

**PORT OF ST. HELENS
NOVEMBER 10, 2010
COLUMBIA CITY, OREGON 97018**

The Port of St. Helens held its Board meeting at 8:30 a.m., on Wednesday, November 10, 2010 at the Port Office, 100 E Street, Columbia City, Oregon with the following present:

Commissioners

Robert Keyser	President
Colleen DeShazer	Vice President
Mike Avent	2 nd Vice President
Terry Luttrell	Treasurer
Chris Iverson	Secretary

Staff

Paula Miranda	Deputy Exec. Director
Babette Heeffle	Finance Manager
Craig Allison	Property & Oper. Manager
Sydell Cotton	Executive Assistant

Guests

Mark	Portland
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Legal Counsel

Robert Salisbury

The Port of St. Helens Board meeting was called to order at 8:32 a.m. by President Robert Keyser.

Consent Agenda

Colleen DeShazer moved, Terry Luttrell seconded a motion to approve the October 27, 2010 minutes and bills as presented. Robert Keyser declared a potential conflict of interest. Motion carried.

Unfinished Business

Item A

SCAPPOOSE BAY MARINE PARK UPDATE

Craig Allison reported he has been in communication with and receiving updates from Lower Columbia Engineering. He will be meeting with them in a few days to follow up with the drawings. He said they have completed the survey which they also need to move forward with the permit application process.

Craig reported Mike and Rocky continue to work on D dock. He said he recently went through the list of projects they had listed for D dock which most of the items are complete. He said he will need to look into and go over other maintenance projects that need attention.

Chris Iverson stated Mike and Rocky have been offered other work elsewhere for double the pay. Chris said he had conversations with Craig to see what he could come up with. Craig will be looking into the budget to see if he and Babette can come up with some figures. Colleen and Paula mentioned they also received a proposal from the marina advisory committee proposing management of the marina to Mike and Rocky. Paula said she would like staff to research further and bring back to a later meeting.

Craig reported he receive one dredging proposal. He said the proposal included project management, disposal, studies, surveying the whole thing except for the physical dredging which will be a separate contracted item, it came to \$84,000.

Craig also reported he attended a Marine Board Workshop in Salem. He said he met a few key people they talked about a grant to extend the transient dock. He also learned that they will provide grant money for the overall permitting and design prep work for the dredging project as well as the dredging itself. He will be meeting with the Assistant Director soon.

New Business

Item A

RESOLUTION 2010-78

A RESOLUTION APPOINTING PHILIP "BUDDY" RIVERS TO THE SCAPPOOSE BAY MARINA ADVISORY COMMITTEE

Terry Luttrell moved, Colleen DeShazer seconded a motion to adopt Resolution 2010-78, appointing Bobby Rivers to the SBM Advisory Committee. Motion carried unanimously.

Item B

Staff presented a recommendation for two open positions on the Scappoose Industrial Airpark Advisory Committee. Chris Iverson moved to approve the recommendation as presented the motion died for lack of a second vote. Staff recommended to the Commission to amend their decision and appoint Charles Flynn as presented.

RESOLUTION 2010-79

A RESOLUTION APPOINTING CHARLES FLYNN TO THE SCAPPOOSE INDUSTRIAL AIRPARK ADVISORY COMMITTEE

Mike Avent moved, Terry Luttrell seconded a motion to adopt Resolution 2010-79, Appointing Charles Flynn to the SIA Advisory Committee. Motion carried unanimously.

President Keyser directed staff to work with Commissioners Avent and DeShazer with regards to the second open position on the airport advisory committee and bring back to next Commission meeting.

Item C

RESOLUTION 2010-80

A RESOLUTION ESTABLISHING NEW LAUNCH AND DAILY USE FEES AT THE SCAPPOOSE BAY MARINE PARK, AND REPEALING RESOLUTIONS 2007-01 AND 2009-05

Terry Luttrell moved, Colleen DeShazer seconded a motion to adopt Resolution 2010-80, Establishing launch and daily use fees. Motion carried unanimously.

Item D

RESOLUTION 2010-81

A RESOLUTION APPROVING A RESIDENTIAL AGREEMENT BETWEEN NICOLE REAGAN AND THE PORT OF ST. HELENS

Mike Avent moved, Terry Luttrell seconded a motion to adopt Resolution 2010-81, approving a residential rental agreement between the Port and Nicole Regan. Motion carried unanimously.

Item E

RESOLUTION 2010-82

A RESOLUTION AUTHORIZING AN AMENDMENT TO SUPPLEMENTAL SCOPE OF WORK TO AMEC EARTH & ENVIRONMENTAL, INC. PROFESSIONAL SERVICES AGREEMENT

Colleen DeShazer moved, Mike Avent seconded a motion to adopt Resolution 2010-82, authorizing an amendment to the supplemental scope of work to AMEC for an additional \$4,000 not to exceed \$79,000. Motion carried unanimously.

Item F

RESOLUTION 2010-83

A RESOLUTION GIVING THE DEPUTY EXECUTIVE DIRECTOR AUTHORITY TO APPROVE PERMIT APPLICATIONS RELATED TO THE ORPET PROJECT

Colleen DeShazer moved, Mike Avent seconded a motion to adopt Resolution 2010-83 as presented, not to exceed \$5,000. Motion carried unanimously.

Deputy Executive Director Report

Paula Miranda reported she had several meetings not only with ORPET but the City and State as well. She said they are moving forward with their permitting process their intension is to break ground by January 2011. They would like to start producing dirty flake by April 2011 and clean flake by July 2011. Consensus of the Commission is to not grant any privileges until payment has been made to the Port. Further discussion continues with regards to the sewer system and other ongoing issues.

Paula reported she has been in contact with Todd Dougdale and Glenn Higgins of the County regarding FEMA issues.

Paula has also been busy meeting with prospect with regards to Multnomah, Pot Westward and Scappoose Industrial Airpark sites.

Commissioner Reports

Mike Avent had no report.

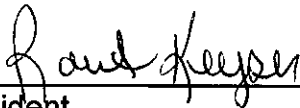
Chris Iverson had no report.

Colleen DeShazer had no report.

Robert Keyser reported he met with the County regarding diking district issues.

Terry Luttrell had no report.

**THERE BEING NO FURTHER BUSINESS BEFORE THE COMMISSION THE MEETING
ADJOURNED AT 9:36 A.M.**



President

December 3, 2010

Date Commission Approved


Secretary