



**APPROVED 11-19-13**

**BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING  
TUESDAY, OCTOBER 22, 2013 AT 6:00 P.M.**

1. Call to order at 6 p.m.

Recognition of Persons Present - Commissioners - Jim Young; Bob Olsen;  
Carolyn Decker; John Lewis; Absent – Jack Mulder  
Staff - Michele Bradley; Robert Miller; Josh Balmer  
Day CPM - Eric Eckfield  
City of Tillamook - Suzanne Weber; Paul Wyntergreen  
Oregon Solutions - Paul Levesque; Rachel Hagerty  
Headlight Herald - Sayde Moser  
Prudential NW - Val Schumann  
Farm Power NW - Steve Smith

2. Public Comment - Mr. Steve Smith of Farm Power NW presented a letter to the Board posing the questions whether the Port was considering accepting substrates at the Port Digester and whether or not the Port thinks it is acceptable within the Port's authority. He emphasized that the Port would be competing for tipping fee revenues against Farm Power which is a small for profit business. Farm Power believes the Port would be violating the Oregon Port Statutes.

Commissioner Young pointed out that Farm Power built 2 digesters in Tillamook directly competing against the Port digester. Commissioner Olsen asked if there was a limited amount of substrates in the marketing area. Mr. Smith did not know the answer. Ms. Bradley indicated we were in the research phase on accepting substrates and would read the provided letter and respond accordingly.

3. Update on Oregon Solutions Southern Flow Corridor Project / Paul Levesque, Tillamook County Chief of Staff - Mr. Paul Levesque of Tillamook County gave an update to the Board on the Southern Flow Corridor Project

with a discussion following. Main concern from the Board had to do with liability issues.

4. Discussion and Consideration of City of Tillamook's Proposal Regarding Port's Water System / Paul Wyntergreen, Tillamook City Manager - Mr. Paul Wyntergreen presented a proposal to the Port on managing the Port's water system for a 2 year trial. Ms. Bradley emphasized to the Board this was preliminary for further Board discussion. A question and answer session followed.

Recess at 7:10 resumed at 7:13

5. Discussion and Consideration of City of Tillamook's Proposal on a Request for a Perpetual Easement along a Portion of Port's Railroad Adjacent to Goodspeed Park in Tillamook, Oregon for the City's US101 & OR6 Multimodal Crosstown Connections Project (Tillamook) / Paul Wyntergreen, Tillamook City Manager - Mr. Wyntergreen and Mayor Weber gave a proposal for a request of a perpetual easement along the Port's railroad right away adjacent to Goodspeed Park. The city requested a nonexclusive agreement for a bicycle/pedestrian easement 7 feet on each side of the centerline of the right of way. A general discussion followed. The Board gave Ms. Bradley the ok to move forward with a MOU for the city to move forward on their end. **Commissioner Olsen moved to move forward on the letter of agreement with the city of Tillamook for a future MOU. No discussion. Motion passed (4-0-1 Commissioner Mulder Absent).**
6. FEMA Alternate Projects - Mr. Eric Eckfield gave an update on the current, past and future FEMA Alternate Projects (Airport FBO, Roads) and materials handed out. He also presented a brief PowerPoint for the Board. Also discussed was a fence bid for a secured parking area behind the Main Office. Septage pump has been fixed by the manufacturer. Mr. Eckfield also gave an update on the ongoing issues at the digester with mechanical and manure. Staff has met with DariTech to resolve the mechanical issues. A general discussion followed.
7. Discussion and Consideration of Property Marketing / Val Schumann, Prudential NW Properties - Ms. Valerie Schumann of Prudential NW Properties gave a presentation on marketing of property on the Port Industrial Park. She gave a brief history of her background and projects she had worked on. Mrs. Schumann handed out a draft Business Park Marketing Plan and went over it with the Board. A general discussion followed; with direction from the Board to continue forward as presented.
8. Executive Session per ORS 192.660 (2)(e) to discuss Real Property Transactions - Tabled

9. Discussion and Consideration of Resolution 2013-2014 #4 Regarding Real Property Surplus **(Action)**
10. Review of 2014-2018 Five Year State Capital Improvement Plan for Tillamook Airport - Tabled
11. Manager's Report - Tabled
12. Update on Tillamook Urban Renewal Agency (TURA) – Commissioner Decker gave an update on TURA. A general discussion followed.

**Addition** – Amendment #2 for State Loan. State made a mistake on the amortization table. It lowers our payment but not the amount due.

**Commissioner Olsen moved to accept the Amendment # 2 as presented. Commissioner Decker seconded the motion.**

**No discussion. Motion passed (4-0-1 Commissioner Mulder Absent).**

Ms. Bradley also made the Board aware that she may be called to testify at the Warren Trucking versus S&S trial next Tuesday.

13. Lease Orders – **Commissioner Decker moved to accept the Lease Orders as presented (IP 13-16 De Garde Brewing). Commissioner Olsen seconded the motion. No discussion. Motion passed (4-0-1 Commissioner Mulder absent).**
14. Review of Memo re: OCSR 3-29-2012 Agreement Review; Per Board Request - Tabled
15. Consent Agenda **(Action)** - Tabled
  - a. Approval of Prior Meeting Minutes of 10/03/13 Special Meeting
  - b. Financial Reports
16. Communications
  - a. Next Regular Meeting: 11/19/2013
  - b. First Thursday Meeting 11/7/2013
17. Commissioner Comments – Commissioner Olsen stated “the Board should better consider how to take care of the problem we are going to have with the museum building. We will have a decision to make in less than 12 months; we are not going to have an effective museum the next 12 months. We have a client that might want to take over the museum with the stipulation that the front doors be fixed.” Ms. Bradley informed him that this was discussed in executive session. Commissioner Olsen stated “That’s common knowledge; it is not secret”. Commissioner Lewis confirmed it was brought up in executive session. Commissioner Olsen dropped the subject.

Commissioner Olsen moved onto the building maintenance. The building leaks and that is why he believes the Erickson group is moving their private collection. Don't we need to do more to maintain the building better? Commissioner Olsen suggested that we have a strategy meeting on this one item and come up with a plan to find out if the community is in support of maintaining the hangar as a museum through a vote of the people. Ms. Bradley indicated she would do the research to see what needs to be done to put this on the next ballot to see if the community is in support of funding the museum. She also suggested looking into a bond for the museum.

18. Adjournment at 9:28 p.m.