

**PORT OF ST. HELENS  
SEPTEMBER 8, 2010  
COLUMBIA CITY, OREGON 97018**

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

**Commissioners**

<b>Robert Keyser</b>	President
<b>Colleen DeShazer</b>	Vice President (absent)
<b>Mike Avent</b>	2 <sup>nd</sup> Vice President
<b>Terry Luttrell</b>	Treasurer
<b>Chris Iverson</b>	Secretary

**Staff**

<b>Paula Miranda</b>	Deputy Exec. Director
<b>Babette Heeffle</b>	Finance Manager
<b>Craig Allison</b>	Prop. & Oper. Manager
<b>Sydell Cotton</b>	Executive Assistant

**Guests**

<b>Kurt Harrington</b>	AMEC
<b>Jim Benedict</b>	Cable Huston

**Legal Counsel**

**Robert Salisbury**

The Port of St. Helens Board meeting was called to order at 8:30 a.m. by President Robert Keyser.

**Consent Agenda**

Terry Luttrell moved, Mike Avent seconded a motion to approve the August 25, 2010 minutes and bills as presented. Chris Iverson abstained from voting on item B bills, due to potential conflict of interest. Terry Luttrell, Mike Avent and Robert Keyser voted yes. Motion carried.

**Unfinished Business**

**Item A**

**SCAPPOOSE BAY MARINE PARK UPDATE**

Craig Allison reported he will be meeting with Andrew Niemi to discuss moving forward with his work and some of the specifics of getting in touch with DSL and the Army Corp of Engineers. He also said an increase of interest in the dredging issue has come up. Craig would like to work with Andrew to see if there is some way to combine the two projects. Craig has already been in contact with a couple of surveying firms ready to move forward with a condition survey. Craig hopes to have more information by the end of the week

Craig also reported Mike and Rocky are working on the covered dock as well as the finger pier along with other ongoing issues as they move forward with cleaning up D dock. They have also been coping with the low water situation and dealing with those issues as they arise.

Commission and staff discussed the dredging issue. They all had great input. Chris suggested possibly purchasing a small dredge to do maintenance dredging of the marina.

**Item B**

**RAILROAD AVENUE REMEDIATION DISCUSSION**

The Commission moved this item into an executive session.

**Executive Session**

The Board held an executive session to confer with persons designated by the Board to confer with Legal Counsel regarding current litigation or litigation likely to be filed pursuant to ORS 192.660(2)(h).

**THE COMMISSION RETURNED TO REGULAR SESSION.**

**Executive Session**

The Board held an executive session to confer with persons designated by the Board to negotiate real property transactions pursuant to ORS 192.660(2)(e).

**THE COMMISSION RETURNED TO REGULAR SESSION.**

**New Business**

**Item A**

**RESOLUTION 2010-68**

A RESOLUTION APPROVING A PROPOSAL FOR A ROOF REPAIR AND COATING PROJECT AT THE SCAPPOOSE INDUSTRIAL AIRPARK

Chris Iverson moved, Terry Luttrell seconded a motion to adopt Resolution 2010-68, authorizing a contract with Centimark, Inc. Motion carried unanimously

**Item B**

**RESOLUTION 2010-69**

A RESOLUTION OF THE PORT OF ST. HELENS AUTHORIZING THE PORT TO ENTER INTO A SECOND AMENDMENT TO LETTER OF ENGAGEMENT WITH RICHARD STELLNER TO PROVIDE HUMAN RESOURCE MANAGEMENT CONSULTING SERVICES TO THE PORT

Chris Iverson moved, Terry Luttrell seconded a motion to adopt Resolution 2010-69 and second amendment to letter of engagement as presented. Motion carried unanimously.

**Item C**

**RESOLUTION 2010-70**

A RESOLUTION OF THE PORT OF ST. HELENS AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE LANDLORD'S LIEN WAIVERS

Chris Iverson moved, Terry Luttrell seconded a motion to adopt Resolution 2010-70 as presented. Motion carried unanimously.

**Item D**

**RESOLUTION 2010-71**

A RESOLUTION OF THE PORT OF ST. HELENS AUTHORIZING THE PORT TO CLOSE THE PURCHASE OF 737.41 ACRES IN ACCORDANCE WITH THE AMENDED AND RESTATED PURCHASE AND SALE AGREEMENT BETWEEN THE PORT AND LOWER COLUMBIA TREE FARM, LLC DATED MARCH 24, 2010

Chris Iverson moved, Terry Luttrell seconded a motion to adopt Resolution 2010-71 as presented. Motion carried unanimously.

**Deputy Executive Director's Report**

Paula reported she and Robert attended the City of Scappoose meeting where they discussed Enterprise Zone. Paula also continues to have discussion with Port Westward prospects. She will be meeting with PGE representatives to discuss a couple of possibilities. She also continues to have discussion with a prospect interested in the Railroad Avenue site as well.

**Commissioner Reports**

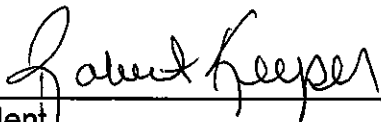
Chris Iverson acknowledged there are a lot of great encouraging things going on as well as positive feedback about the Port.

Mike Avent reported he had discussions with Paula regarding the Greenwood piece.

Robert Keyser commented on the City of Scappoose meeting as well. He said the meeting went well very positive. Robert announced a meeting will be held at Transwestern Aviation on Wednesday, September 15 at 5:00 p.m.

Terry Luttrell reported he attended the Scappoose Bay Marine Park Advisory Committee meeting last night where they discussed changing the usage fees.

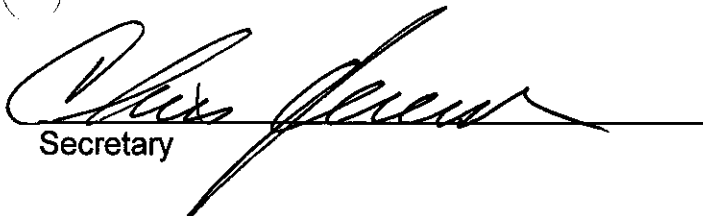
**THERE BEING NO FURTHER BUSINESS BEFORE THE COMMISSION THE MEETING  
ADJOURNED AT 11:11 A.M.**



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President

September 22, 2010

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Date Commission Approved



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Secretary