



PUBLIC MEETING: Port Commission Business Meeting

DATE: Tuesday **September 5, 2023, 6 PM**

LOCATION: Cascade Locks City Hall 140 Wa Na Pa St, Cascade Locks, OR 97014

<https://us02web.zoom.us/j/85806615790>

MINUTES

- 1) Commission meeting called to order 6:01 PM
 - a. Pledge of Allegiance
 - b. Roll Call
 - i. President Lorang
 - ii. Vice-President Klute
 - iii. Commissioner Nance
 - iv. Members of the Staff and Other Support – GM Jeremiah Blue, Secretary Keriane Stocker, Accountant Chuck Mosher, Accounting Specialist Melissa Warren, Attorney Tommy Brooks, Gov't Relations Consultant Mark Johnson
 - v. Members of the Public – Jordon Bennett City Administrator; Zoom Attendees – Janice Crane, Darrin Eckman, Chris Matlock, Ginger Shepherd (Columbia Gorge News), TZ
 - c. Modifications, Additions and Changes to the Agenda
 - d. Declarations of Potential Conflicts of Interest
- 2) Presentations
 - a. City Electrical System Upgrades – Jordon Bennett, City Administrator
 - i. Johnson gave the Commission an introduction to the project, explaining that the Port was awarded \$2.4M by the State to be invested in business development in the Business Park, specifically on electrical infrastructure. CA Bennett's presentation detailed the proposal to purchase BPA land and substation near the Business Park, remove the old BPA substation, install a new 35 megawatt substation and to relocate the 14 megawatt Pyramid substation next to the new substation. The new substation would be dedicated to the Business Park and would allow for maximum power distribution.
 - b. Commission Policy and Procedures Manual – Mark Knudson, SDAO
 - i. Knudson presented on Board Training and Commission Policies. GM Blue reminded that Port policies should ideally be reviewed annually, therefore any concerns and modifications the Commission wish to make in the interim, can also be addressed at that time.
- 3) Discussions
 - a. Joint Meeting Between Port of Cascade Locks and City of Cascade Locks
 - i. Thoughts regarding a joint-work session with the City were shared as well as topics that the commission felt should be focused on. An overall outline included: Focusing on overlapping points on which the Port and City's vision and SBP aligned with each other, shared challenges between the entities, business growth and the downtown area, affordable housing, and collaborating for holiday events. Consideration of public input was a priority all around. P Lorang recommended getting in touch with John Morgan, owner of the MorganCPS group and previous city planner. C Peterson also expressed interest in re-establishing the Joint Work Group for Economic Development

(JWEGED) sub-committee. C Thweatt, additionally, suggested that officials from each entity should attend each other's meeting.

- b. Review Ordinance Regarding Alcohol Use on Port Property
 - i. GM Blue reviewed the current Port's ordinance with the Commission. He was instructed to explore specifics on public intoxication and the prohibition of glass containers.

4) Commissioner Comments

- a. VP Klute stated that she would like to see the Son of Man lease on next week's agenda, including particulars on rent vs expense.
- b. P Lorang stated that he is enjoying his semi-retirement.
- c. C Nance commented that he would also like to see the Son of Man lease on next week's agenda. He would also like to have another conversation involving the substation.
- d. C Peterson informed that his priorities were the substation and business growth. He recently participated in several Oregon Government Ethics Commission (OGEC) trainings. He added that there will be an opening ceremony for the Columbia Historic Highway on Saturday, October 9th.
- e. C Thweatt mentioned that she would like more information on the timeline for the EDA grant. She would also like to investigate methods for receiving public feedback.

5) General Manager Report

- a. GM Blue reported that summer traffic on the bridge is wrapping up. He also made the commission aware that at the next Commission meeting, the commissioners will meet with the coordinators of major events that took place throughout the season and will discuss lessons learned and successes. GM Blue also informed that Accountant Specialist Warren will be on a leave of absence and the commission can contact Accountant Mosher or himself with questions and concerns. He also reported that lane-painting on the road up to the tollbooth will commence at the end of the month. C Klute asked whether there were any updates on Flex 6. GM Blue replied that the Port is working with Commercial Broker Anne Medenbach and she is actively promoting it and reaching out to her client base.

6) Executive Session under ORS 192.660(2)(f) Discussion of exempt public records and ORS.192.660(2)(h) Legal counsel regarding litigation or litigation likely to be filed

- a. Recess from Regular Session, into Executive Session at 8:56 pm
- b. Recess out of Executive Session, into Regular Session at 10:10 pm

C NANCE MAKES A MOTION TO ADJOURN; C PETERSON SECONDS; Passed Unanimously

7) Adjournment 10:11 pm

Port of Cascade Locks

Port Commission President
Brad Lorang

Port Commission Secretary
Albert Nance

Date Signed

Date Signed