

PUBLIC MEETING: Port Commission Meeting
DATE: Thursday, October 7, 2021 6pm
LOCATION: Pavilion, Marine Park

Minutes

1. Call to order by P Groves 6:02 PM
 - a. Roll call
 - i. P Groves
 - ii. VP Lorang
 - iii. C Caldwell
 - iv. C Stipan
 - v. C Bump
 - b. Modifications, additions and changes to the Agenda
 - i. Figure inserted in bills amount belongs in payroll
 - ii. Approve change orders for Flex 6 8(b) and move above GM Report
 - c. Declarations of potential conflicts of interest
2. Public Comment (speakers may be limited to 3 minutes)
3. Executive Session under ORS 192.660 (2)((h)) Pending or Current Litigations
 - a. Recession Into Executive Session at 6:04 PM by P Groves
 - b. Recession out of Executive Session 7:00 PM by P Groves
4. Special Presentations and Reports & Discussion:
 - a. Special Events Presentations - Jason about PCT Days and recap of year & Chad about Bridge of Gods
 - i. PCT Days: had huge hiker turn out this year, more than any other year due to past fires pushing off event. 3,000 attendees. Number of 2019 was 5,000. Had OHD along with County Health Dept. administered 30 COVID vaccines. Raffle was largely successful \$4,471 even with low attendance. FISH food bank had no staging site but still good. Issues that occurred were hikers camping on wedding event site and ignored signs regardless. 2022 will be last year of current model with compensation and rates with Port and then want to revisit compensation and rates with Port at later date. Believes is incredible event as is and is happy with outcomes. C Stipan comments on issue of hikers camping on wedding event and knows things like that happen and will try better next year. C Caldwell mentions that working under Port tent for bridge and getting signatures, representatives from WA came to show support for funding to add walk path on Bridge of Gods for future plans.

Had Granite Gear and new company teamed up on Friday morning and collected trash and do their own disposal of it as well.

- ii. Bridge of the Gods: Drew about 1,100 runners and have sold out in the last two years. Excessive heat in week before event and poor air conditions to lower attendance. On Sunday of event, temp lowered and air quality improved and people had good time. Learning that regardless of numbers, any event they put on they are able to pull off and have a good time. Enjoys coming to Commission meetings to be able to thank and have privilege to have support and work with community. Have done events in about every Western state. Wants to give shout out to Port Office staff for helping out with many variables with event. C Caldwell mentions that after conversation with Event Coordinator, BOTG Run event manager Chad was incredible to work with. P Groves mentions he works hard for his events and gets work done when he comes to town to do the run.

b. Legislative Updates – Mark Johnson

- i. Item of redistricting and based on population trends, maps have been finalized and are able to be ready and sent out by Monday. Hood River County and Cascade Locks will be apart of Congressional District 13. Will take effect at end of 2022. Legislative side, big difference is that HRC will be joined on Legislative side with The Dalles. All Gorge will be represented by same House member. Union Pacific meeting was hoped to have had for long time, was very positive meeting. Property map area presented to them was about turning area into parking area and able to have buses and had model to show. Next step is to make same presentation to someone in real estate division. Good to know Port knows where we are at in terms of partnership with UP. Project with Harvey Road, Herman Creek, and Easy Climb is coming along. Snyder mentioned he has started on cleaning up trails and will be done within a couple weeks. Submitted RFP for it as well yesterday. Need to work with City for working conditions about the project progress. Next Adventure is outdoor equipment company and are very interested in coming to have factory and business out here. Talked with ECD admin about grants, one in particular, Tourism grant. Thinking of how we are able to ask and have WA and OR sides come together to have more progress with pedestrian path on BOTG. BOTG and bike path head are apart of recreational areas in grants and should modify those grant applications. CGCC is very interested in having programs and courses be sourced in CL. Want to develop deeper connections with CL. Will send more info about what current courses are and thinks there will be a real interest in

town. C Stipan asks reason for being grouped together in Congressional District 13. Johnson responds that it's apart of new Congressional sector map that is being created. Will be deep blue district politically. About 4 Congress Districts dislike coming into certain parts of Portland

5. Flex 6

- a. Have had held onto small different change orders. Change Order No. 1: \$72,977. Consists of 22 different changes going to different plywood ceilings and drop down power cords. Getting reduction due to flooring. Wants to update change order no 1 to reflect that change. Change Order No. 2: unsure of subsurface materials for structure, estimated quantities of 6 different items. Out of 6 bid items identified, encountered 1 which was boulders and barriers. Totalized 147 cubic yards. Unit price estimated over \$55,000 and paid just over \$17,000. About \$40,000 of bid price was due to tenant requested changes. Has been delay and have been backed up to February and were expected in April, then were delivered in August and immediately installed. Missing electric closing and opening mechanism. Missing is a clear panel. Panel is supposed to ship on Oct 28th and expected to come within a week. Still man door at East of building. Wrong handed swing so that door needs to be replaced. Concrete slabs need to be dealt with. Issues with locks on West end door. Asking for Commission to go ahead (while holding 5% of every payment as retainage) Has been 2 months since been actively working, and want 90% of retainage to be released. Will still be keeping about \$23,000 of retainage until outstanding issues resolved. Wants Commission to authorize and sign change orders when presented properly and to have signed pay request and correct check to JH Kelly.

C STIPAN MOVED FOR CHANGE ORDERS TO BE AUTHORIZED, TO NOT GO OVER \$37,000

VP LORANG SECONDS

Unanimously 5-0

6. General Manager Report

- a. Strengthening project on track to end on time, welding finalized, traffic counts are running close to 2019 but are 27,000 down for September. Marine Park SC is now to meet next Wednesday at 10 Am. Ixtapa meetings was enjoyable, showed incubator space, Cascade Inn Space, and Café space. Mostly interested in Cascade Inn and Café and taking account of repairs and improvements. Tribal parking at boat launch, there was a request put in to park boats over night. Chief Hicks and Kaganova had meeting and mentioned there was an issue with future enforcement about others wanting to stay overnight there as well. Have talked with Congressman Blumenaur and DeFazio's staff about idea. Have heard from Land Trust Nonprofit and discussed model and how to collaborate with

Port. Have discussed Tiny Homes Community and will spend more time on property at retreat. Retreat agenda is filling up. Tells members to expect calls for reservations. Financial Audit is 16-18

7. Commissioner and Sub-committee Reports

- a. C Bump: None
- b. C Stipan: Took call from work to work tonight and has to leave town at 10 and asked to be excused at **7:38 PM**. Mentioned he enjoyed Magical History Cruise and although there was few in attendance, it was a very positive event. Had some complaints about it becoming an online event and when showed up in person, had silent auction bids on phones. Museum believes they raised about \$9,000. Had some comments about ways of having seating.
- c. C Caldwell: With Marine Park SC, we have had to change days because of C Caldwell schedule. Mentions UP meeting was positive.
- d. VP Lorang: None
- e. P Groves: Wants to say he got honor of being one of 11 people invited to meet Senator Murphy. Topic was about \$2 million grant and that we have received it. Talked with Jessica Metta bout work force housing on Moody Rd. Had regional meeting with Trevor S. and mentioned that Oregon is going to receive, if infrastructure bill passes, is quite substantial. Will focus on bridges. Bridge replacements are very expensive and will have one every 10 years.

8. Consent Agenda (consent agenda may be approved in its entirety in a single motion. Items are considered routine. Any Commissioner can make a motion to remove any items from the Consent agenda for individual discussion).

- a. Approval of Minutes for Commission Meeting September 16, 2021
- b. Approval of bills in the amount of \$141,854.68
- c. Approval of payroll for \$39,383,09

**VP LORANG MOVED TO APPROVE
C CALDWELL SECONDED
UNANIMOUS 5-0**

9. Business Action Items

- a. Approve Resolution 2021-7 authorizing full faith and credit borrowings and related matters
 - i. pFriem expansion project, not to exceed \$5.6 million, currently \$4 million in Flex 1. Are required by the loan, need to have lease rate sufficient enough to cover costs. Bank wants to make sure payments are made on time. Has been 60 day correction period discussion. May draw on \$1 million amount on improvements once lease is signed by pFreim for expansion. Rate is not locked but once term sheet is approved, bank will lock rate at \$5,000. Rate is 3.47 and noncommercial buildings are at 1.38. Have gotten bank to

agree that they want building to be paid off and there will be no prepayment penalties at 20% per year. C Caldwell asked if land and building are included in amount of 5.6 million and Kaganova agreed. Will also need to keep bank informed. Wants Commission to authorize agreement with bank and delegation with board to select all or portion of borrowings to be refunded and enter into convenience of agreements.

VP LORANG MOVED TO AUTHORIZE ALL ACTIONS AND RESOLUTION

**C CALDWELL SECONDS
P GROVES SECONDS AS WELL
5-0**

10. Executive Session under ORS.192.660(2)(3) Real Property Negotiations
 - a. Any action as a result of Executive Session
 - i. Authorize expense by Flex 3 building not exceeding \$11,000 in excess of what was initially was budgeted for.

VP LORANG MOVED TO AUTHORIZE EXPENSES FOR FLEX 3

C CALDWELL SECONDS

Unanimous 5-0

VP LORANG MOVED TO AUTHORIZE COMMITTEE TO ACCEPT RECOMMENDATION

P GROVES SECOND

Unanimous 5-0

- ii. Hueker response for 6 months to come back with update of agreement

C CALDWELL MOVED FOR EXTENSION TO MAY 1, 2022

VP LORANG SECONDS

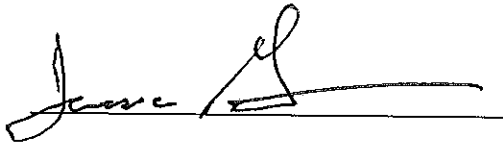
Unanimous 5-0

- b. Into Executive Session at 8:25 PM by P Groves
 - c. Recessed out of Executive session by P Groves at 9:01 PM
11. Adjournment at 9:06 Pm by P Groves


The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting by contacting the Port of Cascade Locks office at 541-374-8619.

Port of Cascade Locks:

Attest:

A handwritten signature in black ink, appearing to read "Jess Groves", written over a horizontal line.

Jess Groves
Port Commission President

A handwritten signature in black ink, appearing to read "Joëinne Caldwell", written over a horizontal line.

Joëinne Caldwell
Secretary/Treasurer Port Commission

Date Approved: 11-5-2021