

Port of Cascade Locks

The Port of Cascade Locks Commission Business Meeting was held Thursday September 6, 2018 at the City of Cascade Locks Council Chambers, Cascade Locks, OR 97014.

- 1) **Commission meeting called to order:** CP Groves called the meeting to order at 6:00pm.
 - **Pledge of Allegiance**
 - **Roll Call:** Commissioners Groves, Bump, Lorang, Stipan and Caldwell were present.
Others Present: GM Paul Koch, Accounting Specialist Melissa Warren, Secretary Sally Moore, Economic & Property Manager Don Mann, Diana Reedy-VanWinkle, Kathy Tittle and Camera Operator Betty Rush.
 - **Modification, Additions & changes to the agenda:** - GM Koch added Item 3a. a review from Economic & Property Manager Don Mann regarding of review of the PNWA Legislature. Item 3a was replaced as the City Report was removed as CA Zimmerman was not present.
 - **Declaration of Potential Conflicts of Interest:** - None
- 2) **Public Comment (Speakers may be limited to three (3) minutes – None**
- 3) **Special Presentations & Reports by outside resources, staff & Government Officials –**
 - a. **Review of PNWA and 2019 Legislative priorities** – Economic Development & Property Manager Don Mann reviewed the 2019 Legislative priorities that are being prepared for the PNWA Mission to DC, which is an annual delegation that goes to DC yearly to lobby for money for Port projects. They remain unchanged except for two additions. One which is changing the language under Title 23 regarding receiving grant monies for toll bridges. As the law now stands it prohibits applying for and receiving grants under this federal law. Title 23 would have to be changed legislatively at the Federal level. Also discussed was the priority to start work on improving and restoring the Herman Creek Cove to a better cold water refuge. These will be presented to the PNWA staff for approval at the next meeting.

COMMISSIONER STIPAN MADE A MOTION TO KEEP THE 2017 AND 2018 INFRASTRUCTURE PROJECTS AS SAID AND TO ADD THE MODIFICATIONS AS DISCUSSED TONIGHT. SECONDED BY COMMISSIONER BUMP. The motion was unanimous. 4-0
- 4) **Commissioner and Commission sub-committee reports:** Commissioner Stipan remarked that he had been to the Business Park and had seen all the cardboard stacked up at Emerald Systems and feels that they need a place 5 times bigger. The pallets of cardboard are everywhere. He stated the space is inadequate. Don Mann stated they are aware of the problem and by the end of the day it is back in the building. Don stated they need a minimum of 10,000 square feet. Commissioner Lorang stated there was an Economic Development subcommittee meeting earlier today and there is a lot of interest in building businesses here in the community. Don Mann will soon meet with the architects of pFriem. They are finalizing the Memorandum of Understanding with pFriem now. Another meeting will be set up within the next 30 days with pFriem. CP Groves stated he received a handwritten letter from Governor Kate Brown stating she is pleased with the business The Renewal Workshop in the Business Park. CP Groves attended an ODOT Region 1 meeting. Paul and Jess met with a potential partner and they walked the Business Park looking at land. CP Groves stated that the Port will need to upgrade their electrical power and other

infrastructure needs in the Business Park order to meet the needs of clients. CP Groves stated the Director of the Port of Morrow, Gary Neal is retiring. He encouraged all of the Commission to attend the Retirement Party.

5) Commission Business Action Items

Action to approve the bid for the contract for paving in the Business Park of the Fisherman Access Road in the amount of \$81,672.00 with paving to be completed by October 12, 2018 and authorize the Port Commission President to sign. Don Mann stated that the two bids have been received. The lowest bid at \$81,672.00 was Summit Excavation. Dennis Snyder was the other bidder. There was a pre-award meeting today. The contract will be signed Monday. Don suggested the motion state action to approve the apparent low bid for the contract and have the Commission President sign the document.

COMMISSIONER LORANG MADE A MOTION TO APPROVE THE APPARENT LOW BID FOR THE CONTRACT FOR PAVING IN THE BUSINESS PARK AT THE FISHERMAN ACCESS ROAD IN THE AMOUNT OF \$81,672.00 AND HAVE THE WORK COMPLETED BY OCTOBER 12, 2018 AND AUTHORIZE THE PRESIDENT SIGN IT. SECONDED BY COMMISSIONER BUMP. The motion was unanimous. 4-0

- 6) GM Report #86 – GM Koch reported the Pony Task Force will be present on September 20, 2018 to provide an update to the Commission. They will present the concept that the State Historic Preservation Office (SHPO) is reviewing. GM Koch stated the adjusted schedule for their meetings was attached. GM Koch stated now is the time to set the date for the Annual Commission/Staff Work Session at Cooper Spur. Several dates were available. The Commissioners chose November 16-17. GM Koch stated that he and the Port Attorney are reviewing all Ordinances that may need to be updated. GM Koch stated the deadline for Deputy GM is September 13. There are now 4 applicants. Paul would like them to attend the annual Work Session. GM Koch stated the Airport Townhall will be September 12 where the final report will be discussed with the community. The Port would like the State to fund the Airport with \$3 million dollars to update the Airport. GM Koch stated on October 4 is the Annual Public Port's meeting. He suggested cancelling or changing the date.**

COMMISSIONER STIPAN MADE A MOTION TO CANCEL THE OCTOBER 4 COMMISSION MEETING. SECONDED BY COMMISSIONER LORANG. The motion was unanimous. 4-0.

7) Executive Session under ORS 192.660 (2) (e) Real Property Negotiations

a. Thunder Island Brewing Lease

The Commission went out of Regular Session and 6:50pm.

The Commission entered Executive Session at 6:55pm

- 8) Any action as a result of Executive Session – A consensus was made to move forward on drafting a new lease for Thunder Island Brewing**

The Commission came out of Executive Session at 7:50pm and at that time went back into Regular Session

7) **General Manager's Report # 85:** GM Koch reported that the Port withdrew the FLAP grant application for the Bridge of the Gods Bike/Ped overcrossing due to restrictions from ODOT. The law Title 23 states that toll revenue be used on a toll facility if federal funds are used. The Port was unable to accept \$900,00 for Scoping the project until legislation changes the language in this law. GM Koch stated the annual Work Session will be at Cooper Spur on November 16-17. There, the 2019 Budget Priorities will be set forth. GM Koch stated on September 7, the Port received a letter from the City that the East-West Street in the Business Park has yet to be named. According to City Resolution No. 1052, the Port will choose a name. Staff recommended **NCHI WANSA** and pay honor to Native Americans in the community. GM Koch stated the Airport Townhall meeting was held on September 12. There were about 50 attendees including staff from the State Aviation Agency, Nate Stice Oregon Regional Solutions (Governors Office), and some Pilots Association members as well as community members. There was a summary on the final Feasibility Report and a discussion on the possible long range planning solutions.

8) **Executive Session under ORS.192.660. (2) (e) Real Property Negotiations**

Discussion on Hood River Sand and Gravel Property

CP Groves recessed into Executive Session at 7:02PM and recessed into back into Regular Session at 7:17PM.

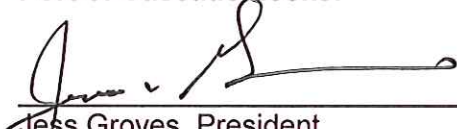
9) **Any action taken as a result of Executive Session:**

COMMISSIONER CALDWELL MADE A MOTION THAT STAFF CONTINUE THEIR DUE DILIGENCE ON THE 40 ACRES OWNED BY HOOD RIVER SAND AND GRAVEL IN THE AMOUNT NOT TO EXCEED \$233,200.00. SECONDED BY COMMISSIONER STIPAN. The motion was unanimous. 5-0.

COMMISSIONER BUMP MADE A MOTION TO REJECT THE REQUEST TO EXTEND THE LEASE REQUEST FROM THUNDER ISLAND BREWING AND TO ASK THEM TO COME BACK WITH A FORMAL WRITTEN REQUEST. SECONDED BY COMMISSIONER LORANG. The motion was unanimous. 5-0.

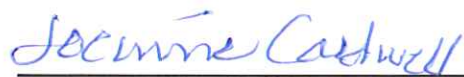
1) **Adjournment: COMMISSIONER GROVES MADE A MOTION TO ADJOURN THE MEETING. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 4-0. The meeting adjourned 8:02PM.**

Port of Cascade Locks:



Jess Groves, President
Port Commission

Attest:



Joeinne Caldwell, Secretary
Port Commission

DATE APPROVED: 11/7/2019
Prepared by: Sally Moore