



PUBLIC MEETING: Port Commission Meeting

DATE: Thursday **February 02, 2023, 6 PM**

LOCATION: Cascade Locks City Hall 140 Wa Na Pa St, Cascade Locks, OR 97014

<https://us02web.zoom.us/j/85806615790>

AMMENDED MINUTES

- 1) Commission meeting called to order 6:00 PM**
 - a. Pledge of Allegiance**
 - b. Roll Call**
 - i. President Groves**
 - ii. Vice-President Lorang**
 - iii. Commissioner Caldwell**
 - iv. Commissioner Stipan**
 - v. Commissioner Bump**
 - c. Modifications, Additions and Changes to the Agenda**
 - d. Declarations of Potential Conflicts of Interest**
- 2) Public Comment (Speakers may be limited to three (3) minutes)**
- 3) Presentations**
 - a. Legislative Update – Mark Johnson**
 - i. Johnson recaps that the Port is asking for \$6M from Oregon and \$6M from Washington for seismic strengthening for the bridge. Senate Bill 815 will be introduced at Oregon legislature next Tuesday, in Salem in the Joint-Transportation committee during a bridge hearing that includes Hood River bridge. He informs that the following Wednesday is Gorge-ous Night in Olympia. The following Wednesday, the 15th is Gorge-ous Night in Salem. He also reminds that March 19th to the 23rd is Mission to DC.**
 - b. Toll Revenue Report – Jeremiah Blue**
 - i. OM Blue informs the Commission that it was a disappointing December and the bridge recorded a historic low of 70,000 vehicles. [The Port] was expecting 92,000. OM Blue explains that the numbers shown at the top of the report represent historical crossings, the yellow stripe represents the difference seen during COVID, the blue highlight represents significant traffic declines that are attributed to storms. The red highlight is during the [Eagle Creek] fire. Caldwell asked that, although amount of traffic has gone down, how much has [the Port] gained by having the toll raised in July of last year. OM Blue replied that [the Port] projected to do \$3.3M last year, the total ended up being \$2.6M with the same amount of traffic. [The bridge] has seen a decrease in heavy-truck traffic but is a happy biproduct as they are some of the most damaging to the bridge and also represents a small percentage of traffic. P Groves inquires about where we are in [numbers] between cash customers versus BreezeBy customers. OM Blue requests more time to document as there is still a transition from cash to BreezeBy. He requests a couple more months to ensure a more final number. He adds that there was a spike in change over during July. When calculating**

projections, they did take into account that we would be losing customers to BreezeBy. P Groves clarifies that the reason he asked is because all the BreezeBy cash goes through the Port of Hood River and how much money of [the Port's] are they handling.

- c. Review Draft Budget Timeline – Melissa Warren
 - i. Warren points out that May 11th the City Hall is not available and proposes using the Pavilion. GM clarifies that this is only a draft and that the final Budget Timeline will be adopted on April 6th.
- 4) Consent Agenda (***)Consent Agenda may be approved in its entirety in a single motion. Items are considered routine. Any Commissioner may take a motion to remove any items from the Consent Agenda for individual discussion).
 - a. Approval of minutes for Commission Meeting from January 19, 2023
 - b. Ratification of bills in the amount of \$125,008.55
 - c. Approval of payroll for 01/19/2023 in the amount of \$34,625.99

VP LORANG MAKES A MOTION TO APPROVE THE CONSENT AGENDA AS STATED; C STIPAN SECONDS; Passed Unanimously

- 5) Executive Session under ORS 192.660(2)(3) Real Property Negotiations and ORS 192.660(2)(f) Discussion of Exempt Public Records
 - a. Recess from Regular Session, into Executive Session at 6:17 pm
 - b. Recess out of Executive Session, into Regular Session at 7:09 pm
- 6) Business Action Items

P Groves moves RoundHouse MOU to first Business Action Item topic. He also states that the Commission has agreed to take public comment and questions after the RoundHouse presentation, as long as the answers are accepted.

 - a. Approve RoundHouse MOU – Mark Johnson / Stephen King
 - i. Johnson goes through the RoundHouse Cloud Innovation Center MOU Discussion Points. He especially addresses environmental concerns and states that RoundHouse is nothing similar to Google in terms of scope, scale and energy consumption or the use of water. He explains that RoundHouse will use a closed-loop cooling system, meaning the coolant to cool the servers is completely closed and that there is no migration of refrigerant. It is nothing on the scale of what Google does with massive amounts of water in the Dalles, therefore, there will be no discharge of water into any bodies of water and will not be a concern for Herman Creek. He continues to say that the only discharge would be sewer from office space and basic office use. He points out that the local breweries has much more significant impact on natural resources than this system. TIB (Thunder Island Brewing) uses more water and expels more than RoundHouse will. He also explains that the components will be enclosed within the building so sound will be kept in the building. Johnson states that currently, adequate power and distribution exists for the project. King adds that they are also building another facility in Duquesne, PA which used to be a steel mill city and is now on the decline. He emphasizes that RoundHouse is focused on building a facility that brings more value to the community. C Stipan asks, in regards to the 25-year loan on Flex 6 along with 10 acres of property, his understanding was that the Port will own the building and property, however the MOU states "10 acres of property for a new facility" which means [RoundHouse] will own the building because they will build it. So, in clarification, it will be his own building on lease-property. C Stipan would like to confirm whether it will be stated in the contract. P Groves confirms that it will be when

the attorney writes the contract. He also adds that King has said that he will match any offer that the Port gets on Flex 6 if they were to sell. C Caldwell commented on how she feels she is in the same position as her father who was part of making the decision to buy the bridge. P Groves adds that [making this decision] is, under ORS, “doing our job”. Public Member Tiffany Pruit asks King to clarify “dozens of jobs”. King replies that it will be 40–70. Pruit further asks how many of those positions are his staff, locally. King answers that all of them within the facility, one of the two companies. The data center has about 10–12 for data center operations and security. Once each facility is built there will about 20–30 people total in the beginning. Cascade Locks will have between 40–70 jobs. Pruit asks about the average pay. King responds that the security position would be \$50,000–\$60,000 and there would be 4-5 positions, managerial would be \$80,000–\$100,000, some would be substantially higher. Pruit also inquires if there will be a presentation for the community. P Groves answers that it would be possible under the condition that the appropriate questions are asked. P Groves takes the opportunity to dispel some concerns regarding power. BPA said that Cascade Locks’ highwater mark is at 2.4/2.5mw. Jordon (City Administrator) is trying to raise it to 7mw. VP Lorang adds that the Port has an IGA with the City and unless the city council decides to vote to modify that IGA, [the Port] is capped at 4mw. P Groves also adds that if [the Port] asks for more power, [the Port] is allowed to ask for it from somewhere else besides Bonneville and Bonneville is obligated to get it for us, however the problem is that we will have transmitted it through their system. King emphasizes that RoundHouse does not want to raise consumer prices, and that if there an increase attributed to the power they are using, they would absorb whatever rate if it goes over.

C CALDWELL MOVE TO APPROVE THE MOU FOR ROUNDHOUSE DIGITAL INFRASTRUCTURE INC AND START THE LEASE AGREEMENT; C BUMP SECONDS; Passed 4-1, with P GROVES, C CALDWELL, C STIPAN AND C BUMP VOTING IN FAVOR and VP LORANG VOTING AGAINST

- ii. VP Lorang states that they represent the community and that he believes that the much of the community has been dissatisfied with some of the recent decisions of the Port. He is open-minded but believes that this is not the direction that the community wants to go, and stands to be corrected and hopes that he is proved wrong. C Stipan comments that he has also heard from the community and feels that [the MOU] is what he needs to bring to the community and that’s why he voted in favor so that he could bring the MOU to the community.
- b. Adopt SDAO Policy Update – Mark Knudson
 - i. Knudson introduces the documents provided. One is the redline version that takes all the changes made in the previous two (2) months. The third document is the “clean” version and final product if the proposal policies are approved. P Groves requests clarification in Section 4.1 regarding conflicts of interests with members of sub-committees, as [the Commission] chooses folks for the advisory committee that have and interest in Port activities and whether those people need to be clear of conflicts of interest. Brooks replies that Conflict-of-Interest rules apply but depending on the nature, it would be considered a “potential conflict” since the decision still needs to be made by the Commission and the member’s conflict would only arise in their advising. Knudson asks if the Museum Committee advisory to the Commission. GM corrects him that there is not Museum Committee. She also clarifies that there is also no Bridge Sub-Committee, the Bridge Sub-Committee is part of the Economic Development Sub-Committee, and the meetings were split out to specifically deal with the bridge separately from EDSC as the meetings got really long. GM states that it is not a list of

[the Port]'s formal committees, but if [the Commission] wants to formalize it into a sub-committee, she will prepare that, as she agrees that it has turned into a separate structure with different community members. VP Lorang clarifies that the bridge sub-committee is an ad hoc committee that only meets when needed. GM offers to create a charge to create the bridge as an advisory committee. Knudson supports GM's suggestion to not change the policy draft as stated but when a charge is prepared for the Bridge Committee, the policy would be updated. In reference to Section 5.3C, P Groves comments that, in the past, other professional service would report to the Commission or if one of the Commissioners needs to ask them a question, they should be able to ask a question. Knudson encourages still going through the General Manager because the General Manager is trying to manage that contract and it would be the obligation of the General Manager to update the Commission. In Section 7.2, P Groves stated that his angst was specifically in regards to [the Secretary] position as they tends to the meeting minutes and agenda, and feels that not being able to communicate with them is something that he would like to talk about. Brooks explains that the secretary position is hired by the General Manager to accomplish those tasks, however it's the coordination between the Commission President and General Manager to develop the agenda and packet, so directives should go through the General Manager. P Groves argues that the position is titled "Port Secretary" so he believes that in the past it was in the job description that the Port Secretary works for both the General Manager and the Commission. Brooks advises that if there is a different policy, [the Port] will follow it, and if there is a conflict, they will determine which one overrides it. If it not a policy but a tradition, [the Port] need to develop a policy so that the position is clear.

C CALDWELL MOVES TO ACCEPT THE PORT COMMISSION DUTIES AND RESPONSIBILITIES POLICY MANUAL AS A FINAL PRODUCT; C STIPAN SECONDS; Passed Unanimously

- c. Modify Sternwheeler Advisory Committee Charge to Include Task 3: Café – Olga Kaganova
 - i. GM reports that during the last committee meeting, the Commission approved the Sternwheeler Advisory Committee Charge. The Sternwheeler Advisory read through the charge and requested the task of the future of the café to be added to it. VP Lorang states that he feels that it is premature to make any decision about the café at this time before we have any decisions made on the vendor for the Sternwheeler. His understanding was that AWI made most of their money during the dinner cruises on there will be a need of the use of the freezers to accommodate the Sternwheeler's needs. C Stipan's concern is that it will seem that the Commission is not doing anything, and if [the Commission] adds [the task to the charge], it doesn't make it a deal that [the Commission] is doing anything with the café. P Groves comments that the Commission made a decision already to put the café out for bids. C Stipan interjects that [the Commission] talked about it. P Groves argues that the decision was made. VP Lorang agrees with C Stipan, and that [the Commission] had made no final decision which is why he does not want it in the sub-committee. He feels that the advisory committee makes a decision that they want to make, regardless of alternate input, and the decision comes to the Commission and the Commission stands with whatever the advisory committee says. GM inputs that what she needs from the Commission is to decide whether the Sternwheeler Advisory Committee is the appropriate committee to discuss the future of the café or whether you want to do it on the Commission-level or another committee. Where does [the Commission] want that to be processed and come as a recommendation to [the Commission]. C Stipan clarifies that the advisory

committee only makes recommendations not sets decisions and the Port Commission considers the recommendations. P Groves' concern was that AWI used the building for sixteen years for nothing, and now that [the Commission] has an opportunity to put something in that will serve the community, and make some money off of it, it should be considered. P Groves adds that [the Commission] will be seeing Ixtapa soon as they have received a bullet-point offer and the drawings. He really feels that the Commission needs to think about a future about AWI. VP Lorang interjects that the decision has already been made whether Ixtapa will go in, whether the advisory committee will be taking [the topic] or not and pushes to make a vote. GM makes a couple of comments on her observation of the discussion. She gathers that the Commission agrees as a whole that the future of the Sternwheeler somehow affects the café and that some space needs to be used for the Sternwheeler. She suggests that the committee can advise the Commission on what those impacts are so that the Commission can make decisions on the café. The Sternwheeler Advisory Committee has a good group of consultants that can comment on the Sternwheeler operation and can tell [the Commission] what room or accommodation or how it will affect the future of the Sternwheeler. Perhaps, their task is to inform the Commission of those impacts. GM recommends considering modifying the paragraph to state "make recommendations on impacts of the Sternwheeler operations to the café", and have the café lease dealt with in whatever appropriate committee or at the Commission level. C Stipan would like more information on it. C Caldwell asks for clarification that the conversation with Ixtapa will go to the Sternwheeler or the Economic Development. GM replies that typically on a lease proposal it would be brought to the Economic Development Sub-Committee and that committee would weigh in on it. The café feels like it is closer to that, except for the space shared with the Sternwheeler.

TABLED UNTIL THE NEXT MEETING ON FEBRUARY 16TH

- ii. GM asks if the Commission would like her to put together a paragraph that one sub-committee can advise on what impacts to the other body.

7) GM Report

- a. GM reports that the engineers are preparing for the bridge painting project and David McCurry will be at the next meeting. The City Council has discussed collaborating with the Port. [The Port] and [the City] are two separate entities and that when talking about a "joint vision" it is really referring to a joint understanding of a direction that the town is moving in because [the Port and the City] are two separate entities with two separate missions and two separate obligations. P Groves comments that the City cannot arbitrarily change their codes and must go by their charter and that the idea that they can "wave their magic wand" and change the codes, will not happen. VP Lorang argues that the Council, to some degree, can "wave their magic wand" and can initiate any changes that they want and can also make changes to any recommendations made by the Planning Commission. P Groves clarifies that if the City wants to change the charter, they would have to go to the people. GM comments that it is a positive sign that the City wants their Strategic Business Plan at the same time as the Port. She also informs that the City has initiated a conversation about the IGA update, through the City Administrator. [The Port] seen an increase in the number of events who want to be here earlier in the year than typical, largely due to Jeanetta's effort in pushing shoulder-season availability. Regarding the Sternwheeler, ACL has returned a response

to the Port on the dock lease agreement. The Sternwheeler has discussed the Port's potential fallback plan and identified that it does not have enough information to determine whether or not the Port is in the position to operate the Sternwheeler. GM asks the Commission if there is any comments on what they want [the advisory committee] to work on or any comments on whether they should spend their time looking for other operators or looking into whether its feasible for the Port to operate the Sternwheeler, as both will require some resources. C Stipan states that the ACL dock lease agreement should be discussed first. P Groves comments that the [Sternwheeler] makes money and the Port can run it, but it is not prepared to do it right now. GM asks if the Port should spend the resources to look at what that would like for the Port to do that or is that going to take up necessary resources.

8) Commissioner and Sub-Committee Reports

a. P Groves: Ixtapa was brought up in the last Economic Development meeting and [the Commission] will be seeing information from them. ODOT will be deciding on the Statewide Transportation Improvement Program (STIP).

b. VP Lorang: None.

c. C Caldwell: Questions the minutes that she has been signing, as they are from several months during the year 2022. GM informed that minutes are uploaded in batches and a recent public request was for minutes to be posted online and [the Port] wants to make sure those are signed before they go online. The minutes that C Caldwell is being asked to sign has been pooled out of the packets that have been approved and are exactly what the Commission approved each time but just need a signature to be able to upload them. P Groves asks to confirm that since [he and C Caldwell] sign approved minutes at every meeting and those should be the official signed minutes that are uploaded on the internet. GM agrees but clarifies that the ones that are being asked to sign are not on the website, currently. P Groves inquires what happens to the minutes once [he and C Caldwell] sign them. GM informs that she is unsure whether those particular ones have already been signed and as the previous secretary is not present, she is unable to confirm whether those specific ones have or have not been. At the moment, these are the ones that need to be upload and they are being asked to sign them because they were not found in the binders. GM says that if they are certain that have signed those specific ones, to let her know which ones. C Caldwell states that because she signs minutes at every minutes so it's difficult to say whether but feels that she would have. GM states that Keriane (Port Secretary) definitely will make sure that all of the ones that are being signed are scanned in and go up on the website.

d. C Stipan: Tonight is the Museum trivia night at Gorges' and exciting because of Janice Crane. The Museum has also lost Brittany Churchill due to moving to Ellensburg.

e. C Bump: It's bedtime.


9) Executive Session under ORS 192.660(2)(f) Discussion of Exempt Public Records

a. Recess from Regular Session, into Executive Session at 9:22 pm

b. Recess out of Executive Session, into Regular Session at 9:56 pm

10) Adjournment 9:57 pm

Port of Cascade Locks



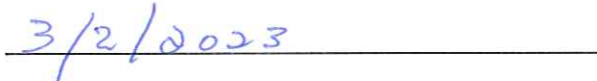
Port Commission President

Jess Groves



Port Commission Secretary/Treasurer

Joemie Caldwell



Date Signed

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.