



**APPROVED 6/18/13**

**BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING  
TUESDAY, MAY 21, 2013**

**ALSO SITTING AS THE LOCAL CONTRACT REVIEW BOARD**

1. Call to order at 6:02 p.m.  
Recognition of persons present – Commissioners- Carolyn Decker; Jim Young; Georgine Beveridge; Bob Olsen;  
Staff – Michele Bradley; Aaron Palter; Josh Balmer  
Day CPM – Eric Eckfield  
Carbon Solutions NW – Alex Schay  
Lovinger Kaufmann – Ken Kaufman  
Employment Department – Eric Knoter  
Public – Gus Meyer, Jerry Dove,  
Press - Sayde Moser(Headlight Herald)  
  
Public Comment – Mr. Jerry Dove suggested the Port offer up land and water for pumpkin growing to FFA for next year, and invited everyone to check out the Oddfellows pumpkin event in October of 2013.
2. Executive Session per ORS 192.660 (2)(f) to consider information or records that are exempt by law from public inspection; and 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 – Session began at 6:09 p.m. and ended at 6:33 p.m.
3. Introduction of Ken Kaufmann, Lovinger Kaufmann (Legal Counsel – Energy and Utility Law) and Alex Schay, Carbon Solutions Northwest (Consultant for Carbon Credits, Biomass Tax Credits and other Attributes) (Michele Bradley) – Ms. Bradley gave a brief introduction and history of the relationship between the Port, Lovinger Kaufmann and Carbon Solutions NW. Mr.'s Schay and Kaufman each gave a brief history of their services to the Port. Regular session was recessed at 6:40 p.m.
4. Consent Agenda **(Action) - TABLED**
  - i. Approval of Prior Meeting Minutes of 4/16/2013 and 4/29/2013
  - ii. Financial Report

5. FEMA Alternate Projects - Mr. Eckfield gave an update of the status of the FEMA Alternate Projects with a discussion following

**NOW SITTING AS THE LOCAL CONTRACT REVIEW BOARD at 6:40 p.m.**

6. Discussion and Consideration of a Notice of Intent to Award #12-002 to Award a Contract to Baumgart Construction, Inc., in the Amount of Eight Hundred Sixty-Seven Thousand Nine Hundred (\$867,900) Dollars for the Airport FBO Project (Project 3.1) **(Action)** – Mr. Eckfield and Ms. Bradley gave a brief overview of #12-002 awarding a contract to Baumgart Construction for the FBO Project 3.1. Discussion followed. **Commissioner Young moved to approve and award #12-002 to Baumgart Construction for Project 3.1 Airport FBO. Commissioner Decker seconded the motion. Discussion – Where is the match money coming from? Ms. Bradley shared that the match could potentially come from the pending property sale of the 3.5 miles of railroad in Washington County as well as other sources being sought including grants and loans. Motion Passed (4-0-1 Commissioner Mulder absent).**
7. Discussion and Consideration of Personal Services Agreement with Carbon Solutions Northwest for the Digester's Carbon Offsets **(Action)** Mr. Schay gave an overview of his services and potential buyers for the Digester's Carbon Offsets. A general discussion followed. **Commissioner Young Moved to accept the agreement with Carbon Solutions Northwest as written. Commissioner Decker seconded the motion. No further discussion. Motion Passed (4-0-1 Commissioner Mulder absent).**
8. Discussion and Consideration of Renewable Energy Certificate Purchase and Sale Agreement with Puget Sound Energy for the Digester Upgrade Project **(Action)** – Mr. Schay gave an overview of the sale agreement with Puget Sound Energy for the Renewable Energy Certificate for the Digester Upgrade. A discussion followed. **Commissioner Olsen moved to accept the agreement as presented and have the General Manager sign it. Commissioner Decker seconded the motion. Discussion – Does agreement specifically price and Puget Sound as the purchasers. Affirmative on both. Motion Passed (4-0-1 Commissioner Mulder absent).**
9. Discussion and Consideration of BAASA Agreement with the Bonneville Power Administration for the Digester Upgrade Project (if available) **(Action)** – Mr. Kaufman gave an overview of the BAASA agreement with Bonneville Power Administration. A discussion followed. **Commissioner Olsen moved to accept the BAASA Agreement and have the General Manager sign it. Commissioner Decker seconded the motion. Motion Passed (4-0-1 Commissioner Mulder absent).**

10. Discussion and Consideration of Intergovernmental Agreement with the City of Tillamook for Water Service **(Action)** – Ms. Bradley gave a brief presentation of the IGA with the City of Tillamook. A discussion followed. **Commissioner Decker moved to approve the IGA with the City of Tillamook for water service Commissioner Young seconded the motion. No discussion. Motion Passed (4-0-1 Commissioner Mulder absent).** Recessed at 8:50p.m. and resumed at 8:53 p.m.
11. Discussion and Consideration of Applying for a US DOT TIGER Grant for the Rails and Trails Project **(Action)** - Ms. Bradley gave an overview of the grant with a discussion following. **Consensus reached to be the title holder of the grant.**
12. Discussion and Consideration of Interconnection Agreement with Tillamook PUD **(Action)** – Mr. Kaufman briefed the board and recommended they accept the Interconnect agreement with TPUD. **Commissioner Young moved to accept the Interconnect agreement as written with TPUD. Commissioner Decker seconded the motion. No discussion. Motion Passed (4-0-1 Commissioner Mulder absent).**
13. Discussion and Consideration of First Amended Interconnection and Power Purchase Agreement with Tillamook PUD - Mr. Kaufman briefed the board and recommended they accept the Interconnect agreement with TPUD. **(Action) - Commissioner Young moved to accept the first amendment of the Interconnect agreement as written with TPUD. Commissioner Decker seconded the motion. No discussion. Motion Passed (4-0-1 Commissioner Mulder absent).** Local Contact Review Board adjourned at 9:08 p.m.

#### **NOW SITTING AS THE BOARD OF COMMISSIONERS at 9:08**

14. Manager's Report - **Tabled**
15. Lease Orders **(Action)** – **Commissioner Young moved to accept the lease orders as presented. Commissioner Olsen seconded the motion. No discussion. Motion Passed (4-0-1 Commissioner Mulder absent).**
  - i. Order 13-06 Oregon Coast Scenic Railroad, Building #56 (Roundhouse) and Storage behind Building #7, month to month
  - ii. Order 13-07 Pat Scribner, Wheeler on the Bay Lodge and Marina, Road Crossing and Parking/Access Encroachment, annual
16. Communications
  - i. Set Date for Goal Setting Workshop
  - ii. Budget Committee Meeting: 5/28/2013, 4:00 pm
  - iii. Next First Thursday Meeting: 6/6/2013, 12:00 pm
  - iv. Next Regular Meeting: 6/18/2013, 6:00 pm

17. Executive Session per ORS 192.660 (2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions. Session started at 9:40p.m. and ended at 9:58 p.m.
18. Commissioner Comments – When will the plane at Long Prairie and Highway 101 be removed for cleaning. Museum reports the ground is still too soft for a crane to work in the area.
19. Adjournment at 9:58 p.m.