



PORT OF TILLAMOOK BAY REGULAR BOARD MEETING MINUTES

Date: August 19, 2008 at 6:00 pm

APPROVED 1/20/09

1. The Meeting was called to order by Commissioner Riedel.
2. Recognition of Persons present; Public Comment Period.
 - a. Commissioners: Jerry Dove, Ken Bell, Art Riedel
 - b. Public: Ken O'Toole - Headlight Herald, John Gundlach – Garick Corp., Norm Meyers, Butch Parker – Tillamook County, Georgine Beveridge.
 - c. Employees: Michele Bradley, Ashley Arthur, Marvin Hahn, Jerry Everhart, John Lewis.
 - d. Public Comment: No comment at this time.
3. Supplemental Budget Sub- agenda
 - a. Joanne Dickinson gave an explanation for the supplemental budget. Public hearing was held, which there was no public comment.
4. Resolution POTB 2008-2009 # 3 Supplemental Budget

Commissioner Bell motioned for adoption of Supplemental Budget # 3. Commissioner Dove seconded the motion. Voted yes: Riedel, Dove, and Bell. Motion passed.

5. *Addition:* Resolution POTB 2008-2009 # 4 Property Sale

Commissioner Bell motioned for adoption of POTB 2008-2009 # 4 property sale to Flying G, LLC dba Port Storage. Commissioner Dove seconded the motion. Voted yes: Riedel, Dove, and Bell. Motion passed.

6. Port Financial Report
7. Railroad Financial Report: Michele gave a brief financial status by reviewing the income statements and balancing sheets and check registers for the Port and Railroad divisions.

Commissioner Dove motioned for approval of financial reports for the Port and Railroad. Commissioner Bell seconded the motion. Voted yes: Riedel, Bell, and Dove. Motion passed.

8. Approval of Minutes from 4/16/08, 4/30/08 and 6/11/08 Regular and Special Meetings.

Commissioner Dove motioned to approve meeting minutes as presented. Commissioner Bell seconded the motion. Voted yes: Riedel, Bell, and Dove. Motion passed.

9. Railroad Division Reports

- a. Potential Reload at Banks: John Lewis met with a CHS representative; there is room for a few cars in Banks. The Feed Mill is very interested; willing to work figures, looking into grants for the project.
- b. Operation update: See FEMA (E)
- c. Cedar at Tunnel 25 update: The cedar has been inspected on two different occasions before JX3 made a bid. Michele Bradley has instructed John Lewis to lock out the cedar area. Michele will be sending a letter to demand payment on the cedar.
- d. Banks-Sellars Realignment update: Administrative hearing has yet to be scheduled, the POTB will be informed when the hearing is scheduled.
- e. FEMA/storm damage update: No new updates at this time.
- f. FRA Training in September: Employees attending training will be Jerry Everhart, Josh Blamer, John Lewis, Michele Bradley, and Richard Jones.

10. Digester Report

- a. Operation Update: Garick is currently working on OSHA and safety upgrades. John Gundlach informed the board everything with the digester for the most part is running smoothly, having issues with engines and generators. Accomplished re-commissioning drum dryers. Sun dried manure selling to only 2-3 farms currently. Garick is marketing for Moo Moss, which would be used as a substitute in nurseries. Finance group visiting the digester on 8th or 9th of September, would like to expand for a fourth cell.

11. Airport Report

- a. Operations update: Michele Bradley gave a brief update on revenue from the RV Park, which is equivalent to last year's revenue.
- b. Warren currently working on replacing all reflectors along the taxi ways. Working on fixing the asphalt area. AWOS tested in July, POTB was in compliance.

12. Industrial Park Status Report

- a. Resort update: working on letter to request Ammunition Road be transferred to the Port. Tillamook County is satisfied with Resort's progress by September 1, 2008 with conditional use permit for the road. Bunkers Group believes it would be substantially easier for the POTB to give Ammunition Road to Bunkers Group instead of the county vacating.

- b. Hunting Permits: POTB has raised permit costs from last year. Hunting season 2008 will only be seasonal permit passes. POTB had only a few incidents last year.

Commissioner Bell motioned for hunting seasonal permit prices, \$125 first season, \$150 second season. Commissioner Dove seconded the motion. Voted yes: Dove, Bell, and Riedel. Motion passed.

- c. Hangar B FEMA update: Michele has been working with FEMA and OEM and also KGA to correlate repair work to the FEMA project worksheets.

13. Locomotive Surplus/ Scrap

Michele Bradley presented information to the board and would like to declare 5 locomotives as surplus. Jerry Everhart would like to part out the locomotives in big pieces first. Commissioner Riedel asked if there is a big market for scrap metal. Jerry Everhart informed the board that the market for scrap metal is a very large one at this time, but parts are just as valuable. POTB will need to sell sooner than later, the longer they sit the less valuable they become.

Commissioner Bell motioned to declare locomotives 6156, 6157, 6196, 6128, and 6113 as surplus. Commissioner Dove seconded the motion. Voted yes: Bell, Dove, and Riedel. Motion passed.

14. Commissioner Candidates and Scheduling

15. Lease Orders/Issues

- a. Ruan Transport: Ruan Transport formally known as Land O Lakes.
- b. Don Averill Trucking Easement/ Lease update: POTB would like to negotiate hauling of equipment in exchange for a credit towards the \$18K bill. Averill already paid half of the rent bill, board consensus on Averill rent at \$ 316.67 monthly from now on instead of annually.

Commissioner Dove motioned to approve leases as presented. Commissioner Dove seconded the motion. Voted yes: Bell, Dove, and Riedel. Motion passed.

16. Reports and Communication

Discussed upcoming meetings: Scoping meeting and TLW.

17. Commissioner Comment period

Commissioner Dove concerned with lack of office support and Michele Bradley's interim manager salary double duty job. Board of commissioners came to a consensus to hire temp help when needed. Board would also like an update on Tunnel 32 appeal from Michele.

18. Meeting adjourned at 7:40 pm.