

JOINT (CITY/PORT) WORK GROUP FOR ECONOMIC DEVELOPMENT

Meeting Notice and Agenda

Thursday, July 30, 2015

7:00 PM

Marine Park Pavilion

1. Call To Order/Pledge of Allegiance.
2. Welcome and Self-Introductions.
3. Adoption of meeting minutes of May 28, 2015.
4. Citizen Input.
5. Other Matters:
 - A. Appoint Citizen Member Bernard Seeger.
 - B. Round table brainstorming session with JWGED and attending citizens to develop pros and cons of a Nestlé opportunity.
 - C. Determine next steps and actions regarding pros and cons of a Nestlé opportunity.
 - D. Update on Port economic development efforts.
 - E. Update on City economic development efforts.
6. Next Meeting: August 27, 2015.
7. Adjournment.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for person with disabilities, should be made at least 48 hours in advance of the meeting by contacting the City of Cascade Locks office at 541-374-8484.

Minutes

May 28, 2015

1. Call to Order/Pledge of Allegiance. The JWGED was called to order by PP Groves at 7:00 PM. Members present: Mayor Cramblett, PIGM Paul Koch, Port Secretary Sally Moore, City Council Member Jeff Helfrich, Michelle Spatz with Mid-Columbia Economic Development District (MCEDD), City Administrator Gordon Zimmerman and Citizen Member Gary Munkhoff.
2. Welcomes and Self-Introductions Citizens Kate Stuart, Phil Schie, Kathy Tittle. Also in attendance was Dave Palais, Nestlé Waters.
3. **Adoption of meeting minutes March 26, 2015**
Motion: Council Member Jeff Helfrich moved, seconded by Mayor Cramblett to approve the March 26, 2015 minutes. Motion passed unanimously.
4. **Citizen Input: None**
5. **Other Matters:**
 - a. **Report from Energy Task Force** Citizen Member Gary Munkhoff gave a report on the Energy Task Force sub-committee meeting held on May 6, 2015. He stated Bill Ness with Evergreen Engineering gave a report on the viability of bringing the sub-station at Boardman to the Business Park at the Port of Cascade Locks. They visited the steam turbines and bio mass units at Boardman in March 2015 The next step is to decide what to do. The Engineers have put together a plan to do a feasibility study to determine whether it is worth bringing to CL. They will start researching this and bring it back to the JWGED for a possible recommendation. Evergreen Engineering can start work as soon as possible. The cost to perform the work to analyze the equipment is \$24,000 and it would analyze it with the associated costs to move it here and to set it up. Evergreen Engineering stated there may be a grant available to perform the feasibility study. This is just the first phase. Raw materials would need to be readily available and the equipment has been offered to the Port at no charge. The Port of Morrow will even move it to Cascade Locks. Bob Sourek, owner of Bear Mountain Holdings, has indicated an interest in the steam portion of the power. Mayor Cramblett confirmed there is potential for a grant available to do the feasibility study and Evergreen Engineering is looking into that. IGM Koch stated there would have to be a matching grant of \$6000 that the Port could implement into their 2015-16 budget. Michelle Spatz (MCEDD) asked if it has to be cash or in kind. It has to be cash replied PIGM Koch. There may be some companies interested that may want to match the grant. The analysis will help decide if it is worth it. Mr. Munkhoff also reported that that the Company XZERES, a wind generator company out of Wilsonville, OR. would like to place a test wind turbine in Cascade Locks. It is a standard propeller type and generates up to 10 kilowatts of power. The location has yet to be determined.
 - b. **Update on City Economic Development efforts - CA Zimmerman** asked Michelle Spatz (MCEDD) if she wanted to report on anything. Michelle reported that she met with the Tourism committee this month. There were a lot of questions on transportation issues on Interstate 84 and Highway 14, and they looked they looked at options. MCEDD has been working with Skamania County West End Transit (WET) as well. They received a grant that provides weekend transportation service to the Gorge. She handed out the schedule. People can take the bus to the Washington side, and walk over the bridge to Cascade Locks (CL). Mayor Cramblett stated this is a safety concern as there are so many vehicles on the BOG this season. He asked if the bus could transport to people over the BOG to CL. Michelle stated it is not possible because of the allocation of the grant and the funding stream. CP Groves stated this is one reason why the OneGorge Coalition is important, as this coalition works as one economic region. Michelle stated the Gorge needs a regional transportation system. CA Zimmerman reported that the City has partnered with the Port to hire Cable Huston, a Portland Law Firm to work on negotiations with Oregon Department of Fish and Wildlife (ODFW) and Nestlé. There have been several meetings putting together an

Intergovernmental Agreement (IGA) between the City and the Port in order to work together if Nestlé does come forward with a proposal, and if the water transfer is approved. The City will host a scheduled a Town Hall on June 25, 2015 at 6:30pm in the City Hall gymnasium regarding the water project and Nestlé. The City is working on the agenda. This is a City Town Hall. It will be posted in the utility bills, channel 23, at the Post Office and the grocery store.

c. Update on Port Economic developments – POCL IGM Koch announced that Jacqueline Alexander with the Puff Factory signed the Lease documents for the Flex Building. The Port expects her to sign the option to purchase 4 acres in the Port Business Park. He stated that on June 16 2015 at 10am, there will be a kick off meeting at the Flex Building. Staff will approach the Port Commission with a final Letter of Intent (LOI) for Heuker Bros. Staff are working to update Business Master Plan. PIGM Koch stated that on June 2, 2015, The Port Commission will have dinner with Friends of the Gorge (FOG). They hope to work together on mutually identified issues. PIGM Koch stated the legislature has been working on a plan to have Oregon recognize EMS Training in Washington. The Oregon Legislature is considering adopting legislation allowing emergency service reciprocity in border areas such as Stevenson and CL. He added there were many more cars in CL last weekend. The Port waived tolls for 45 minutes to relieve traffic. ODOT has agreed that to pay lost tolls for all cars that went through. WA Department of Transportation already pays for these types of issues. Marketing and Development Manager for the POCL, Holly Howell has set up a meeting to discuss parking issues in town. Cars have been parking around the bend going up to the toll booth. Port staff met with the U.S. Forest Service to lay out a plan to stop parking along that bend, as this creates a hazard when cars back out onto the road. Possible safer pathways down to town are being discussed for PCT hikers as they walk right into all of the traffic at the toll booth. CA Zimmerman stated there are locates all over town painted on the roads He added the Town Hall on June 25th 2015 will discuss the water plan as well as the Nestlé project. He stated the new waterlines will fix some of the water loss due to an aging and leaking pipe infrastructure.

d. Report from Strategy Group - None

Caroline Park asked for clarification on the Strategy Group. PP Groves stated it is for the Nestlé project. The group came out of the Joint Work Group. It is a sub-committee. CA Zimmerman stated all contracts and recommendations will have to go to the Commission or the City Council for decision, as it is not a decision making body. CA Zimmerman stated there is no proposal from Nestlé. The Strategy team consists of Port President Jess Groves, Council Member Jeff Helfrich, Mayor Tom Cramblett, IGM Paul Koch and the law firm Cable Huston. Caroline Park asked if there is a regular meeting date and time. CA Zimmerman stated it is a closed meeting. He added negotiations have not started as ODFW has not approved the water rights exchange. CP Groves stated there will be numerous Town Halls.

There was disruption from the audience with several speaking at the same time. Many did not sign in or announce their name as they spoke. They were talking over one and another, so nothing was transcribed.

6. Next Meeting: Thursday July 30, 2015

7. Adjournment: PP Groves adjourned the meeting at 9:12pm

Prepared by
Sally Moore Port of Cascade Locks

APPROVED:

Jess Groves, Port President