



APPROVED 6/20/2017

MINUTES

BOARD OF COMMISSIONERS

SPECIAL MEETING

THURSDAY, JUNE 8, 2017, 12:30 P.M.

POTB MAIN OFFICE – CONFERENCE ROOM

4000 Blimp Boulevard, Tillamook, Oregon 97141

1. Call to Order: Bob Olsen @ 12:30 p.m.
Recognition of Persons Present: Commissioners Bob Olsen; Gerry Opdahl; Jack Mulder; Carolyn Decker & Jim Young
Port Staff- General Manager Michele Bradley; Margaret Amick
Gus Meyer – Port Taxpayer; Brandon Affolter- Oregon Coast Futbol Club; Jessica Jung- Oregon Coast Scenic Railroad
2. Public Comment for Items Not on the Agenda: None
3. Presentation on Tillamook Soccer: Brandon Affolter told the Board that, as a representative of the Oregon Coast Futbol Club, he has been working with Port staff in selecting a permanent location where they can practice and eventually host games. The Club currently teaches the basics of soccer to kids of all ages, up through junior high, and helps them develop the skills necessary to compete with kids from out of the area. They would like enough space for three fields of different sizes (to accommodate three different age brackets); a shed for the equipment and room for parking. Brandon believes that the empty area next to the softball field meets all the requirements. The Club will install and maintain the fields, parking area, a fence and a storage shed. The Board was concerned that if the lease is approved, and the Club becomes established on the property, there would be significant negative feedback from the community when a potential industrial tenant needed an area of that size and the Port had to relocate the Club to a new site. The Board told Brandon they would like to discuss it further among themselves and would be getting back to him.
4. Road Maintenance Fund Proposal: Michele presented the proposal to the Board and reviewed it with them and answered questions. It consisted of two sections - the first showed how the tenants were categorized into Residential/General Office; Light Industrial; Medium Industrial and Heavy Industrial and the second offered three options for calculating the fees for each category of usage. The Board members will review the proposal to continue discussion at a later meeting.
5. Friends of Tillamook Air Museum Application Review: The Board suggested a couple of revisions to the application. They want the application to reflect that a major purpose of the funds will be for structural repairs to Hangar B. Each Port Board member is looking for potential candidates for the FOTAM Board of Directors.

6. Manager's Report:

1. Project: Banks Road & Main St. in Banks. The City of Banks has expanded their urban growth boundary and is planning for a significant increase in residences on the east side of the lumber mill (near the golf course). They are proposing installing a traffic roundabout or light that will actually infringe on the Port's Railroad right of way. They want the Port to agree to the removing of the rails and leasing them the area to accommodate their construction. Since that would eliminate the rail car storage, the Board discussed the possibility of collecting a flat fee from the city as compensation for the loss of the income. Michele will keep the Board updated as more information from the City of Banks becomes available.
2. Prospective Leases: Zwald Vending wants to lease an area in the warehouse business park where they would have refrigerated vending machines with breakfast and lunch items. There would be a clerk available for coffee and drinks. Michele is waiting to hear from TCCA regarding their leased space, adjacent to the rental proposal.
3. Banks Yard Operations Update- David Anzur is still interested in operating the switching operations at the Banks yard and is getting more information. He will possibly present it at the June 20, 2017 meeting.
4. Board Member Tour of Museum – Members of the Board expressed interest in having a tour of Museum and it is tentatively scheduled for Monday, July 17 @ 4:00 p.m.
5. STIA Lease Update: Michele reported that after the STIA Board Meeting on June 2 there were items that needed to be incorporated into the lease. She is expecting the updated lease within a day or two in time for the next Regular Meeting. She said that STIA needs to meet and discuss some policy issues per their lawyer and they will get back to the Port on those. Jessica Jung asked the Board to look at section 2A of the lease during their consideration in the Executive Session.
6. The hoophouse construction will begin the next week, performed by the Port crew since they could not find a willing contractor.

7. Executive Session – The Board will now recess to Executive Session as authorized by ORS 192.660 (2)(e) for Real Property Transactions. Recessed out of Regular Session @ 1:48 p.m. and entered Executive @ 1:49 p.m. Adjourned from Executive Session and reentered Regular Session @ 2:52 p.m.

8. Communications

- a. Next Regular Meeting - Tuesday, June 20, 2017 @ 6:00 p.m.
- b. Next Special Meeting – Thursday, July 6, 2017 @ 12:30 p.m., if needed

9. Commissioner Comments:

Bob Olsen would like to use the proceeds from a sale of Port property to fund the cost of transporting a plane loaned from the Navy from Whidby Island to TAM.

Jim Young provided copies of the adopted budget of Tillamook Lightwave for the Commissioners to review if they desire. PUD will be providing a person to fill the position vacated by Paul Levesque.

There was some discussion among the Board members regarding desired qualifications for the FOTAM Board members that will be incorporated into the application, as will adding "Hangar B" in the application title.

10. Adjournment: 3:03 p.m.