

PUBLIC MEETING: Port Commission Meeting

DATE: Thursday **December 2, 2021 6PM**

LOCATION: Pavilion, Marine Park, Cascade Locks, OR

### **Minutes**

- 1) Commission meeting called to order at 6:04 pm
  - Roll Call
    - President Groves
    - Vice President Lorang (not present)
    - Commissioner Caldwell
    - Commissioner Stipan
    - Commissioner Bump
  - Modifications, Additions and changes to the Agenda
  - Declarations of Potential Conflicts of Interest
- 2) Public Comment (Speakers may be limited to three (3) minutes)
- 3) Special Presentation and Reports by outside resources, staff, and Government Officials
  - a) Energy Council Update – Butch Miller
    - a. In the last Energy Council meeting, had a presentation by Bernard Singer on the energy conservation and dividends. It is a program that charges energy companies for distributing fossil fuels. Energy council has voted to not endorse this council and all 4 government agencies voted no. Received another presentation by Jodi Bear with green energy home building project that has a communal living and kitchen area and separate sleeping areas in buildings. Uses solar and wind power and uses town power when solar is not available. Puts out more power than she uses. Has shown there are methods for green energy building, C Caldwell asked where the building is and Butch Miller answers back that it's in Hood River. Energy council is now working on work plan for next 2 years and will be drafting surveys that will come out to government agencies and utilities. Should be out in January. Mark Johnson asked which government agency voted, Miller replies Port of Hood River, City of HR, and HR County
  - b) Legislative Ask – Mark Johnson
    - a. At the retreat, we have talked about a pivot in the strategy in securing funding for the bridge. Still trying to get out from under Title 23 and has started looking at the state level for OR and WA about how to be able to have some more fundings. Had meeting with Sen. King and mainly focused in on seismic retrofitting for the bridge. There was a very detailed plan put together and are also finding out if there is a chance to be into regional funding for the bridge. The Dalles, HR Bridge, and I-5 are all having millions of dollars put into them,

Johnson believes that the BOTG will be the cheapest investment and it resonated with legislatives and got their support. WA still needs to be able to know what the funding is going to be going to. Next step is going to be meeting with Kate Brown. Meeting on Dec 10 with the owners of substation property about how Port might be able to acquire property. Did not get Volkswagen grant, out of \$8 million, \$150,000 went to the tri-county areas. 71 applicants, only 11 chosen. C Caldwell mentions that although we didn't get the grant, we will be more prepared for the next one when it comes out. P Groves adds in that the Port "rolled the dice" and that we didn't know there was going to be that many applicants and regardless, the engines need replaced on the Sternwheeler. Adds that AWI is prepared to do that. Johnson said there always will be other federal funding to come along as well. Johnson goes on to say that he learned this afternoon that regarding the 1.3-million-dollar grant, he talked to a lady from the agency about what else we could put more of the electric/infrastructure money to put more on property acquisition. Possibility of having some flexibility on what to use the money for. P Groves adds that they have met with the Stevenson family and have offered to do a written offer with them and that we can put almost 1 million down and that we made it clear to them we couldn't pay that all in full up-front but pay with a 5 year plan and they didn't seem to be mad about it. C Stipan asks for clarification for what the \$1.3 million is labeled as and Johnson responded as "Tourism Business Boost". C Stipan mentions that nowadays, he hears the abbreviation ROI and explains he found out it stands for "Return on Investment".

#### 4) General Manager Report

- a. GM Kaganova goes on to say that we have taken our feedback to the Skamania RTC group and were able to work our perspective and wants into the study suggested. Might take \$200,000 to complete study and want to have both states participate. Sen. King was very helpful in putting his thoughts on current transportation funding at the state level. pFriem expansion have drafted a lease proposal and are ready to start project in 2022. GM explains that the Destination Ready grant is going to be an expensive one and wants to be able to have Commission and Port think about what they want to do, and the county as well have approved the land sale and will start the process with county staff. During EDSC meeting on Tuesday, the topic of containers and where they are going to be out. Todd Mohr wants to be able to have them be moved and not have them blocking the river views down in the Business Park for people walking down there. There is also an issue of the heavy weights from the containers damaging the asphalt underneath. Both pFriem and Renewal are offering to paint the containers to match the aesthetics of the buildings. C Stipan wants to have the details of how long the containers will be there, where exactly will they go, how much damage they will cause, and what is going to be in them. P Groves adds that

one of the businesses wants to have 6 containers but has issues with the fact about causing damage to Port properties as well. He adds that because they are our clients, they want to try to be able to compromise an area where they can have them. During EDSC meeting, Gordon Zimmerman mentioned that regardless of if the containers are behind a fenced area and it is Port property, City has right of way. GM says that she will come back with more information on the containers topic before Commission decides. Chris Furrow, who isn't here currently, presented GM with a list of projects that he is starting and is excited to present those to the Commission. GM goes on to say that the Gorge Canoe Club wants to have permission to use an image of the bridge in their logo design. C Stipan says he would much rather have them ask for permission and allow them to use it and be able to represent the Port and our bridge instead of taking it upon themselves and use their own way. P Groves that normally, when people want to use pictures and logos, people normally pay for it but because we do know these people, he isn't sure. GM adds that they always are requesting to have a space to put their boats here soon but is being drafted currently. P Groves wants to see what they're plans for using the logo is going to look like before he agrees to make sure it is a positive on the Port. C Caldwell says this whole thing is a new process where people use everyone's logos and wants to be able to research a bit more on this, she hasn't ever worked with businesses before on using their logos and what it could cost. C Caldwell asks if we can wait like P Groves suggested. P Groves says he would like to be able to see it first and have Tommy Brooks' opinion as well. GM continues saying that negotiations with the Sternwheeler and AWI are still in progress. There is a new lease proposal called "Mine.Farm.Buy" that works with our current tenants, Stumptown, servicing equipment needs. They are planning on manufacturing mobile containers which can be taken to renewable energy sites and use excess electricity during low demand times and during high demand times, the computers will shut off. This business does not come with jobs currently but there is also the thought of the building being empty for longer than it already has been. C Stipan asks if GM has met these people and if they're idea is to fill the need and to make money from that. P Groves says that he and VP Lorang have discussed that regardless of jobs at this point, having some income to be able to pay for bills is better than having nothing at all. C Stipan asks if there are any other interests on the building and GM says no. P Groves speaks up saying that he remembers going through almost the same thing when they leased out to Stumptown. C Stipan asks when we lease these buildings out to these people, what are the rules to be able to go in and see what they are doing. P Groves says it is in the lease. GM adds that Jeremiah Blue's new position as Operations Manager is to be in touch with the tenants so that if they need something changed, they know who to get in touch with. Jeremiah Blue adds that if tenants need something needing done, they are quite on top of getting in touch to get it done. GM goes on to speak about the Christmas in Cascade Locks this weekend, Dec 4. She passes it on to Blue. Blue goes on to say that from last year, we have learned a lot to this year as well. He says that we took the things that worked the best last year, we spread out this year. Free hot chocolate and cookies are being distributed at the CL Elementary School and C Stipan will be playing music in Toll House Park, to be able to relieve congestion in the Bridgeside parking lot. Event will start at 11 am and will each have their own little

activities or special deals going on all day. Blue adds that C Stipan will record about an hour-long recording playing songs and giving shout outs to the businesses to play on repeat all day. Santa will be there; the fire department will be there as well and will ride the fire engine. At about 6, Commissioners will be at a coned off section in the middle of the lighting drive-thru area. C Caldwell adds that she has a friend who is planning on staying the whole weekend because of this, C Stipan mentions that he knows a trucker as well that is going to be bringing his family to come for Saturday. Blue continues to say that like Portland Raceway, their lighting drive thru event has around 120-130 light pieces and the Port has 90. They also charge \$55 per car but it is completely free in Cascade Locks. P Groves and C Caldwell recall that we used to decorate the whole Port and Marine Park with lights. Blue says that he would love to be able to bring that back and if it gets to be a big enough event, Commission could charge cars as well to see the lights and choose the amount as they see fit. C Stipan asks for when he should start singing and Blue, and GM say that he should start singing as soon as he makes it to CL after getting off work. C Caldwell mentions she will be at the Bazaar in Stevenson in a jewelry show and will take some flyers with her to hand out. GM wants to make it known that Jeremiah, Brittany Berge, Jeanetta Blue, and the Port maintenance staff deserve a huge thanks for making this all happen. GM continues to go on to say we are having an issue with some staffing in the accountant position and that there was a super qualified and seemed as a good fit but they backed out in the end. There is another interest but not another application yet. She wants to be able to have someone before the next budgeting cycle as it is a super important to be oriented and in attendance as well. Starting January 2022, the State of OR is requiring having meetings have a capability to call-in for citizen to be able to join remotely. GM asks how Commissioners feel about having microphones in front of them. C Caldwell brings up the choice of having the meetings in the chambers of the City, GM agrees she can approach the City about it as well. C Stipan says if we have Zoom capability, we should have a screener to be able to handle the calls. P Groves wants to make it clear that he wants to be able to do the better for the Commission about where to have the meetings and wants to be able to make sure everyone feels safe in the meeting places. He also adds that he thinks it would be cool as well to have all the members on the projector screen. C Stipan says he would rather use our own space instead of have to offer something to use someone else's space. C Caldwell asks if we continue to have meetings in the pavilion, to try and turn the lights away because they are in her eyes. Johnson adds that if we invest in better sound systems and microphones, we could be able to use it more for events. GM adds that with a new COVID variant, a citizen suggested to moving to Commission meetings online, P Groves mentions that we may have to depending on how this new variant goes. C Stipan asks Johnson if he knew about this new requirement about the call-in capability, GM pipes up saying that it was brought up during the last session but has taken this long for it to be in effect. P Groves says that some people are still shocked about others having in-person meetings. Johnson says that he thinks it is a fair to have call-in capabilities. P Groves says that he has recently had a meeting with the tribe lawyers and that they are planning on having a meeting in Umatilla in December, hopefully.

He also suggests that for whoever goes, should reserve rooms because he is sure that they will want to be able to do stuff with us and feed us and what not.

5) Commissioner and Sub-committee reports

- C Bump: Nothing to report
- C Stipan: Museum is going great, getting a lot accomplished and have had a banner year. Excited about December 4th and that the idea of being able to do this for the community is something to be proud of
- C Caldwell: Nothing new, but won't be able to make it to the Christmas Party on Dec 8
- P Groves: Wants to start by thanking the staff for all that is being done with the lighting ceremony and is excited for these years as well. This week, he has had quite a bit of meetings and even one day that had about 5 meetings. He says there are a lot of moving parts for the Port and that he still finds it interesting about all the things he learns. There are some ideas about the Marine Park and some projects. He says that the other day he was on a meeting with the Port of HR and are working on the new bridge and was invited as part of The Act. He said that Port of HR wants us to support them in getting \$3 million from the State. He goes on to say that this morning during the meeting, he likes to ask a lot of questions about whatever he is supporting to be able to answer all the questions people ask. He mentions they asked him as well for what our plan is for our bridge funding but kept that information closed. Monday night, he has an Act meeting and that he will be able to learn about what roles he has and where money will go to. He adds that on the topic of meetings, he says its tougher to be able to have one-on-one conversations when the meetings are over Zoom. GM adds that Ana Williams has said during a One Gorge meeting that her office is starting to have meetings in person, but she is unsure of visitors. C Stipan thanks P Groves for all he's been doing and all the meetings he goes to.

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

- a. Approval of minutes for Commission meeting November 4, 2021.
- b. Approval of bills in the amount of \$225,230.73
- c. Approval of payroll for 11-19-21 \$39,772.38 & 12-3-21 \$37,301.37

**C CALDWELL MOVES TO APPROVE CONSENT AGENDA AS STATED**

**C STIPAN SECONDS**

**UNANIMOUS 0-4**

7) Business Action Items

a. Adopt 2022 Goals

- i. GM goes on to say that these are the goals that were discussed during the Planning Session and have been put together in a format that was discussed.

**C STIPAN MOTIONS TO ADOPT 2022-23 GOALS**

**C CALDWELL SECONDS**

**UNANIMOUS 0-4**

b. Approve Toll Booth Hours for Christmas

- i. Jeremiah goes on to say that starting sometime during the evening of the 24<sup>th</sup>, all day 25<sup>th</sup>, and sometime ending in the morning of the 26<sup>th</sup> to waive tolls. There are options to have the toll booth vacant and risk having decorations being stolen, have the booth attended for security purposes, or a different option. Blue's recommendation is to take no action and just do business as usual but donate a portion of proceeds to charity. P Groves adds that he is okay with donating charity and keeping it cut and dry, normal. They will decide down the road for what they want to do. C Caldwell asks if all employees will be fairly paid regardless of hours, Blue says that everyone will be paid the holiday pay and their number of hours and that no one is going to be lost financially. GM adds in that if someone wants to leave early or take a day off before the holiday, they are free to use vacation pay days for that and even if the office is closed to public, employees don't have to leave work.

c. Approve Museum Grant Application

- i. GM says that this is the grant that has been discussed about previously, and that this is based on what is believed to be the amount that the Museum is applying for. This will be able to pay for a portion of salary and benefits for Museum director, and hopefully go towards an acquisition of a new building and a corresponding capital campaign.

**C STIPAN MOVES TO APPROVE GRANT FOR THE MUSEUM IN AMOUNT NOT TO EXCEED**

**\$20,000**

**C CALDWELL SECONDS**

**UNANIMOUS 0-4**

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

a. Any action as a result of Executive Session

- i. Recessed out of Regular Session and into Executive Session at 7:51 pm  
1. C Caldwell excused at 8:38 pm  
ii. Recessed out of Executive Session and into Regular Session at 8:42 pm

**C STIPAN MOTIONS TO REDO PFRIEM LEASE AND INCLUDE ADDITION**

**C BUMP SECONDS**

**UNANIMOUS 0-3**

**C STIPAN AMENDED MOTIONS SDS PROPERTY OFFERING OF AND TO NOT EXCEED \$950,000 AND SALE PRICE OF \$200,000**

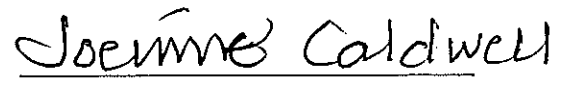
**UNANIMOUS 0-3**

- 9) Adjournment at 8:45 pm  
**C BUMP MOTION TO ADJOURN MEETING**  
**C STIPAN SECONDS**  
**UNANIMOUS 0-3**

**Port of Cascade Locks:**

**Attest:**

  
**Jess Groves**  
**Port Commission President**

  
**Joeinne Caldwell**  
**Port Commission Secretary/Treasurer**

**Date Approved:** \_\_\_\_\_

*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.*