



APPROVED 9/20/16

**BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
TUESDAY, AUGUST 16, 2016, 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 Bob Olsen; Gerry Opdahl; Jack Mulder and Carolyn Decker - Jim Young absent
Port Staff: General Manager Michele Bradley; Margaret Amick
Luke Almond & Ron McMurphy - Hallco; Dave Anzur - Anzur Logistics LLC; Gus Meyer

Carolyn Decker moved to approve Revised Agenda, Gerry Opdahl seconded; motion passed (4-0) Jim Young absent.
2. Public Comment for Items Not on the Agenda: Gus Meyer asked whether Braxling has had access approved to the property purchased from the Port. Michele Bradley stated that to her knowledge an application to the county has not been filed yet. She explained that ODOT only has control over the speed limit and Tillamook County has jurisdiction over accessing county roads.

David Anzur of Anzur Logistics LLC presented an Operating Agreement to the Board to take over the switching and transloading services at the Banks Lumber Yard. The Port currently collects a fee of \$50.00 per car from Banks Lumber for switching fees plus a \$50.00 surcharge and fees from Union Pacific RR and Burlington Northern for transloading. Most of that revenue goes to Portland & Western RR to perform the switching since the Port doesn't have the staff or equipment over in Banks to do it. David is in a partnership with ARG Transportation and has operations for transloading in Reno, Nevada & Sacramento, California. They want to manage the operations, collect the fees and pass on to the Port the \$50.00 fee per car that the Port currently collects. They intend to perform the switching themselves as a way of increasing their revenue. Since the Port would no longer be responsible for railroad operations that would eliminate the associated expenses. The Board reached a consensus to pursue further information and for M. Bradley to provide a list of pros and cons at a future meeting.

Executive Session as authorized by ORS 192.660 (2)(e) for Real Property Transactions and by ORS 192.660 (2)(i) 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. Recessed into Executive Session @ 6:52 p.m. and Reentered Regular Session @ 7:37 p.m.

3. For Final Approval of the POTB Future Land Use Plan **(Action)**: Members of the Board wanted to review the plan revisions before voting so no action was taken.
4. Consent Agenda **(Action)**
 - a. Prior Meeting Minutes – Regular Meeting July 19, 2016 and Special Meeting August 3, 2016.
 - b. Lease Orders
 - i. Lease Order #16-14 Teninty & Son, Inc. for storage; mo – mo
 - ii. Lease Order #16-15 Dave Hogan, dba Misty Meadow Dairy for Utility Easement; 20 years
 - iii. Lease Order #16-16 Tradewinds Motel for Signage; annually
 - iv. Lease Order #16-17 RDC-SDC, Inc. dba Garibaldi Deli Mart for Parking; yearly

Com. Mulder moved to approve Consent Agenda; Com. Opdahl seconded; motion failed (2-2) Mulder & Opdahl aye; Decker & Olsen nay; Young absent.

Com. Mulder moved to approve the Draft Minutes from 7-19-16; the Draft Minutes from 8-3-16; Lease Order 16-14 Teninty & Son, Inc; Lease Order 16-16 Tradewinds Motel; and Lease Order 16-17 Garibaldi Deli Mart. Com. Decker seconded. There was a discrepancy in Lease Order 16-17 regarding the payment schedule so Com. Mulder moved to modify his motion by removing Garibaldi Deli Mart. Bob Olsen seconded, motion to modify motion approved (4-0); Com. Young absent The modified motion to approve the Draft Minutes from 7-19-16; the Draft Minutes from 8-3-16; Lease Order 16-14 Teninty & Son, Inc and Lease Order 16-16 Tradewinds Motel passed (4-0); Com. Young absent.

5. June 2016 Financials – For Information Only - Will be discussed at Board Meeting on Sept. 1, 2016.
6. Committee Reports
 - a. Tillamook Lightwave – Jim Young was absent so there was no report.
 - b. Salmonberry Trail – Com. Mulder reported from the meeting on July 5, 2016 that there have been many hikers using the rail right of way resulting in potential liability issues. The Salmonberry Trail Intergovernmental Agency (STIA) is working with ODF to post signs to discourage the public from access to the potential trail by informing them of available trails in the area that are more accessible. He spoke about fundraising results so far, including in kind donations, TLT funds, an EPA grant, private donations and foundation donations. They talked about the negotiation committee between the STIA and the Port with a facilitator from Oregon Solutions. The Coastal Advisories Group has been formed with representatives from several of the Cities involved along with community members and emergency services members. Com. Mulder will update the Board after they meet on Sept. 1, 2016.
7. Manager's Report
 - a. June Safety Meeting Report – No accidents to report.
 - b. Update on Draft Goals – Summary of Goals and Tasks developed at the meeting on July 7, 2016. - Tabled due to lack of time.
 - c. Training Opportunity – Decision Making Techniques, September 13, 2016: Interested Commissioners can RSVP
 - d. Thank You Note – Regarding excellent service from Veronique Unger for Event Rental.

8. Communications
 - i. Next Special Meeting – Thursday, September 1, 2016 @ 12:30 p.m.
 - ii. Next Regular Meeting- Tuesday, September 20, 2016 @ 6:00 p.m.
9. Commissioner Comments: Carolyn Decker will not be attending the meeting on Sept. 1, 2016.

The Board reached a consensus to go overtime in order to complete the agenda.

10. Executive Session- The Board will now recess to Executive Session as authorized by ORS 192.660 (2)(e) for Real Property Transactions and by ORS 192.660 (2)(i) 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.
Recessed to Executive Session @ 9:02 p.m. and reentered Regular Session @ 9:23 p.m.
11. Adjournment: 9:23 p.m.

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