



APPROVED 8-16-16

**BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
TUESDAY, JULY 19, 2016, 6:00 P.M.
POTB MAIN OFFICES – CONFERENCE ROOM
4000 Blimp Boulevard, Tillamook, Oregon 97141**

1. Call to Order: Commissioner Olsen @ 6:00 p.m.
Recognition of Persons Present: Port Commissioners Bob Olsen; Gerry Opdahl; Carolyn Decker; Jim Young and Jack Mulder
Port Staff: General Manager Michele Bradley and Margaret Amick
Kyle Kearns – Regional Solutions Team member
Jim Rapp – Consultant for Salmonberry Trail Project Parametrix
Gus Meyer - Taxpayer
2. Public Comment for Items Not on the Agenda: Gus Meyer expressed his thoughts that the presentations should cover the big picture and not get sidetracked by the details.
3. Discussion and Consideration of the POTB Future Land Use Plan **(Action)**; Kyle Kearns, Regional Solutions Team: Kyle summarized his changes to FLUP in response to comments from the City of Tillamook and the Oregon Coast Alliance. The Commissioners declined the changes and asked Kyle to change it back to the original version. Kyle reviewed the comments from the City and asked the Board for guidance in how to respond to them.

The Board was receptive to the suggestion from the City regarding partnering with them to pursue funding sources and to pre-engineer for sewer development. Kyle reminded the Board that Patrick Wingard offered to assist the Port in its goals. Michele Bradley agreed that she, Com. Opdahl, Robert Miller and Patrick Wingard should meet to investigate sewer engineering for the Port.

Kyle will finalize the Plan incorporating the changes discussed at the meeting and have it ready by the end of July.

4. Jim Rapp, ODOT – TGM Grant Update: Brought the Board up to date on the ODOT TGM grant for Code Adoption by Parametrix which was designed to bring each city's Transportation and Comprehensive Plan and the County's Transportation and Comprehensive Plan up to date on the status of the Salmonberry Trail and how it will affect the communities. They've had 4 public hearings in 3 different communities with 2 more next week. The amendments all refer to the Trail within the rail corridor, but does not specify the type of trail (Rail to Trail or Rail & Trail). Jim reviewed the different segments of the Trail in Tillamook County to evaluate the difficulties in constructing the Trail, with the Rail and without, and in bypassing Hwy 101. In the Concept Plan (Spring 2015) the estimated cost for the 22 miles of the Coast Segment (TCCA to Wheeler) \$17.3M Rail & Trail, \$5.9M Rail to Trail. The estimates do not include permitting,

designing or engineering; new or modified bridges or trestles; rail bed widening or support structures such as retaining walls or cantilevers.

In line with that they added the task to review the Ports' plans including Garibaldi & POTB. He touched on different points of his assessment of the POTB Strategic Business Plan and suggested updates on some of the wording regarding the Salmonberry Trail. He also suggested some changes in wording in the Port Future Land Use Plan in regard to the Salmonberry Trail.

Parametrix performed Brownfield assessments to determine any cleanup sites in Tillamook County. They developed a list of just over 30 Phase 1 sites and 6 of Phase 2 and are holding an Open House at the Twin Rocks Conference Center September 28, 2016. The meeting will be significant in bringing all major players together in one room. Jim reported that there has not been any really serious pollution found for 1 mile on either side of the line, just typical for a railroad such as creosote and gasoline.

5. Discussion and Consideration of Resolution 2016-2017 #2 - Updating 457 Plan to include Roth IRA. **After a brief discussion among the Board, Jack Mulder moved to approve Resolution 2016-2017 #2 - Updating 457 Plan to include Roth IRA. Carolyn Decker seconded and the motion passed (5-0).**
6. Consent Agenda
 - a. Prior Meeting Minutes – Regular Meeting June 21, 2016; Special Meeting June 28, 2016 and Special Meeting July 7, 2016.
 - b. Lease Orders
 - i. Lease Order #16-10 John Zeggert, Hanger #10 for storage; month to month
 - ii. Lease Order #16-11 Pacific Forest Management, Inc. Suite #430 in Bldg. 19 for Office Space; month to month w/ 3% CPI every January
 - iii. Lease Order #16-12 Jeff Warren, DBA JW Merc, Suite #380 in Bldg. 19 for Office Space and Merchandising; month to month w/ CPI every January
 - iv. Lease Order #16-13 Don Averill, DBA Averill Auto Wrecking in Bldg. 70 for preparing wrecked vehicles for transport; month to month w/3% CPI every Jan.

Com. Opdahl asked that the square footage and price per square foot be added to future Lease Orders for the Board's benefit and was assured that they would be. **Com. Mulder moved to approve the Consent Agenda. Com. Decker seconded and the motion passed (4-0) with Com. Olsen abstaining due to being absent at two of the meetings.**
7. Committee Reports
 - a. Tillamook Lightwave – Jim Young- no new information.
 - b. Salmonberry Trail – Commissioner Mulder told about the law firm soliciting clients among the property owners along the Railroad right of way for a law suit against the Federal Government. They contend that because of the discontinuance of the original purpose of the property when it was taken by the government the owners have the right to own the property again or be compensated for the value of the land. Com. Mulder also reported that the Tillamook Forest Heritage Trust has been applying for grants for assorted purposes including hiring a professional fundraiser. A Coastal Advisory Committee has been formed of local citizens and organizations to offer alternate viewpoints in going forward with the Trail. Its first meeting will be September 1, 2016.
 - i. Designate Negotiators for Salmonberry Trail Partner Agreement: The Board selected 3 members to meet with STIA to work out the details of the agreement

for the use and eventual disposition of the rail line as the construction of the trail gets closer. The designees are Jack Mulder, Gerry Opdahl and Michele Bradley.

8. Manager's Report

- a. Banks Lumber is for sale. The Port owns the land around the office building and it has first right of refusal for occupying half of the building. The Board is in consensus that POTB does not want to exercise its option.
- b. June Safety Meeting Minutes - One injury requiring First Aid.
- c. Thank you notes - To Jim DeSwart from an RV Storage Customer
- d. De Garde Brewing Article - Profile in MarketWatch online publication
- e. Update on Draft Goals - Summary of Goals and Tasks developed at the meeting on July 7, 2016.- Tabled due to time.
- f. Recreational Immunity Revisions - Update from SDAO regarding laws affecting public and private landowners who allow recreational users access to the property without charge; Michele Bradley will follow this closely.
- g. Stewart, Wald & McCulley, Attorneys - Letter and information from law firm offering to pursue compensation from the Federal Government for landowners when a rail line crossing their property is discontinued as a railroad.
- h. North Coast Regional Solutions Team Project List - July 2016
- i. Connect Oregon VI - Rankings of projects requesting funding from Connect Oregon

9. Communications

- ii. Next Regular Meeting - Tuesday August 16, 2016 @ 6 p.m.
- iii. Next Special Meeting - Thursday, September 1, 2016 @ 12:30 p.m.

10. Commissioner Comments: Jim Young informed the Board he will not be able to attend the August 16, 2016 meeting.

11. Adjournment: The Board reached a consensus to let the meeting go past the three hour time restraint and the meeting continued until adjourned @ 9:10 p.m.

The Board reserves the right to go into Executive Session at any time per ORS 192.660.