

**Port of Morrow
Regular Commission Meeting**

January 13, 2010
#2 Marine Drive, Riverfront Center
Boardman, OR. 97818

PRESENT

Commissioners: Marvin Padberg, Don Russell, Larry Lindsay and Jerry Healy; Joe Taylor was absent.

Staff: Gary Neal, Lisa Mittelsdorf, Eileen Hendricks, Ron McKinnis and Dori Drago.

Others: As listed on sign-in sheet

I. CALL TO ORDER AND INTRODUCTIONS

The regular session was called to order by Marvin Padberg at 1:35 pm.

II. APPROVAL OF MINUTES – December 9, 2009

Don Russell made a motion to approve the minutes of the December 9, 2009 regular meeting. Larry Lindsay seconded the motion, motion approved.

III. ELECTION OF PORT OF MORROW COMMISSION OFFICERS FOR 2010

Larry Lindsay nominated Marvin Padberg as President. Don Russell seconded the motion, motion approved.

Don Russell nominated Joe Taylor as Vice President/Treasurer. Larry Lindsay seconded the motion, motion approved.

Jerry Healy nominated Larry Lindsay as Secretary. Don Russell seconded the motion, motion approved.

Marv and Larry took a moment to remember the late Dewey West, a past Commissioner and long time Morrow County resident.

IV. OLD BUSINESS

A. Willow Creek Valley Economic Development Group

Dave DeMayo was here to report on the activities of the Willow Creek Valley Economic Development Group.

The secure Residential Treatment Center is scheduled to open the first of February, but there might be a short delay because the ground is too soft to put the fence in. In regards to the Strategic Plan of the Lower Willow Creek Valley, the Governor's ERT team will be meeting with them tomorrow in Heppner from 10 until 12.

B. Rail

South Spur – Ron reported the project is in the closeout phase, all work has been completed and ODOT is scheduling an inspection for next week. The track is in place and Lamb Weston is using their leg now and Collins will be able to access their line with a little bit more work.

D. T2 Update

Items to be discussed in Executive Session.

E. LRA – Workshop- Notice of Interest – Ratify Resolution 2009-08

Gary said the LRA Sub-Committee that reviews the Notice of Interests met on Monday and will be making a recommendation to the LRA Board next week. They are trying to work with the Army National Guard in their efforts while also taking the approach of either paying in lieu of taxes or some kind of a tax offset for the property. Next meeting is scheduled for January 21, 2010.

F. Warehouse Expansion

Lisa reported the footings have been poured and they are getting ready to pour the walls tomorrow. There was a delay over the Holidays due to the weather, which put them about two weeks behind schedule.

G. IFA Meeting

Gary had nothing new to report, the next meeting is this Friday in Salem.

H. Lease Renewal – Airport Farm

The Airport circles are currently leased to Joe Taylor dba Bedrock Farms. It is the end of one year and, as per the agreement, he has submitted a letter asking us to extend the Lease. Gary asked for the Commissioners consideration since Joe is a Port of Morrow Commissioner.

Jerry Healy moved to renew the Airport Farm Lease to Joe Taylor. Don Russell seconded the motion, motion approved.

I. Other

None

V. NEW BUSINESS

A. Appointment of Budget Officer

Jerry Healy moved to appoint Gary as the 2010-2011 Budget Officer, Larry Lindsay seconded the motion, motion approved.

Gary provided the Budget Calendar for the upcoming year. Eileen mentioned that there are three positions on the Budget Committee that will need to be filled. Jerry will ask Dick Graham if he would like to do it again. Don will ask Greg Barron if he would like to do it again. And Larry will find someone to take the place of Ken Turner. Jerry, Don and Larry said they will let us know at the next Commission meeting who their representatives will be.

B. Strategic Planning Workshop Date

After discussion February 2nd is the date agreed upon to have the Strategic Planning Workshop. Gary told the Commissioners he will have a copy of the Statewide Strategic Plan available for them at that time.

C. Columbia River Enterprise Zone – Committee Approval

There is an Intergovernmental Agreement between the City of Boardman, County of Morrow and the Port of Morrow, it relates to developing an Enterprise Zone Committee. The City and County have both appointed their representatives and the Port needs to take that action at this time.

Jerry Healy moved to appoint Don and Gary, with Lisa as an alternative, as the Port of Morrow representatives of the Enterprise Zone Committee. Larry Lindsay seconded the motion, motion approved.

D. ODOT Connect II – Project Prospectus Review

Lisa said that we have to send in reports and anytime we change our estimated due dates beyond 90 days from what the original was it requires an amendment to the Contract. Project completion we now have as February 15, 2010, the Second Amendment will extend the contract to November 15, 2010. It is highly unlikely that the project will be completed by then, so there will more than likely be a Third Amendment in the future. At this time we have estimated to award the Contract in March but it looks like it will be closer to April or May.

Don Russell moved to approve the Second Amendment to the ODOT Connect II Contract, changing the completion date to November 15, 2010. Larry seconded the motion. Motion approved.

In addition to the \$7.9 million Connect Oregon funds from ODOT we will receive some Federal funding in the amount of \$2 million, which was awarded based on application by Northwest Container Services on the Ports behalf. With any Federal funding comes additional review requirements. We have hired HDR Engineering, the Company that is doing the rail layout plan to complete the prospectus work for the environmental review on that property. We are required to have a public meeting to talk about the project and make sure everyone is aware of the funding and allow for public comments on this particular portion of the project. This meeting will serve as such. For the record Ron further described the details of the project. Marv asked Ron to provide the Commissioners with a map of the railroad project. Ron said he would have it for them at the Strategic Plan workshop.

E. Other
None

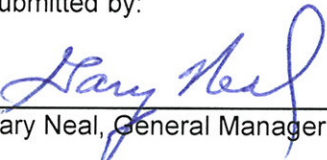
V. STAFF REPORTS

Building use, container activity and water usage were all discussed.

There being no further business, the regular session was adjourned at 2:30 pm.

Executive Session under Leases and Legal Action – ORS 192.660

Submitted by:



Gary Neal, General Manager



Marvin Padberg, Commission President