

**Port of Morrow
Regular Commission Meeting**

September 9, 2009

#2 Marine Drive, Riverfront Center
Boardman, OR. 97818

PRESENT

Commissioners: Marvin Padberg, Don Russell, Larry Lindsay, Joe Taylor and Jerry Healy

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 1:30 pm.

II. APPROVAL OF MINUTES – August 12, 2009

Jerry Healy made a motion to approve the minutes of the August 12, 2009 regular meeting. Joe Taylor seconded the motion, motion carried.

III. OLD BUSINESS

A. Willow Creek Valley Economic Development Group

No one from the group was present to report.

B. Heppner Site NFA Status

Ron said he had the opportunity to talk with DEQ and our Consultant. DEQ is of the mindset that our Consultant would provide a plan identifying what they believe would be the prudent action at our site, DEQ would then review that plan and decide if it was prudent. They would then enter into an agreement with us to move forward. Ron asked our Consultant to put together a brief plan of where he thought we needed to be on the monitoring and where he thought we could be in the future as far as a NFA, he also gave us a proposal to complete that task. The proposal came back at about \$27,000.

C. Rail

In regards to the South Spur - H & H Contractors are on site and started work yesterday, the construction time frame is about 90 days. This is the portion of the rail that runs along Industrial Way, behind Lamb Weston and Oregon Potato and will eventually run into the Planer Mill Site.

Regarding the Connect II Rail Project – Gary said he met with the Engineers, Union Pacific and Northwest Containers, to walk through the scheduling and timing of the project. We are about to submit the 30 percent complete drawings to the Union Pacific for review and sign off. We are still looking at going out for bid in February. We received the invoice for the Container Handler from Papé Machinery.

D. T2 Update

Steve Lawn reported the Governor vetoed House Bill 2940 that would have made Heppner and other Wood Bio Mass Power Plants qualify under the renewable portfolio standard. Steve said they are looking into what it would take to get it up and running under “Green” power, they have asked for bids from Consultants on what it would cost and the time lines. These estimates should be in by the end of the week.

E. Senator Merkley Visit

Gary feels the meet and greet went well and felt it was a great opportunity to start a relationship with the Senator. Marv said he wished he would have had a little more time to discuss some of the Port issues, but other than that he thought it went well also.

F. LRA – workshop

Gary and Joe attended the LRA workshop last week. Joe reported that ideas were exchanged and felt they moved forward a little. Gary reported it is very evident to him that this project is going to take awhile and it is not going to happen overnight.

G. Stimulus Grant Application

Lisa presented the Commissioners with a draft of the Tiger Grant Application and requested the Commissioners take action.

Don Russell moved to submit the Tiger Grant Application. Joe Taylor seconded the motion. The motion carried.

H. Other

Marv reported two of the three satellite stations near Lone are in and ready to go. US Cellular is moving forward quickly, there is one site that has some road and easement conflicts with one of the Windmill projects, Marv feels they will be able to work it out and everything should be finalized on all three sites by the end of next week.

Gary updated the Commissioners on the Leased space at the new Transload Building.

IV. NEW BUSINESS

A. Approval of ZeaChem site location

Gary provided drawings to the Commissioners of the proposed New Leased Parcel and Option Parcel to the ZeaChem site and asked for approval to exchange the property now leased by ZeaChem with the new parcels.

Joe Taylor moved to approve the Leased Parcel and Option Parcel exchange. Don Russell seconded the motion. The motion carried.

B. Landscape Consultant

The Army Corps of Engineers suggested we have a Master Plan in place prior to submitting a Lease request on the property West of the Port. Gary has asked for proposals. We have gotten a proposal back from one Consultant and are expecting two more by the end of the week. Gary said once he gets the proposals he will provide the Commissioners with a summary and a recommendation.

C. October Meeting Date

The PNWA annual conference is scheduled for October 13-15, in which Gary, Lisa and some of the Commissioners plan to attend. The October Commission meeting is scheduled for October 14th. Don suggested and it was agreed that the October Commission meeting be moved to October 7th. Karen said she would check into moving the City, County Port meeting to the 7th as well.

D. Other

Eileen attended the hearing for the Community Service Fee for the Shepherds Flat Windmill Project, as an effected Special District we are a voting member. The motion was to distribute the annual fee to each taxing district in the same proportion as taxing rates within the taxing code.

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