



PORT OF NEHALEM

P. O. Box 476
Nehalem, OR 97131-0476

PORT OF NEHALEM BOARD MEETING January 27th, 2016

CALL TO ORDER:

Vice-Chairman Lindy Scovell called the meeting to order at 7:32 p.m.

Roll Call – Commissioners present: Rick Dart, Terry Fullan, and Loren Remy.

Pledge of Allegiance.

Guests Present: Tillamook County Commissioners – Bill Baertlein, Mark Labhart, & Tim Josi.

Public Present: Jack Thayer, Jacob Hanke, Joan Jager, Mary Gallagher, Ed Gallagher, Dave Devault, Jan Christopherson, Darrel Winegar, Des Kahrs, Brad Thayer, Neil Worf, Steve Neahring, Mark and Linda Tellhed. There were other community members present who either did not sign in or names were illegible.

Secretary: Karrie Purdom.

1. ADMINISTRATION

A. Minutes of December 16th, 2015 Board Meeting – Approved 5-0: Lindy, Rick, Terry, Steve & Loren.

B. Financial Statement for December 2015 – Approved 5-0: Lindy, Rick, Terry, Steve & Loren.

C. Bills for December 2015 – Approved 5-0: Lindy, Rick, Terry, Steve & Loren.

D. Channel Crew:

1. Gregory: Lindy reported we are still intending to pull the tug in the springtime so we can do some painting. Loren asked if we should do some cost analysis on the tug at a work session so we don't spend another \$20k. Lindy replied he doesn't see a \$20k repair in this next inspection, noting that last time there was quite a bit of work done.

2. River: Lindy reported the dock was back in full service after Clint repaired it.

2. NEW BUSINESS

A. Lindy opened the meeting noting that tonight we are going to skip the administration and old business to address new business first to allow us to appoint a new Commissioner. Lindy informed the public and County

Commissioners that the position became open after former chairman Jim Peters resigned his position at the December board meeting. The Port has received 2 applications from Jan Christopherson and Steve Huber. Lindy gave each applicant an opportunity to share a bit about themselves. Each applicant shared key notes about their history in business and personal life. Each Commissioner asked a variety of questions of each applicant and then held a vote that resulted in a tie of 2-2 with Loren and Terry for Jan Christopherson, and Rick and Lindy for Steve Huber. Lindy explained in a tie vote, a new vote goes to the County Commissioners in attendance.

County Commissioner Bill Baertlein opened a Tillamook County Special Board Meeting. Bill asked his fellow commissioners if they had any comments as well as opening any discussion from the public. Community member Jack Thayer informed the commissioners he has a petition signed by 11 community farmers to support Steve Huber. Des Kahrs addressed the commissioners stating he's in support of Steve Huber, noting that he's been on the budget committee for the Port in the past, he shows up for Port meetings to be involved, and he's attuned to the community. Mark Tellhed stated he is in support of Steve as well, noting that Steve is a third generation community member, and believes Steve understands the river and what is going on with our estuary as well. Bill asked the Port Commissioners to comment on why they cast their votes for who they chose. Rick supports Steve for a number of reasons, one being he's known Steve since he was five years old, his family has been a pillar of the community. Steve has been involved with the Port, and worked with the tug. Rick addressed Jan Christopherson noting that this is the first time he's seen or met him, and he just can't rely on anything other than what he knows and for that reason his vote is for Steve. Terry commented that both men look like good candidates and would value a farmer on the board, but he also has been on the commission for 6 months and feels we are desperately in need of good business leadership, good management leadership, and we need to start getting some work done, and we need to work together as a board. He went on to state he looks to Jan as someone who's worked in business and has those skills to bring to this commission. The tipping point for Terry to pick Jan as a part of this commission is we need to get some unity on this board, and improve management on all levels. Lindy commented that his vote was for Steve because he ran on our most recent election, unfortunately did not win, but he has always shown an interest in the Port and being an active member. Loren commented he voted for Jan primarily for the same reasons Terry mentioned. Noting that this commission has made some non-glorious decisions in the past and spending taxpayer money. He continued that he thinks Jan brings a well-rounded sense of business.

Bill thanked the Commissioners for their comments. Tim Josi commented that he feels they should take a vote tonight noting that the Ports Commission needs to be whole to be able to move forward. Mark Labhart agreed. Tim made a motion to nominate Steve Huber, Mark second the motion. Tim stated it means a great deal to him that Steve has the support of all the farmers, and that he's ran before, and has attended previous meetings showing an interest in the Port. As well as having the demeanor to function well on this board. Mark commented that he values what

the farmers bring to the table. Bill commented that both candidates have strengths and weaknesses, and both have demonstrated a strong desire for the position. Bill stated that his vote is to support Steve Huber and appreciates his background and history with the Port. Bill continued, by encouraging Jan to stay engaged with the Port. Therefore the motion passed unanimously 3-0 in favor of Steve Huber. Lindy congratulated Steve asking him to take the Oath of Office and a seat at the table. Steve was sworn in and signed the Oath of Office.

B. Lindy stated the next issue is to elect the Chairman position, noting that he was the vice-chairman and since Jim Peters left office, that puts him in the Chairmanship. Lindy continued he did not really want the position, so tonight he was planning to resign the position and nominate the only other Commissioner eligible, Rick Dart. Both Rick and Loren concurred they'd prefer to have Lindy fulfill the position of Chairman through June 30th 2016. Lindy agreed to do so. The board then went on to vote unanimously 5-0 Rick Dart as Vice President, as well as a unanimous vote of 5-0 to appoint Terry Fullan as Treasurer.

C. Lindy opened discussion after Mary Gallagher presented the Tiderunners proposal. Rick stated he has no problem with their offering, however as he has stated in the past, he sincerely hopes in this next year they will secure a new site other than the Ports facility. Lindy shared his concern of referring to it as rent, so it won't open up future requests by others to rent dock or land space. He feels it would be wise to refer to it as a donation. The board approved unanimously 5-0 to accept the Tiderunners donation proposal to the Port for the use of dock space and shed space on Port property.

3. OLD BUSINESS

A. Rick shared that he spoke with Greg Jenks and let him know we still intend to hear his proposal and hope to put it on the February Agenda. Rick also let Greg know we were unsure if we'd have the funds available this year.

4. MAIL OF INTEREST

Karrie reported we no longer are under contract with Coast Computers, in the future we will be on an as needed basis. Karrie also reported our website now has a message of instruction for anyone in need of ADA access to our office. Karrie let the board know we have rented the storage unit for \$200.00 a month. Karrie informed the board that the apartment tenant has requested the interior be painted, repairs done above the shower because the paint has peeled away from moisture buildup. He is also requesting new window coverings. The board assigned Terry to meet with the tenant to assess the repairs. Karrie introduced Obie DesJardins to the board as a potential renter for the warehouse. He has offered \$500.00 a month with a two year lease. The board felt this was not enough and responded with a monthly rent of \$750.00 and a one year lease with an option to renew at \$750.00 for an additional year.

5. PUBLIC COMMENTS

Darrell Winager asked if whoever runs the tug, if they come to the meetings and report what's going on in the river. Rick replied, Clint runs the tug and keeps a daily log report on all activities.

6. COMMISSIONER COMMENTS

Loren stated that he has a tentative meeting with Christy Jones who is from the Corp of Engineers regarding a core sampling project on February 25th, and he'd like to have another board member to attend with him. Rick agreed he'd be able to attend.

7. ADJOURN MEETING 9:10pm

Attest _____
Secretary

Approved _____
President