



APPROVED 9/19/2017

MINUTES

BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING

TUESDAY, AUGUST 29, 2017, 6:00 P.M.

POTB MAIN OFFICES – CONFERENCE ROOM

4000 Blimp Boulevard, Tillamook, Oregon 97141

1. Call to Order: Bob Olsen @ 6:00 p.m.
Recognition of Persons Present: Commissioners Gerry Opdahl; Jack Mulder; Carolyn Decker; Bob Olsen and Jim Young
Port Staff: General Manager Michele Bradley; Margaret Amick
Gus Meyer – Taxpayer; Jessica Jung – Oregon Coast Scenic Railroad (OCSR)
2. Public Comment for Items Not on the Agenda: Gus Meyer has joined the Farm Bureau and expressed his concern that the northeast corner of Port property was not being utilized for farmland. Michele reassured him that, even though it is zoned industrial, the property is leased to a local farmer who has had cows on it. Gus informed the Board that Chris Laity is Tillamook County's new Public Works director and that Brian Pohl is leaving his position as Community Development Director as of September 15, 2017. Gus added that this makes 6 Directors in 12 years.
3. July Financials - Moved to Manager's Report
4. Consent Agenda – Motion to Approve Consent Agenda
 - a. Prior Meeting Minutes – Regular Meeting July 18, 2017; Special Meeting August 3, 2017
 - b. Lease Order 17-21 Jordan Englert; Parking @ FBO; month to month
 - c. Lease Order 17-22 Dave Biggar; Bldg. 19, Suite 340; Storage; month to month

Carolyn Decker moved to approve the Consent Agenda as written; Jack Mulder seconded and the motion carried (5-0).
5. Discussion and Consideration of Resolution 2017-2018 #2 In the Matter of Adopting the 2017 Tillamook County Multi-Jurisdictional Natural Hazards Mitigation Plan. After a short discussion, **Jim Young moved to approve signing the Resolution 2017-2018 #2 In the Matter of Adopting the 2017 Tillamook County Multi-Jurisdictional Natural Hazards Mitigation Plan. Carolyn seconded and the motion carried (5-0).**

Notice and Agenda – Regular Meeting

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6. Discussion and Consideration of Changes to the By-Laws of the Port of Tillamook Bay (2012). **Jim moved to Approve the Changes to the By-Laws of the Port of Tillamook Bay (2012) as presented at this meeting; Carolyn seconded and the motion carried (5-0).**
7. Discussion and Consideration of Applications for the Friends of the Tillamook Air Museum Board. The Board discussed the 4 applicants and their qualifications. **Gerry Opdahl moved to appoint Bruce Lovelin, Jack DeSwart and Alan Evans to the Friends of the Tillamook Air Museum Board of Directors. Carolyn Decker seconded and the motion carried (5-0).**
8. Committee Reports
 - a. Tillamook Lightwave – Michele Bradley attended the TLW Board meeting where there was a discussion regarding providing a storage area near the Pacific City cable landing area for emergency response. There was no decision made so it will be brought up at a future meeting. The Operations update stated that they are doing the build out for the Tillamook Pharmacy and Shoreline Properties. They also have submitted bids to Tillamook Country Smoker and Pacific City Water for build outs. Jim Young told the Board that TLW is building a redundant fiber loop along Hwy 101 to allow redundancy in the system. Michele said that the same thing is being done at the Port of Garibaldi.
 - b. Salmonberry Trail – Commissioner Mulder
 1. Fundraising Master Plan Outline – Tillamook Forest Heritage Trust has been raising funds to hire professionals who would know how to maximize donations.
 2. Oregon State Parks & Recreation Commission – Proposal to Add Section of Nehalem River to State Scenic Waterways Program. Jack informed the Board regarding possible restrictions to properties within a quarter mile of the Nehalem River (including the railroad right of way) if the proposal is approved. Landowners would have to apply to Oregon State Parks and Recreation for any modifications, such as; cutting trees, construction of roads, railroads, utilities, buildings or other structures. It could take up to a year after submitting the application to receive approval or, if the Parks Dept. doesn't respond in that time frame, the landowner can proceed. The Board will discuss the subject further at a future meeting.
9. Manager's Report
 - a. July 2017 Financial Update – will be provided prior to Sept. 7 meeting.
 - b. Port visit by SDAO Risk Management Consultant – Bob Ringering inspected the Port property on April 6, 7 and 25, 2017 and there were no safety related recommendations.
 - c. Info on ASAP/COAR Grant- Open 9/1/17; Ideas? Michele will be resubmitting the application for the site prep for the hangar build out by the FBO and asked for suggestions from the Board for other projects.

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- d. Thank you notes- Tillamook County Sheriff's Department
- e. Letter to OCSR Re: Request for Negotiations – copy of response to OCSR
- f. OPPA Legislative Update – Information from the 2017 state legislature session.
- g. TLT Funding Summary as of 7/31/17 – Information regarding distributions from the Temporary Lodging Taxes collected.
- h. TLT Collections to Date through June 2017 – Report detailing collections since 2014.
- i. Southern Flow Corridor Update – Written report from Aaron Palter
- j. Update on City of Tillamook's Request for Sign Easement and Equipment – the City has withdrawn their request.

10. Communications

- a. Next Special Meeting – Thursday, September 7, 2017 @ 12:30 p.m.
- b. Next Regular Meeting - Tuesday, September 19, 2017 @ 6:00 p.m.
- c. Upcoming Museum Events:
 - (i) 09/16/17 Hangar B Classic Car Show and Fly-In 12:00 – 3:00

11. Executive Session – None

12. Commissioner Comments: Gerry Opdahl reported a rumor that Great Wolf Lodge was buying Alderbrook Golf Course. There is nothing solid behind it. He would like to see the Port pursue that type of organization to develop on the Port. There was extensive discussion on potential development opportunities.

Carolyn Decker commented on Averill's Recycling area looking messy. Michele replied that it will be improving soon. Carolyn asked about the closing date for the Café and Michele replied it will be closing September 5 for the season.

There was some discussion of land prices if the Port is approached by a large developer wanting to locate here. The discussion will continue at a future meeting.

13. Adjournment: 7:58 p.m.