

Board Meeting Minutes

Tuesday, March 17, 2020
10:00 am (Mountain Time)
Baker and Murakami Produce
1431 Se 1st Street, Ontario, OR 97914
Conference Call Number: 541-896-1824

Members Present:

- Grant Kitamura, Board President
- Greg Smith, Officer to the Board (via phone)
- Corey Maag (via phone)
- Jason Pearson (via phone)

Staff:

- John L. Braese
- Julie Hicks (via phone)

Regular Board Meeting Call to Order:

The meeting was called to order at 10:03 am with special guests present:

- Mike Walker
- Bruce Cruickshank
- Pat Caldwell, Malheur Enterprise (via phone)

Discussion and Action: Review and approval of February 25, 2020 meeting minutes.

Board Member Corey Maag made a motion to approve the minutes of February 25, 2020 with the correction of spelling in the name of Bruce Cruickshank. The motion was seconded by Board Member Jason Pierson. By unanimous vote, the minutes were approved.

Discussion and Action: Update

Board President Grant Kitamura handed the meeting over to Officer to the Board Greg Smith for updates on the project.

Smith started the update with a statement concerning Union Pacific's 30 percent approval had been reviewed. Union Pacific is requesting a diagnosis from ODOT regarding a road crossing and on April 1 or 2, a meeting is

scheduled to discuss Gamble and Gem Avenue. Smith also discussed the need to board approval of an expenditure of \$125,000 payable to Union Pacific for switching design.

Maag requested additional information and to see a copy of the letter from Union Pacific on the request. Smith stated a copy of the letter would be sent to board members and a vote on the expenditure would take place via email.

Smith continued stating a meeting with Union Pacific representatives would take place April 7 in Omaha. This meeting could be changed depending on the current virus situation.

Smith briefed the board on Union Pacific's continuing look at the rendering plant located on the rail's easement property. Staff from the railroad continue to look into the situation.

On the civil side of the discussion, Smith announced a meeting on March 11 with the City of Nyssa went well regarding sewer and water to the site. Before proceeding, Smith advised a third-party analysis be completed to determine the revenue stream and ability to meet payments.

Smith said a meeting with ODOT regarding traffic analysis is planned, but due to the virus, a date is not set at this time.

Smith announced a meeting with Idaho Power and Cascade Natural Gas is set for March 24 to start conversations on needs at the facility. In addition, a call with ODOT and the Tioga Group on March 20 was held to discuss modifications of the milestones to place more emphasis on an agreement with Union Pacific.

Smith stated two insurance companies had responded to the RFP. Kitamura said both companies were located within the county and multi-generational. The board requested a comparative analysis on costs be completed with the two companies.

Smith briefed the board on a change placed upon payments by ODOT. In the past, 100 percent was reimbursed, but ODOT is now holding back 5 percent. Smith said we are now looking at alternatives to the 5 percent retainage.

In regards to public relations, Smith announced a briefing was sent out each Friday to the board and to the press. In addition, Smith said he briefed the Ontario City Council via telephone during a council meeting.

Smith announced a meeting with Jim Farmer and farmable land had occurred and an agreement had been reached verbally. A subsequent written agreement is being prepared for both parties.

Smith continued with notice of a letter received from a Portland attorney regarding public records requests. It was again stated we cannot release records not in possession. Smith explained the RSIS application was prepared by Brad Baird and was a simple application handled in one meeting with no outside assistance.

Smith concluded the briefing stating the current virus was serious and for approximately the next month, board meetings would be held via teleconference in the name of safety.

Maag asked for clarification on the farm ground availability by the previous owner. Smith stated a Letter of Understanding was currently in process.

Public Discussion:

Mike Walker expressed his pleasure with the reversal of position on water and sewer to the facility being handled by the City of Nyssa. Walker requested further news releases be void of unnecessary information and stick to facts. Walker also requested if the project had an updated schedule? In response, Smith said an updated schedule would be completed after the project receives 100 percent approval from Union Pacific. Smith thanked Walker for his insights and questions regarding the project and requested Walker agree to placement on a subcommittee regarding the construction process. Kitamura also thanked Walker for his help with the project.

Adjournment:

With no further discussion, the meeting was adjourned at 10:44 am.

Respectfully Submitted:
Greg Smith, Officer to the Board