

Port of Cascade Locks

The Port of Cascade Locks Commission Business Meeting was held Thursday, December 7, 2017 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 6:02pm.
 - **Pledge of Allegiance**
 - **Roll Call:** Commissioners Groves, Lorang, Stipan, Caldwell and Bump were present. **Others Present:** GM Paul Koch, Secretary Sally Moore, Maintenance & Construction (M&C Mgr.), CA Gordon Zimmerman, Economic Development Manager Don Mann, Larry Cramblett, Marla Harvey Hood River County Energy & Sustainability Coordinator, Special Projects Coordinator, Skamania County Pioneer Editor Phillip Watness, Les Perkins Hood River County Commissioner, Kate McBride City of Hood River Council Member, Becky Brennan City of Hood River Council Member and Accounting Specialist Melissa Warren.
 - **Modification, Additions & changes to the agenda:** GM Koch added a new Item 3e. a discussion on the Thunder Island Brewing Lease and 3f. Sally Moore spoke of an SDAO item.
 - **Declaration of Potential Conflicts of Interest: - None**
- 2) **Public Comment (Speakers may be limited to three (3) minutes) – Citizen** Larry Cramblett stated that CGRA has been in Cascade Locks for 20 years. He stated that something put CGRA back when they were asked not to have an event here last summer. He stated that even though the race happened, there was a lot of faith lost. He noted that CGRA will not print their magazine this summer and stated that this magazine circulates about Cascade Locks through out the states and the world. Larry Cramblett stated that the Airport is really needed in the Gorge for safety reasons.

Citizen Charles Hays gave a handout about the RIMSII program from the United States Bureau of Economic Analysis. He stated he is an Econometrician. He stated the Port can purchase the program for \$200. Lately this tool has been used for economic disasters.
GM Koch reminded the Commissioners that the comment (email) from Caroline Park was entered into the Public Records.
- 3) **Special Presentations & Reports by outside resources, staff & Government Officials**
 - a. **Report from City Administrator Gordon Zimmerman** - CA Zimmerman stated the Festival of Lights was a success. He said the City is scheduled to go to a "One Stop Shop" to fund the sewer plant. It needs to be upgraded after 20 years of service. As of the end of November there has been 89 inches of rain for the calendar year. CA Zimmerman stated the Planning Commission will look at TIB site plan review. CA Zimmerman stated that according to the Portland State University Study is that Cascade Locks population is 1310.
 - b. **Verbal update & report on Flex 2 and Flex 4 Buildings** – Economic Development Manager Don Mann stated that both buildings are coming along and are on schedule, weather dependent. Don added the new tenants are excited to get into the buildings. Special Projects Brittany Berge gave budget updates on the costs for the buildings. Some

items came in different than anticipated. The handout showed actual costs so far on the buildings and added that contingency was not shown. M&C Mgr. Todd Mohr said sidewalks still need to be bid out. He said the big push is to get heat into Flex 2. Todd stated money will be needed for landscaping.

- c. **Update on the Parkview property sale** Don stated he and Commissioner Lorang met with Willis Boyer, owner of Ravenwood. The Purchase and Sale Agreement dates need to be changed in January for the sale of the property. Don stated they do not want to change the timeline. Don stated he will meet with Ravenwood owner, Willis Boyer in January. The Port may take some of the fill dirt from the property.
- d. **Review on Hood River Energy Task Force Study on the Hood River Energy Plan –** Hood River County Energy & Sustainability Coordinator Marla Harvey gave her presentation and the findings of the Study. CP Groves stated he has been sitting on this task force. Marla stated there were three townhalls at the beginning of the study. Accepting public comment through the summer of 2018. They are asking that each city pass a Resolution accepting the recommendations. Marla thanked the Port for their financial support and encouraged the Commissioners to review the plan and to comment online. She gave an overview. CL has LEDs, school partially water heated, cities have a lot to lose with expected climate change, what natural disasters can do to a community. Energy prices will go up. Marla stated there are many opportunities for battery storage, electric vehicles are opening up. She stated that CL uses electricity not fossil fuels. Marla noted there are economic benefits when there is a disaster; i.e. using battery backup to store medications, etc. Marla added that she hopes CL will adopt the Resolution on January 18, 2018. CP Groves stated that CL has a little different goal in the fact that all power comes from Hydropower. The city sells power to the residents. CP Groves stated that the Port has looked at solar options. He stated that CL has a better need to get more bus trips down to CL from Hood River. CP Groves stated that using cleaner fuel in company fleets is something he has worked on. Marla said for now the next step is once the plan is endorsed through resolution; implementation will begin. The Resolution is non-binding; however, it may open the door for future funding. The Commission can think about what is important in CL and bring it back to the Steering Committee.
- e. **Thunder Island Lease –** GM Koch stated that the Commission conducted a proposed new lease. Caroline Park has sent some proposed modifications. Port Attorney Tommy Brooks suggested that the Commission go into Executive Session to discuss the matter.
- f. **Discussion on SDAO –** Secretary Sally Moore stated the annual SDAO conference in Seaside, OR. will be held Feb. She asked if any Commissioner would like to attend to contact her. Commissioner Caldwell stated she would like to attend and will call the Port Office to make arrangements.

CP Groves recessed the Regular meeting at 7:20pm.

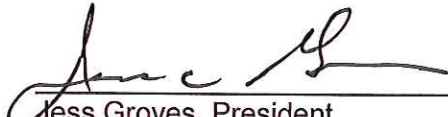
CP Groves went into Executive Session at 7:20

CP Groves came out of Executive Session at 7:59pm and entered back into Regular Session at that time.

- 4) **Executive Session under ORS 192.660 (2) (e) Real Property Negotiations**
- 5) **Any action as a result of Executive Session - None**

- 6) Commissioner and Commission sub-committee reports - None
- 7) Adjournment: CP GROVES ADJOURNED THE MEETING AT 8:15pm.

Port of Cascade Locks:



Jess Groves, President
Port Commission

Attest:



Joeline Caldwell, Secretary
Port Commission

DATE APPROVED: 3/1/2018
Prepared by: Sally Moore