



APPROVED 4/24/12

**MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING 3/27/12**

1. Call to Order at 6:04 p.m.
Recognition of Persons Present –
Commissioners – Jim Young; Bill Baertlein; Georgine Beveridge; Carolyn Decker; Bob Olsen
Staff – Michele Bradley; Josh Balmer
Day CPM – Eric Eckfield
Media – Anthony Rimmel
Public – Gus Meyer; Aaron Zorko; Scott Wickert, Don Hurd

2. No public comment.

3. Ms. Bradley gave a brief overview of the consent agenda answering questions and clarifying comment as she went along.

Commissioner Young entertained a motion to accept the consent agenda. 2/21/2012 Workshop; 2/21/2012 Regular Meeting; 3/1/2012 Special Meeting; 3/8/2012 Special Meeting; and 3/14/2012 Workshop). Commissioner Decker so moved. Commissioner Baertlein seconded. No discussion. Motion passed (5-0).

4. Mr. Eckfield presented an update on FEMA Alternate Projects (3.2 Industrial Business Warehouses, 2.1 Admin Building, Scales Project) answering questions and explaining materials handed out. Consent among commissioners to seek a price to fix up unrepaired areas in Building 5. Mr. Eckfield also presented the commissioners with a recommendation to engage PBS Environmental as a Hazardous Material consultant answering questions as well.

Commissioner Young entertained a motion for Ms. Bradley to engage PBS Environmental as a hazardous material consultant. Commissioner Baertlein so moved. Commissioner Beveridge seconded. Commissioner Decker inquired about hourly costs, Mr. Eckfield clarified. Motion passed (5-0).

4.5 Executive Session per ORS 192.660 (2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Regular session recessed at 7:10, Executive session began at 7:10 p.m. and ended at 8:24 p.m. Regular session resumed at 8:26 p.m.

5. Ms. Bradley gave a brief overview of possibly declaring certain Port-owned property, on Long Prairie Road as surplus and listing same for sale answering questions as she went along. Board decided to take no action.
6. Ms. Bradley presented the one candidate (Matt Mumford) for the Budget Committee.

Commissioner Young entertained a motion to accept Matt Mumford as the newest member of the Port's budget committee. Commissioner Beveridge so moved. Commissioner Decker seconded the motion. Motion passed (5-0).

7. Industrial Park General Business and Update
 - a. Ms. Bradley gave a update on the Oregon Infrastructure Financing Authority (IFA) Grant #L11001, which was recently monitored and passed inspection.
 - b. Review and Approval of Solid Waste Pollution Control Plan for Submittal to Oregon Department of Environmental Quality (Deadline is March 31, 2012) **Commissioner Young entertained a motion to approve Solid Waste Pollution Control Plan. Commissioner Decker so moved. Commissioner Baertlein seconded the motion. Motion passed (4-0 with Commissioner Beveridge abstained).**
 - c. A brief discussion of water rights/well sites from quotes received regarding water testing activities. No action was taken.
 - d. Discussion and Consideration of Renaming Certain Industrial Park Buildings and Naming New Buildings at Warehouse Business Park **No Discussion held, moved to future meeting.**

- e. Brief overview of Draft Updated Strategic Business Plan.
Discussion followed with suggested commissioner changes.
Commissioner Young entertained a motion to approve the strategic business plan with suggested commissioner changes. Commissioner Beveridge so moved. Commissioner Decker seconded. Motion passed (5-0).
 - f. Tillamook Lightwave (TLW) Update moved to first Thursday meeting.
8. Railroad Update – Was Moved ahead of item 4.5; Ms. Bradley gave a brief history of the operating agreement.
Commissioner Young entertained a motion to sign the operating agreement with the Oregon Coast Scenic Railroad (OCSR). Commissioner Decker so moved. Commissioner Beveridge seconded the motion. Commissioner Baertlein questioned insurance coverage, Rails to Trail cooperation, Port right of way and possible sewer line down the track. OCSR representatives on hand expressed willingness to work with, not against. Motion passed (5-0).
9. Ms. Bradley updated the board on farm land issues and a Connect Oregon 4 update. Discussion followed with no action taken.
10. Policy Update
 - a. Room Rental at Building 5 – Moved to future meeting.
11. **Commissioner Young moved to approve Lease Order IP-12-03. Commissioner Baertlein so moved. Commissioner Decker seconded the motion. Motion passed (5-0)**
12. Communications
 - a. Next Regular Board Meeting: 04/24/2012, 6:00 pm (one week after usually scheduled meeting due to conference conflict)
13. No commissioner comments
14. Adjourned at 9:50 p.m.