

Port of Cascade Locks

The Port of Cascade Locks Commission Business Meeting was held Thursday October 8, 2019 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, Caldwell and Stipan(via telephone at 7:55PM) were present.
Others Present: GM Olga Kaganova, Accounting Specialist Melissa Warren, Secretary Sally Moore, Butch Miller, City Administrator Gordon Zimmerman, Event Coordinator Jan McCartan, Maintenance & Construction Manager Todd Mohr, Economic Development & Property Manager Don Mann, Willis Boyer, Port Attorney Tommy Brooks and Camera Operator Marianne Bump.
 - **Modification, Additions & changes to the agenda: None**
 - **Potential Conflicts of Interest: - None**
- 2) **Public Comment (Speakers may be limited to three (3) minutes – None**
- 3) **Special Presentations & Reports by outside resources, staff & Government Officials**
 - a. **City Report-** City Administrator Gordon Zimmerman reported they will be hiring two Paramedics, bringing it up to four. Mr. Zimmerman stated that there were 35 service calls last month and year to date there were 285 calls, adding these are mostly on the freeway. City Administrator Gordon Zimmerman reported the United States Department of Agriculture (USDA) approved the wastewater project today. The engineering design will begin soon and be complete in one year. This will be complete by 2021. City Administrator Gordon Zimmerman reported the corrosion control project will be completed this month. This is for the copper lead solders in water pipes. City Administrator Gordon Zimmerman reported the peak electric power demand will be within 10% of their capacity this winter.
 - b. **Status update and review on BOG Technology – None**
 - c. **Legislative and government relations –** Government Relations Director Mark Johnson stated that legislators are still trying to get the *Fixing America's Surface Transportation* (FASTACT) reauthorized in Congress this year. Mark stated he will meet with Representative Anna Williams and Senator Chuck Thomsen next week to get some more funding (\$1.5 million) for some capital projects. Mark stated the Port is still waiting for the screening part of the *Better Utilizing Investments to Leverage Development* (BUILD) grant application for the proposed transportation projects in Cascade Locks. CP Groves stated the Port needs to strategize how the Port will utilize the \$1.5 million dollars if it is received from the State of Oregon. Accounting Specialist Melissa gave an accounting report for the quarter. Paul Koch reported that he spent three days last week in Olympia working with legislators and key WSDOT staff on a description of the history of the Bridge of the Gods. This will be a factual sheet. Paul stated he is asking Washington legislators for funding for the Bike/Ped overcrossing on the Bridge of the Gods. Paul stated he attended a Gorge Commission meeting today. The focus was on global warming; he stated the Port should take notice of this as it may impact businesses such as wineries changing their varieties.
 - d. **Status update on the Moody Road property and next steps for the slag pile burn - None**
 - e. **Set agenda for Annual Work Session –** GM Kaganova and the Commission will review this final agenda on October 17.
 - f. **Land Use Policies with the Gorge–** Paul Koch reported that he spent three days last week in Olympia working with legislators and key WSDOT staff on a description of the history of the Bridge of the Gods. This will be a factual sheet. Paul stated he is asking Washington legislators for funding for the Bike/Ped overcrossing on the Bridge of the Gods. Mr. Koch discussed the proposed Land

Use draft for the Land Use Policy for the National Scenic Area. Mr. Koch stated by the end of the year there will be a final draft given to the Commission.

- g. Update and status report on Thunder Island Brewing** Dave and Liz Lipps owners of Thunder Island Brewing gave an update via Power Point on their timeline of the construction of their building of the brewery building on WaNaPa Street. Liz introduced herself, stating she is Dave's sister and is now coordinating the project. Liz introduced Mannie Mills of Yorke & Curtis, they are the General Contractor and David Lintz of Day CPM; who is the Senior Project Manager. Liz stated they meet monthly with the Port. They meet on site weekly to discuss the building project and every Friday, they hold an internal meeting with investors. Liz stated their milestones are getting the County Approval for Permits. Mannie Mills of Day CPM stated he has worked on breweries. They have a good project team and understands the project by using the program Procore to stay on the timeline. Mannie stated the building will be complete July or August of 2020. Owner Dave Lipps asked for approval of transfer the land sale of Thunder Island Brewing to Dry Creek Holdings. Dave stated the Anniversary party will be coming up and everyone is invited.

- 4) Commissioner Comments and Commission sub-committee reports** – Commissioner Caldwell stated that a Board Member is not reviewing the Port financials and that now she and GM Kaganova will start reviewing these monthly. Commissioner Lorang stated that there is a lot of interest in the community and the Port is looking at a lot of potential opportunities and looking at what would be best for the community. CP Groves agreed and stated there are many opportunities the Port is looking at.

5) Commission Business Action Items

- a. Action to cancel November 7 Work Session: GM Kaganova recommended cancelling the November 7, 2019 Port Commission Work Session as there will be a Port/Staff Work Session on November 8-9, 2019.**

COMMISSIONER LORANG MADE A MOTION TO CANCEL THE NOVEMBER 7, 2019 WORK SESSION. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 4-0.

- b. Action to approve the Communication policy** GM Kaganova stated the for the Port to put their best foot forward a certain flow of communication is necessary to ensure the Port communicates to the media a high quality and accurate message. She read the policy.

COMMISSIONER LORANG MADE A MOTION TO APPROVE THE COMMUNICATION POLICY SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 4-0.

- 6) General Managers Report** – GM Kaganova stated the Magical History Tour was an amazing event on the Sternwheeler. GM Kaganova reported that has Pfriem constructed the steel skeleton. GM Kaganova stated the application for the Renewal Workshop Building has been sent to the state; adding Don is working hard on this project. GM Kaganova noted that the volunteer wood cutting session going well and all, but three out of 17 families have received firewood. The next two Saturdays there will be wood cutting sessions for anyone who wants to volunteer. GM Kaganova stated she attended the Oregon Public Ports Association Conference at the Port of Boardman; adding there were great conversations for Port related issues. She stated the South Bound Oregon Approach on the Bridge is finished. This was a redeck project. GM Kaganova reviewed the upcoming calendar for the next few weeks.

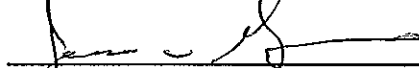
- 7) Executive Session under ORS 192.660 (2) (h) Legal Counsel** –

Commissioner Stipan called in via conference phone at 7:55PM.

CP Groves recessed into Executive Session at 7:50PM and recessed out of Executive Session and back into Regular Session at 8:30PM

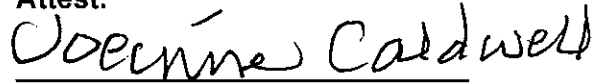
- 8) Any action as a result of Executive Session – None
- 9) Adjournment: CP Groves adjourned the meeting at 8:35PM.

Port of Cascade Locks:



Jess Groves, President
Port Commission

Attest:



Joeinne Caldwell, Secretary
Port Commission

DATE APPROVED:

11/21/2019

Prepared by: Sally Moore