

**OREGON INTERNATIONAL PORT OF COOS BAY  
REGULAR COMMISSION MEETING  
10:00 a.m., Tuesday, October 18, 2022**

Port Commission Chambers, 125 West Central Avenue, Suite 230, Coos Bay, Oregon 97420  
Watch Live on YouTube: [www.youtube.com/portcoos](http://www.youtube.com/portcoos)

**AMENDED AGENDA**

**1. CALL MEETING TO ORDER**

**2. INTRODUCTION OF GUESTS AND PORT STAFF**

- A. Yelena Nowak & Tim Novotny, Offshore Wind

**3. PUBLIC COMMENT**

**4. CONSENT ITEMS**

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- A. Approval of September 20, 2022 Regular Commission Meeting Minutes..... 4
- B. Approval of September Invoices ..... 9
- C. Approval of September Contracts Awarded..... 10
- D. Approval of Community Giving Donations ..... 11
- E. Approval of 2022 SDIS Best Practices Program Checklist..... 12

**5. MANAGEMENT REPORTS**

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- A. Administration..... 21
- B. Finance ..... 23
- C. Commercial / External Affairs / Marketing..... 40
- D. Port Operations / Asset Management ..... 42
- E. Charleston Operations ..... 44
- F. Railroad Operations..... 46

**6. ACTION ITEMS**

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- A. 2022Res11: City of Veneta IGA Amendment Re: Community Dog Park ..... Lanelle Comstock, 50
- B. 2022Res12: Port of Coos Bay Rate Schedule ..... Lanelle Comstock, 60
- C. Update Signature Authority of Local Government Pool ..... Megan Richardson, 68
- D. 2022Res13: Update Signature Authority on Umpqua Account..... Megan Richardson, 69
- E. Award Vaughn Viaduct Contract ..... Rick Adamek, 71
- F. 2022Res14: Wells Fargo Rail Corporation Locomotive Lease Agreement ..... Rich Lopez

**7. OTHER**

**8. INFORMATION ITEMS**

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- A. Coos Bay Rail Revenue Car Loads – September 2022 ..... 73

**9. COMMISSION COMMENTS**

**10. NEXT MEETING DATE** – Tuesday, November 15, 2022, 10:00 a.m.

**11. RECESS TO EXECUTIVE SESSION**

**12. ADJOURN**

**OREGON INTERNATIONAL PORT OF COOS BAY  
BOARD OF COMMISSIONERS  
ACTION/DECISION REQUEST**

**DATE:** October 17, 2022

**PROJECT TITLE:** Resolution 2022Res14: Wells Fargo Rail Corporation Locomotive Lease Agreement

**ACTION REQUESTED:** Approve Resolution 2022Res14 to execute a locomotive lease agreement with Wells Fargo Rail Corporation

**BACKGROUND:**

The Port of Coos Bay currently owns 6 locomotives and leases 2 locomotives from Wells Fargo Rail Corporation. Due to an anticipated increase in carloads and tonnage on the rail line, Port and Rail Staff have solicited a proposal from Wells Fargo Rail Corporation to lease one locomotive to join the existing rail fleet.

Wells Fargo Rail Corporation provided a proposal to lease one GP38-2 locomotive for a term of 12 months at the rental rate of \$110.00 per unit per day. During the term of the agreement, the Port/Rail is responsible for the maintenance, service and repair of each unit. Upon expiration of the agreement, the term shall continue on a month-to-month basis.

Although the annual expense is within the CEO's spending authority, per the requirements of the lease, the Port's Board of Commissioners must authorize execution of the lease agreement and an opinion letter from the Port's legal counsel must be provided (which is currently being prepared).

**RECOMMENDED MOTION:**

Approve Resolution 2022Res14 authorizing Oregon International Port of Coos Bay Chief Executive Officer John Burns to execute a twelve month lease agreement for one locomotive at the rental rate of \$110.00 per unit per day with Wells Fargo Rail Corporation.

**RESOLUTION 2022Res14**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
OREGON INTERNATIONAL PORT OF COOS BAY**

**AUTHORIZING THE EXECUTION OF A LOCOMOTIVE LEASE AGREEMENT  
WITH WELLS FARGO RAIL CORPORATION**

**WHEREAS**, the Oregon International Port of Coos Bay is a Port District organized and operated under Oregon Revised Statutes (ORS) 777, and

**WHEREAS**, the Port of Coos Bay owns and contracts for the operation of the Coos Bay rail line with Coos Bay Rail Line, Inc., a wholly owned nonprofit subsidiary of the Port of Coos Bay, and

**WHEREAS**, the Port of Coos Bay currently owns 6 locomotives and leases 2 locomotives from Wells Fargo Rail Corporation, and

**WHEREAS**, due to an anticipated increase in carloads and tonnage on the rail line, Port and Rail Staff have solicited a proposal from Wells Fargo Rail Corporation to lease an additional locomotive, and

**WHEREAS**, Wells Fargo Rail Corporation provided a proposal to lease one GP38-2 locomotive for a term of 12 months at the rental rate of \$110.00 per unit per day, and

**WHEREAS**, during the term of the agreement, the Port/Rail is responsible for the maintenance, service and repair of each unit, and

**WHEREAS**, upon expiration of the agreement, the term shall continue on a month-to-month basis, and

**WHEREAS**, per the requirements of the lease, the Port's Board of Commissioners must authorize execution of the lease agreement.

**THEREFORE, BE IT RESOLVED**, the Board of Commissioners of the Oregon International Port of Coos Bay approves the execution of the locomotive lease agreement with Wells Fargo Rail Corporation.

**APPROVED AND ADOPTED**, by the Board of Commissioners of the Oregon International Port of Coos Bay this 18th day of October 2022.

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Eric Farm, President

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Brianna Hanson, Vice President