

Port of Cascade Locks

The Port of Cascade Locks Commission Business Meeting was held Thursday November 1, 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, City Administrator Don Mann, Government Relations Director Mark Johnson, Economic Development and Property Manager Don Mann, Port Attorney Tommy Brooks, Skamania County Pioneer Newspaper Editor Philip Watness, Caroline and Dave Lipps, Rudy Kellnor, Josh pFriem, Kirill Grinko with O'Brien General Construction and Camera Operator Betty Rush.
 - **Modification, Additions & changes to the agenda: None**
 - **Declaration of Potential Conflicts of Interest:** - Item 3d was added; a presentation from Government Relations Director Mark Johnson. GM Koch moved item 5b to Executive Session making it 6b. Thunder Island Brewing was added to give a presentation; Item 3d.
- 2) **Public Comment (Speakers may be limited to three (3) minutes – None**
- 3) **Special Presentations & Reports by outside resources, staff & Government Officials**
 - a. **Presentation on pFriem Cascade Locks project – Was given during Executive Session**
 - b. **City Report** – City Administrator Gordon Zimmerman congratulated the Port in working with the City to obtain more electricity to build the infrastructure for more businesses. He stated it has been 6 years (2013) since the Intergovernmental Agreement has been signed between the Port and City to develop and upgrade electricity to the Business Park. At that time, the Port only needed 4 megawatts. However, the needs are 14 megawatts. The City now uses 2.5 megawatts and has the capacity of 14 megawatts currently. Soon with the new businesses the City will need 14 megawatts. CA Zimmerman stated the City is looking at a 50 - 60 megawatt substation to supply future needs; and he discussed the potential costs and revenues. CA Zimmerman stated there were 23 new building permits this year and added this is a 60% increase in 9 years. CA Zimmerman suggested that the City and Port work together to get the monies together to purchase the substation.
 - b. **Annual review with Jason Waicunas regarding PCT days** – Event Coordinator Jan McCartan stated that Jason will attend the December 6, 2018 meeting. Jan gave an update on the Pacific Crest Trail Days (PCT). GM Koch stated that staff is recommending a three year contract with PCT days. Jan stated this is the 12th annual event; next year it will run August 17-19, 2019. Jan stated there were an additional 1000 attendees this year. Jan stated there were attendees and vendors from all over the world. Jan noted that looking ahead there are some suggestions to consider for the three year contract. For instance, incrementally increase fees annually to recoup costs that the Port now pays. Jan commented that Jason has voluntarily offered to provide for and pay for professional security next year, as this year alcohol was hidden and brought onto Thunder Island where it is not allowed. Jan stated the parking plans will change; Volunteers will no longer stop cars at the top of the Park. This will speed up the traffic coming into the Park. Jan will suggest that Jason rent the school showers, as the Park only has two. Jan will also recommend the new tables and chairs in the buildings remain in the building to prevent damage. Jan will also recommend that the Port charge Jason \$4 per person to camp. Jan will suggest a fee for vendors and the rental of the Pavilion. GM Koch stated that the Commission needs to give specific restrictions for this event. CP Groves stated he does not

want the Port to pay for it, and they should pay for some of it. Dave Lipps stated he thinks this is one of the most important events for the community and does not generate the revenue like other events. CP Groves stated he would accept a motion to extend Jason Waicunas' Pacific Crest Trails agreement for another three years. Commissioner Lorang stated he would not like to see too many restrictions placed on this event; stating they move their venue to Skamania County. GM Koch stated that the goal of the Commission has been to incrementally increase rates to recoup some of the Port costs; adding that if the Commission wants to change this, they need to let staff know. CP Groves stated OLCC can enforce that professional security be present at the function. Commissioner Lorang stated he would like to see what the Port only may charge what is legally required. CP Groves suggested that the Commission motion to extend the agreement for three years and then discuss fees and charges with Jason Waicunas at the December 6, 2018 Port Commission meeting. GM Koch stated when Jason comes in, he and staff will give a more detailed schedule and approach to the Commission on December 6.

COMMISSIONER STIPAN MADE A MOTION TO EXTEND JASON WAICUNAS' PACIFIC CREST TRAIL DAYS AGREEMENT FOR ANOTHER THREE YEARS. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.

c. Review and update on legislation from Government Relations Director Mark Johnson
Mark Johnson stated he has been in conversations with Union Pacific Railroad to discuss the property that the Port would like donated. Mark spoke with Nate Stice, Regional Solutions about the 2019 Oregon State Legislation. Mark stated that he has been talking about transportation and working closely with ODOT on the Bridge Bike/Ped overcrossing legislation.

d. Thunder Island Monthly review – Co owner of Thunder Island Brewing Caroline Lipps, introduced Kirill Grinko with O'Brien General Construction. He gave a timeline for the new building on WaNaPa Street. Caroline also asked for request for an extension on their lease which expires December 31, 2018. Caroline stated they submitted pre permits to the City of Cascade Locks and after they are approved, they will be submitted to the County. Electrical, water, sewer and waste water needs were discussed. She stated they are awaiting the City's review. They gave a presentation of virtual tour of their new building. Caroline stated they have been in constant communication with the City. Kirill has provided a timeline and Gantt chart. Kirill stated that they would like the project to move forward and work with the City and County to make this building happen. Caroline stated they have spent \$250,000 so far that will go into the equity. Caroline stated they are very excited about this project and to work with O'Brien General Construction. Dave Lipps stated there will be about 40 parking spaces and the restaurant will be able to seat 200 people. Thunder Island Brewing will submit their Conditional Use permit application by November 8, 2019 so they can continue to stay in their present space in the Park. CP Groves stated the lease extension would be discussed in Executive Session.

4) Commissioner and Commission sub-committee reports: Commissioner Groves stated that he is on the NOAA Fisheries Commission. This year, the big issue is the lack of food (salmon) and noise pollution for the Orca whales and they are dying off. CP Groves stated that NOAA will be focusing on fixing this problem. He stated the Port is very busy with new projects. CP Groves stated the Heuker Brothers will be submitting their plans to build a 20,000 sf building in the Business Park. He stated the annual work session with Port/Staff will be held next week at Cooper Spur. Commissioner Stipan stated he met with two community members regarding personal safety in the community. He noted he started a new job and will be able to make it to the Commission meetings with his new schedule. Commissioner Caldwell stated she appreciates the new beautiful landscaping under the Bridge. Commissioner Lorang stated he attended a

Pony Task Force meeting where they discussed plans for a possible new Museum and the costs related. He stated this will be a nice addition to Marine Park.

5) Commission Business Action Items

- a. **Action to adopt proposed changes in fees and charges policy** - GM Koch stated at the October 18 meeting, all the proposed changes were reviewed. Staff was directed to survey surrounding Ports to determine their port fees for larger boats. Some Ports do not charge any fees at all. Some only charge for docking; others for water and garbage. The Port now charges \$1.50 per linear foot. Staff is recommending changing that to \$2.00 a linear foot.

COMMISSIONER STIPAN MADE A MOTION TO ADOPT THE PROPOSED POLICY ON FEES AND CHARGES AND DIRECT THAT UPDATED POLICY GO INTO EFFECT JANUARY 1, 2019 AND THAT THE POLICY IS FULLY REVIEWED EVERY TWO YEARS UNLESS ANY UNUSUAL OR SIGNIFICANT EVENTS OCCUR. SECONDED BY COMMISSIONER LORANG. The motion was unanimous.5-0

- b. **Discussion with Thunder Island Brewing regarding lease extension proposal and action on lease extension – Moved to Executive Session**

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

- a. **Lease of property to Thunder Island Brewing**
- b. **Discussion on pFreim Cascade Locks project**

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

The Commission entered Executive Session at 6:55pm,

The Commission came out of Executive Session at 9:00pm and at that time went back into Regular Session,

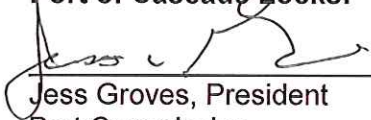
7) Any action as a result of Executive Session –

COMMISSIONER STIPAN MADE A MOTION TO OFFER A NEW LEASE FOR 2019, SIMILAR TO THE PRIOR LEASE, BUT WITH A THREE MONTH TERM AND OPTIONS TO EXTEND FOR ADDITIONAL TERMS UP TO ONE YEAR, WITH A BAS RENT OF \$1,400 AND THE OTHER SMALL CHANGES DISCUSSED IN EXECUTIVE SESSION, AND FURTHER TO DIRECT THE PORT'S ATTORNE TO DRAFT THE LEASE AND PROVIDE IT TO THUNDER ISLAND AND FOR THE PORT PRESIDENT TO SIGN THE LEASE. SECONDED BY COMMISSIONER LORANG. The motion was unanimous.

COMMISSIONER STIPAN MADE A MOTION THAT THE PORT CONSENT TO THUNDER ISLAND BREWINGS LAND USE APPLICATION TO THE CITY TO EXTEND ITS CONDITIONAL USE PERMIT FOR ONE YEAR AND AUTHORIXE THE PRESIDENT OR HIS DESIGNEE TO SIGN ANY FORMS NECESSARY TO DO THAT.

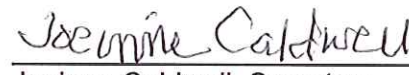
8) Adjournment: COMMISSIONER GROVES ADJOURNED THE MEETING AT 9:15pm.

Port of Cascade Locks:



Jess Groves, President
Port Commission

Attest:



Joeline Caldwell, Secretary
Port Commission

DATE APPROVED: 2-21-19
Prepared by: Sally Moore