

Port of Cascade Locks

The Port of Cascade Locks Commission Work Session Meeting was held Thursday, June 4, 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 6:05 pm.
- 2) **Roll Call:** Port Commissioners Groves, Cramblett, Caldwell, Mohr & Haight were present.

Others Present: IGM Paul Koch, Port Secretary Sally Moore, Marketing & Development Manager Holly Howell, Interim Economic Development Manager Don Mann, Port Attorney Tommy Brooks, Accounting Specialist Melissa Warren, Pat Albaugh, Dave Palais, Edward del Val, Tyrell Midland, Robert Young, Kathy Tittle, Arminda Nyhill, Frank Callano (sp.) and Aurora del Val.

- 3) **Declaration of Potential Conflicts of Interest:** None
- 4) **Modifications, Additions to Agenda:** IGM Koch reviewed the new meeting guidelines, and explained the sign in sheets; stating there are two sheets. One is for attendance, and the other is "I want to Speak sheet". He reviewed the Port Commission Operating procedures adopted May 21, 2015.
- 5) **Items from the floor: (Special presentations, outside resource presentations and other reports not requiring action).**
 - a) **Reports & Comments from the General Public** – Edward del Val read his letter addressing the Commission about his thoughts, ideas and views on the upcoming Community Meeting and Nestlé. See Exhibit 1
Kathy Tittle spoke and said she does not see her concern on the agenda. Has to do with meeting she attended the Development meeting that morning. She stated that she is alarmed that CL is not part of the drought because we have not have a problem with. CP Groves said the data said that CL is not in a drought. Requesting independent vote on Nestle setting up shop here. Wondered why town hall notice does not say Nestie. CP Groves stated this meeting is a city meeting, not a Port meeting. Commissioner Mohr said the Port only has property for sale. The Nestle project is the City's. She stated that a Public meeting cannot exclude anyone from meetings. Mr. del Val stated he is calling for an independent meeting affiliated with the City or the Port. It will allow for the town to decide who and what they want to be and should be well orchestrated. CP Groves stated when the mill was in CL there were 134 employees. There was a school, now there is not.
 - b) **Reports and Comments from Government Officials** – None
 - c) **Commission Member comments** – Commissioner Cramblett thanked all who attended and appreciated their participation. The Town Hall is important. She added there are no negotiations with Nestlé. She commented that the Commission met with the Friends of the Gorge for a dinner meeting. The meeting went well. There are some issues that the Port and FOG mutually agreed upon. The Port will work with them on mutually agreed upon projects in the implementation of the National Scenic Act.

- d) **Reports from Commission sub-committees** – The Economic Development Committee met with a company would like to place a test wind turbine in the Business Park. They want to test the power the wind will generate here. Reported on the generator in Heppner to bring it to the Business Park to generate power. Evergreen Engineering is working on the feasibility to bring it here.

6) **Work Session Discussion Items**

- a) **Review and status on Information Technology (IT) RFP** – Pat Albaugh reported that he has been working on the proposals and brought the Commission up to date. There were four respondents: Ecomm, Network Computing Architects, Centurylink and RadComp; the Port's current provider. He will be sitting down with a couple of vendors to figure out the costs and if they match what the Port needs. Pat stated there are two worth considering answering questions correctly and giving a price. He will come back to the Commission with a recommendation in a few weeks.
- b) **Review and status on Bridge of the Gods (BOG) RFP** – Pat Albaugh reported that there were two responses. TRMI and Xerox responded. Both are well respected. They both have capability to do what is in the RFP. TRMI scored higher than Xerox. He is still doing reference checks on both companies. He will come back to the Commission in July with a recommendation.
- c) **Review new BOG engineer contract** – IGM Koch reported that a few months ago HNTB the current Port Bridge Engineering firm is moving to Bellevue. This is not sustainable for the Port. He presented an agreement for HDR Engineering. They also work on the Hood River Bridge. He asked the Commission to review it and he will bring it back for recommendation. David McCurry works for HDR, he wrote the STIP application in four days when the bridge weight was restricted.

IGM Koch stated the north boat ramp is out of service as the river is low. Persons are getting stuck at the boat launch. When the Corp of Engineer releases more river comes up. Receive a grant from the Marine Board to chip and seal coat the Boat parking lot. This has to be done by June 30 2015 in order to receive funds. Jim Bussard will present the updated proposed Master Plan in the near future. The bidding process on Columbia Gorge Way in the Business Park will start soon. Bidding will close on July 15, 2015 and the project should be finished in 90 days. On July 2, 2015 there will be a presentation on the inspection of the bridge given by ODOT. This will drive any possible adjustments to the 10 year maintenance plan.

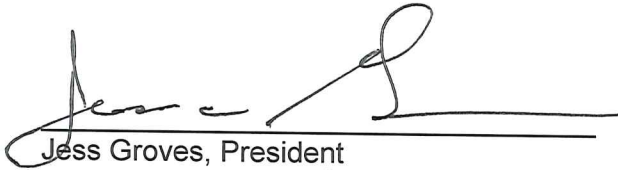
Don Mann reported that lot four negotiations are ongoing. Hoping to have a Purchase and Sale agreement in 30 days. He asked if the Port would enter into a Purchase and Sale agreement instead of an Intergovernmental agreement with the County Lot. Talked with Oregon Business Development about the infrastructure in Park. Will continue conversations to build infrastructure that will handle power needs for the Park. Will have a kick off meeting with the Puff Factory on June 17, to discuss flex building infrastructure needs for the improvements in the Flex Building.

CP Groves recessed the regular meeting at 7:05pm

The Commission went into Executive Session at 7:15pm

- 7) Executive Session under ORS 192.660 (2)(e) Real Property Negotiations
 - a) Ongoing negotiations with Puff Factory
- 8) Any action as a result of the Executive Session – No action was taken.
- 9) Adjournment: COMMISSIONER MOHR MOTIONED TO ADJOURN THE MEETING. SECONDED BY COMMISSIONER HAIGHT. The motion was unanimous. 4-0. The meeting adjourned at 7:42pm.

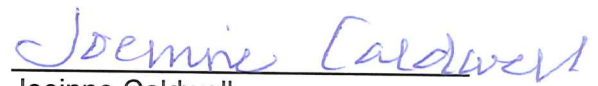
Port of Cascade Locks:



Jess Groves, President

Port Commission

Attest:



Joenne Caldwell,
Secretary Treasurer
Port Commission

DATE APPROVED:

7-15-15
Prepared by: Sally Moore