



**APPROVED 8/18/15**

**BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING  
TUESDAY, JULY 21, 2015.**

1. Call to order at 6:00 p.m.  
Recognition of Persons Present – Commissioners – John Lewis; Jack Mulder; Carolyn Decker; Jim Young; Bob Olsen  
Staff – Michele Bradley; James Peak; Pami Boomer; Phyllis Rice, Garrett Jensen; Aaron Palter  
Helping Hands – Alan Evans; Kevin Englund; Jay Barber  
Berkshire Hathaway - Valerie Schumann  
Carbon Solutions NW – Alex Schay  
Public – Gus Meyer
2. Public Comment for Items not on Agenda; Tillamook Pilot's Association  
Comments- None
3. Presentation by Alan Evans, Helping Hands Re-Entry –Mr. Evans gave a brief presentation and slideshow about Helping Hands. A discussion was held focusing on the program offered, funding, leasing Building 1 versus buying it, daytime activities of the program participates, goals for participates after the program, staff and volunteers on hand, length of program, job placement, building remodel, local and state support.
4. Financial Reports – June 2015/End of Fiscal Year draft - Pami Boomer, Office Administrator – Ms. Boomer went over provided materials with the Board. She will not be attending the Board Meetings for the next few months due to a coaching position she has taken with the local high school. She will be presenting the financial reports at the first Thursday meetings.
5. Discussion of Consideration of Recommended Option for Zoning at the Port of Tillamook Bay – Garrett Jensen – Mr. Jensen presented the next steps to move forward in the rezoning process. He estimates it will cost \$3000.00 plus additional fees to move forward. Commissioner Decker inquired who would proceed with rezoning after Mr. Jensen's time at the Port was up. Ms. Bradley indicated it would either be Project Coordinator Aaron Palter or a consultant. It could be a 6-12 month process. Commissioner Young asked if there were any risk in moving forward. Mr. Jensen indicated there are a lot of underdeveloped acres at the Port. There may be more land than needed. **Commissioner Decker moved to proceed forward with process of changing the zoning with Mr. Jensen's recommendation. Motion died due to lack of a second.**

6. Discussion and Consideration of Road Maintenance Fund – Garrett Jensen - **Commissioner Mulder moved to continue forward and have a draft ordinance prepared for an upcoming meeting. Commissioner Lewis seconded the motion. Discussion – Commissioner Olsen wanted to make sure that the ordinance prepared for the next meeting would be a draft and that no vote would be held on it. Motion passed (5-0).**
7. Presentation and Discussion of Digester Fiber Off-Take Agreement – Alex Schay (Carbon Solutions NW) and Tim Rensch (Nutrient Control Systems) – Mr. Schay recapped the last 18 months of his efforts for marketing the Digester. Highlights included Scotts bagging, Ron Alexander for fiber sales, ORCAL discussions and testing done by NCS.

He also presented a 1 year Non-disclosure/Non-Compete Agreement with NCS. Highlights included no capital investments at this time, NCS pays for testing, NCS to get buyers and haul product, NCS will buy a minimum of 12,000 cy per year and a maximum of 18,000 cy, costs will be \$5.00 per yard from the drum dryer and \$3.50 per yard for green fiber.
8. Staff Update: NAS Tillamook Museum – Phyllis Rice, Operations and Marketing Director – Ms. Rice Gave a quick update on the status of the Operations at the NAS Tillamook Museum.
9. FEMA Alternate Projects
  - a. Monthly Digester Performance Report - Tabled
  - b. Discussion and Consideration of Modification #3 to Professional Services Agreement #4122 Port of Tillamook Bay and Northwest Hydraulic Consultants Design and Permitting for the Oregon Solutions Project Exodus Southern Flow Corridor Project – Michele/Aaron **(Action)** Mr. Palter presented an amendment to the agreement with Northwest Hydraulic Consultants. **Commissioner Mulder moved to approve the amendment. Commissioner Lewis seconded the motion. No discussion. Motion passed (4-1 Commissioner Olsen voting against).**
  - c. Written report from Paul Levesque, Tillamook County on Southern Flow Corridor (if available)
10. First Reading of Ordinance #6 In the Matter of Authorizing the Creation of the Salmonberry Trail Intergovernmental Agency – **Commissioner Mulder moved to approve the first reading in title only of the creation of the Salmonberry Trail Intergovernmental Agency. Commissioner Lewis seconded the motion. No discussion. Motion passed (5-0).**
11. Executive Session per ORS 192.660 2(e) to discuss Real Property Transactions - None
12. Consent Agenda **(Action) TABLED**
  - a. Prior Meeting Minutes – Special Meeting 7/02/15, Regular Meeting 6/30/15 and Regular Meeting 6/16/15
  - b. Lease Orders

- i. 15-10 Chris Dials Contracting; 1 acre on corner of Blimp and Hangar A Road; month to month with 3% annual increase in July
  - ii. 15-11 Jennifer Fletcher; Building 12, Suite A for fabric art workshop; month to month with 3% annual increase in July
- 13. Manager's Report - **TABLED**
  - a. Results of Community Public Meeting Held on July 8, 2015; and Next Steps
  - b. Memo from Portland State/Oregon Solutions with Summary of Salmonberry Trail IGA Summary (reference: Ordinance #6)
- 14. Communications
  - i. Next Special Meeting – August 6, 2015 Canceled due to Tillamook County Fair – schedule alternate meeting?
  - ii. Next Regular Meeting – August 18, 2015, 6:00 pm
- 15. Commissioner Comments – Commissioner Young asked about the Port going after room tax money. Applications haven't been released at this time.
- 16. Adjournment at 9:07 p.m.