-2017 #4, Recommending Restoration of Recreational Immunity Rights as written. Gerry Opdahl seconded; motion passed (4-0); Carolyn Decker absent.**
4. Consent Agenda – Motion to Approve Consent Agenda
  - a. Prior Meeting Minutes – Regular Meeting January 17, 2017; Special Meeting February 2, 2017
  - b. Lease Order #17-03 Jon Friedemann; Hangar 33 for storage; mo-mo
  - c. Lease Order #17-04 CAAM; Bldg. 54 for Storage, Shop and Display of Planes; 35 months
  - d. Lease Order #17-05 Dayna Connaughton; Bldg. 12 for Storage and Crafts; mo-mo**Jack Mulder moved to approve the Consent Agenda; Jim Young seconded. The motion passed (4-0); Carolyn Decker absent.**
5. Committee Reports
  - a. Tillamook Lightwave – Jim Young had not attended any meetings therefore had nothing to report.
  - b. Salmonberry Trail – Commissioner Mulder attended the Salmonberry Trail Intergovernmental Agency (STIA) Board Meeting on February 3, 2017 and reported on some push back from residents of Timber who didn't want increased vehicle nor pedestrian activity in the area. STIA and the Tillamook Forest Heritage Trust are fundraising to finance an Economic Impact Study that could show how the Trail will benefit the local businesses.
6. Manager's Report
  - a. January 2017 Financials – were provided to review for questions for Pami Boomer and for her to go over at the next meeting since she was unable to attend tonight.

- b. January 2017 Safety Meeting Minutes – provided for information purposes
  - c. Oregon Dept. of Aviation COAR Grant Update – 2 out of the 3 grant applications for the Airport are in the process of being approved by the Oregon Dept. of Aviation Board; 1 for the Equipment grant and the other for the FAA Engineering & Environmental grant for the apron work.
  - d. FY 2015-2016 SDAO Annual Report – Michele Bradley brought back from the SDAO Annual Conference and the Caucus Meeting. The main topics discussed were problems with sea lions on and around the docks; how to maintain security after a couple of attacks on email & phone systems and the consequences of the recent court case affecting Recreational Immunity.
  - e. Letters from tenant (2) - regarding his dislike of the 3% annual rent increase.
  - f. Column by Gus Meyer in Headlight Herald regarding POTB Digester – the Board appreciated that several misperceptions by the public were corrected in the article. Michele reported on a meeting earlier in the day with Larry Condon who works with Chad Allen and the farmer group. Also attending were several government entities that regulate and oversee the operation of digesters. There was discussion regarding the complications and permitting that accepting cow bodies would involve.
  - g. Thank you from Port of Portland for hosting Transportation Roundtable – for providing the venue for the community meeting.
  - h. ODOT Easement in Wheeler – ODOT is paying retroactively for using the Port's ROW while repairing a section of Hwy 101 in Wheeler.
  - i. Follow up on Industrial Park FEMA Projects - Ongoing Issues with water leaks in buildings and with a fire pump motor that has been defective since first installed.
  - j. Update on City and PUD RR Easement, if available – no new information at this time.
  - k. Update on Southern Flow Corridor (SFC), with Aufdermauer Easement. Aaron Palter reported on the water flow events during the recent storms and said the SFC worked as expected except for the erosion covering being blown off by the wind. Aaron also presented a Temporary Construction Easement for the Aufdermauer property to the Board for approval.  
**Jim Young moved to approve the Temporary Construction Easement for the Aufdermauer Property; Jack Mulder seconded. The motion passed (4-0); Caroline Decker absent.**
7. Communications
- a. Next Regular Meeting - Tuesday, March 21, 2017 @ 6:00 p.m. The auditor will be attending the meeting.
  - b. Next Special Meeting – Thursday, May 4, 2017 @ 12:30 p.m.
8. Executive Session – The Board recessed to Executive Session @ 7:51 p.m. as authorized by ORS 192.660 (2)(e) for Real Property Transactions and reentered the Regular Session @ 8:18 p.m.
9. Commissioner Comments – Jack Mulder passed on some information regarding the Port of Portland. It has purchased property for future industrial development and then will sell it. The Port of Portland property will not be sold; it is only available for long term leases.
10. Adjournment: 8:45 p.m.