

Port of Cascade Locks

The Port of Cascade Locks Commission Meeting was held Thursday, October 15, 2015 at the City of Cascade Locks Council Chambers, Cascade Locks, OR 97014.

1. **Meeting called to order/ Pledge of Allegiance:** Commission President Groves called the meeting to order at 6:02 pm.
2. **Roll Call:** Commissioners Groves, Caldwell, Lipps & Stipan were in attendance. Commissioner Lorang was excused.
 - **Others Present:** GM Paul Koch, Port Attorney Tommy Brooks, Secretary Sally Moore, Account Specialist Melissa Warren, Economic Development Manager Don Mann, Maintenance and Construction Manager Todd Mohr, Ray Cless, Marketing and Development Manager Holly Howell, Kathy Tittle and camera operator. Betty Rush.
3. **Declaration of Potential Conflicts of Interest:** Commissioner Lipps excused himself from the Executive Session regarding Thunder Island Brewing as he is co-owner.
4. **Modifications, Additions to Agenda:** None
5. **Items from the floor: (Special presentations, outside resource presentations and other reports not requiring action)**
 - a. **Comments from the General Public** - None.
 - b. **Reports & comments from Government Officials** – None
 - c. **Commission Member Comments-** Commissioner Stipan stated he very interested in what is going on in the town. Commissioner Lipps stated there will be an awesome bike race in the Business Park. Cyclocross is a racing circuit and they will bring many cyclists to CL on Saturday. Thunder Island Brewing (TIB) is celebrating their 2nd anniversary Saturday. There will be bands all day long and there will be 13 beers on tap. CP Groves congratulated TIB. CP Groves attended the OneGorge meeting with GM Koch. The group is creating a list of issues, including transportation issues for both sides of the river. OneGorge will be asking for full implementation of the National Scenic Act. He attended the school board meeting. Met with Chrissy Ritz representative of the school board. The loss of the high school has been a huge issue for the City. Commissioner Caldwell stated the budget at the CL school is really bad and they are in need of copy paper, supplies, etc. She added that the Port should rally around K-5 grades in order to provide supplies, blankets, socks, mittens and warm coats as a lot of students are under privileged.
 - d. **Reports from sub-committees** - None
6. **Consent Agenda (Consent Agenda may be approved in its entirety in a single motion). Items are considered to be routine, Any Commissioner may make a motion to remove any item from the Consent Agenda for individual discussion.**
 - a. Approval of Bills in the amount of \$220,952.94
 - b. Approval of September 2015 payroll in the amount of \$52,606.49

COMMISSIONER CALDWELL MADE A MADE A MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED. COMMISSIONER LIPPS SECONDED THE MOTION. Motion passed unanimously. 4-0.

7. Commission Business Action Items:

- a. **Action to approve Purchase and Sale Agreement (PSA) with Heuker LLC**
Economic Development Manager, Don Mann provided the final proposed PSA with Heuker Bros. The only change to it was the name from Heuker Bros. to Heuker Family Lands, LLC. It is a follow up to the Letter of Intent (LOI). Paid the Earnest Money in July 2015.

COMMISSIONER CALDWELL MADE A MOTION TO ACCEPT THE HEUKER FAMILY LANDS, LLC AS PRESENTED AND TO AUTHORIZE THE PORT PRESIDENT TO SIGN THE AGREEMENT. SECONDED BY COMMISSIONER LIPPS. The motion was unanimous. 4-0.

Mr. Mann stated Heuker Family Lands, LLC would like to bring a cat onto the property before closing. Port Attorney Brooks stated if they want to bring a cat in they cannot block the road and need to be properly insured.

8. Staff Reports:

- a. **General Managers Report:** GM Koch reported that on Oct 27 at 6pm at Bridgeside, the Community Dinner will be held. The cost is \$10. Nestle is donating \$1000 this year. There may be meeting with the Port and City in November. The date is tentatively set for November 9, 2015. There may not be a Port meeting in November, other than the Commission-Staff Retreat on November 6-7 2015 at Cooper Spur Mountain Resort. GM Koch asked for direction to consider no meeting on November 5 or 19 2015. GM Koch stated that the completion of Columbia Gorge Way is moving along. The Homeland Security Grant is in motion. The Request for Proposal (RFP) is being done by Port Attorney Tommy Brooks. GM Koch stated RR will be out Wednesday to analyze the fire and loss. The Port is moving ahead on the BOG technology project. Maintenance and Construction staff began roofing project on the canopy over the toll booth. They discovered major dry rot and will need to replace support beams. They can complete roofing then. The engineer came out and looked at it and found 40% glue lam beam was dry rot.

Commission President Groves recessed out of Regular Session at 6:40 pm.

Commission President Groves recessed into Executive Session under ORS 192.660 2 (e) Real Property Negotiations at 6:50pm.

9. Recess into Executive Session under ORS 192.660 2 (e) Real Property Negotiations

- a. Ongoing negotiations with Puff Factory
- b. Ongoing negotiations with Thunder Island Brewing

Commission President Groves recessed out of Executive Session and back into Regular Session at 8:34pm.

10. Any Action as a result of the Executive Session: None

11. Recess/Adjournment: Commission President Groves adjourned the meeting at 8:45pm.

12. Adjournment

Port of Cascade Locks:



Jess Groves,
President
Port Commission

Attest:



Joeline Caldwell,
Secretary Treasurer
Port Commission

DATE APPROVED: 11-19-15
Prepared by: Sally Moore