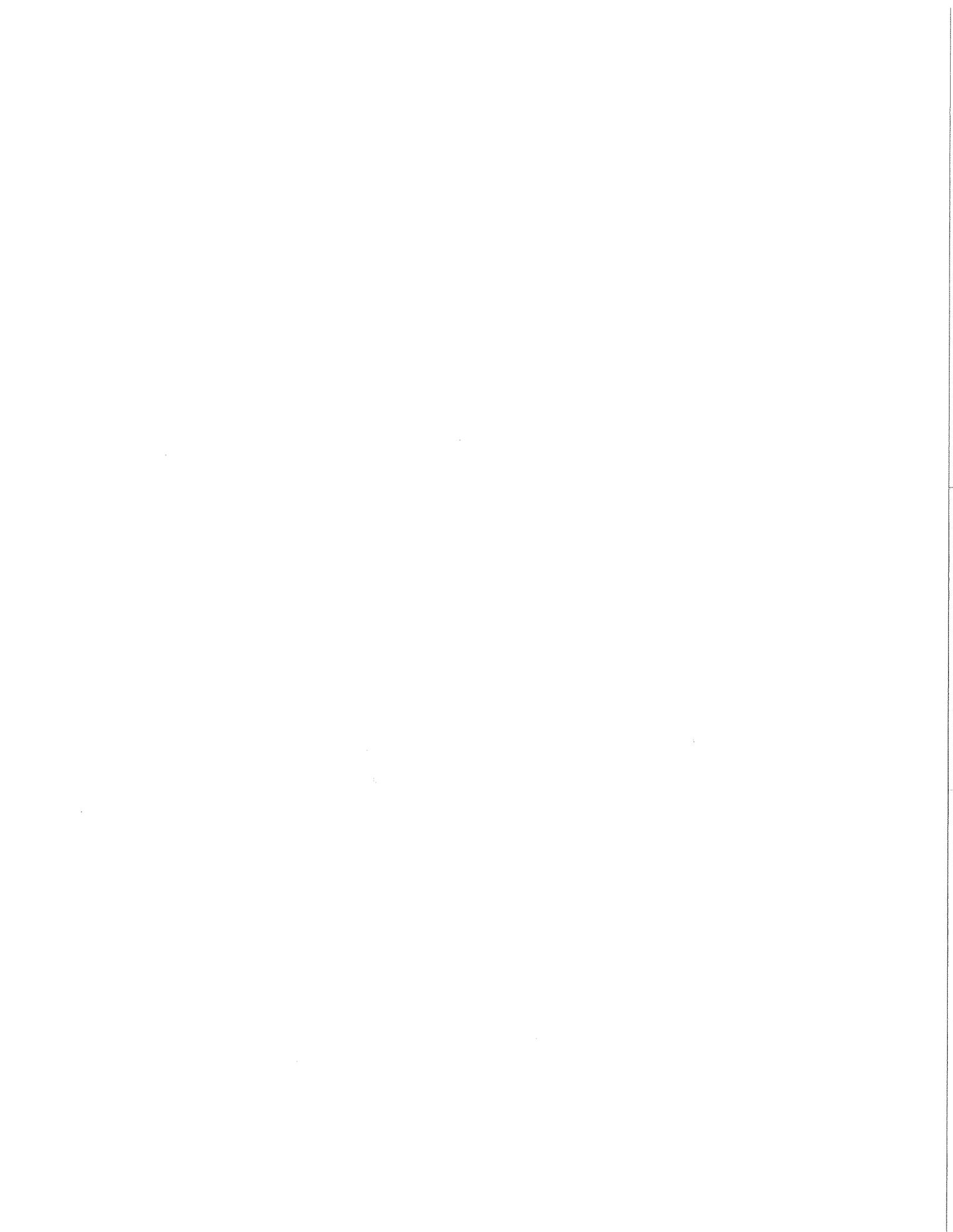


JOINT (CITY/PORT) WORK GROUP FOR ECONOMIC DEVELOPMENT

Meeting Notice and Agenda Thursday, November 5, 2015 7:00 PM City Hall

1. Call To Order/Pledge of Allegiance.
2. Welcome and Self-Introductions.
3. Adoption of meeting minutes of September 24, 2015.
4. Citizen Input.
5. Other Matters:
 - A. Update on Port economic development efforts.
 - B. Update on City economic development efforts.
6. Status and decision regarding pro and con listing related to the Nestlé opportunity.
7. Next Meeting: To be discussed
8. 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.



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 Bruce Fitzpatrick, Citizen Member Aurora Del Val, Citizen Member Bernard Seeger, Council Member Richard Randall, City Administrator Gordon Zimmerman, Aaron Sorenson, Mt Hood Community College, Mt. Hood Community College President Debbie Derr and Citizen Member Gary Munkhoff.
2. **Welcomes and Self-Introductions:** Alan Amoth, Ken Hutton, Holly Wells with Neutral Ground Mediation , Kate Stuart, Ray Cless, Margie Curtis, Ed Del Val and Caroline Park. Also in attendance was Dave Palais, Nestlé Waters.
3. **Adoption of meeting minutes July 30, 2015**
Motion: PC Lipps moved, seconded by Mayor Cramblett to approve the July 30, 2015 minutes. Motion passed unanimously.
4. **Citizen Input: None**
5. **Other Matters:**
 - a. **Update on Port Economic Development Efforts:** PIGM Koch reported the Port has been very busy over the last 30 days. Columbia Gorge Way, the new road in the POCL Business Park should be done by mid-October. There will be a permanent gravel road to the fishing area. The Puff Factory has purchased the equipment for the Flex Building. The Commission is planning to approve the Purchase and Sale agreement with Heuker Bros. on October. 15 at the Port Commission meeting. The Port will be working with the downtown business association to work on a Port Commission funded cooperative marketing program. The Port is in discussions with a business for potential purchase on Wa Na Pa Street. Economic Development Manager, Don Mann is working with a large energy user.
 - b. **Update on City Economic Development efforts** – CA Zimmerman stated that City is close to upgrading the sub-station from 6 to 13 megawatts. BPA has to attach a meter to find out how much power is running through there. The City met with the United States Department of Agriculture (USDA) and worked through budget questions and all were answered. The City is working on Interim Financing. There is a 60 day period then the City will get proposals. There will be a Notice to proceed in December. The targeted date for completion is the end of May 2016 for the water project. In closing, the USDA will then pay off interim funding, then pay back the bond. PP Groves asked CA Zimmerman about road closures. CA Zimmerman said they are working on a low impact project for businesses in the winter, it is a simple project. He stated he not seen drawings yet. PP Groves said this project is good as a lot of water is being lost. There will be adequate fire flow water as well in all sections of town.
6. **Continued work on the Pro and Con listing regarding the Nestlé opportunity and working to provide factual information for the community:** PIGM Koch reminded the JWGED that there was a City sponsored Community meeting on the Nestlé project on June 25, 2015. The direction then was to have CA Zimmerman and PIGM Koch compile the material that came out of the meeting. They then focused on identifying the Pros and Cons that came out of the meeting. This material was handed out in the September 24, 2015 JWGED meeting. CA Zimmerman stated the intent of the JWGED is to finalize the pros and cons. CA Zimmerman stated they tried to focus on accuracy on the arguments of the Pros and Cons. These are indicated in the last two pages of the handout. (Exhibit 1). The JWGED will begin finalizing pros and cons to educate the community. CA Zimmerman stated he tried to ensure both arguments were accurately presented. Citizen Member Del Val stated the handout did not capture the “nuance” of the Town Hall meeting. She stated the cons were very different from

Minutes

September 24, 2015

those spoken at the meeting. PIGM Koch offered to bring the giant Newsprint notes written at the July 30 meeting, to the next meeting for clarification. Citizen Member Seegar stated he did not feel the list was vetted out. He added he is not in favor of a mass mailing of the lists to the community because it would cause mass confusion. CA Zimmerman stated he tried to capture the issues that had been brought up. He added there is no contract between the City and Nestlé Waters. The Oregon Water Resource department has not issued a decision for the water rights exchange to the City at this point. CP Groves added that redundancy of pros and cons were condensed and captured. DelVal suggested that rearranging it may help. PIGM Koch stated the JWGED can take and put them in any order they want. That is the group's task. Citizen member Del Val stated she appreciated the hard work to compile these lists, and asked what will be the next steps. CA Zimmerman stated it is the job of the JWGED to decide. CP Groves stated that Economic Development is the job of the JWGED. Citizen Kate Stuart asked that this topic be called a discussion. Commissioner Lipps stated he is asked about Nestle all the time and feels it is hurting the image of CL. Holly Wells of Neutral Ground Mediation introduced herself. She will be bringing a proposal to the City to act as a mediator for both sides of the issue. Related discussion continued. No action taken.

MHCC President Debbie Derr introduced Aaron Sorenson. He replaces Robert Weinman who worked in the Gorge to provide educational programs in the Gorge. Most recently, MHCC helped Bear Mountain with creating new job descriptions. They provide help with persons obtaining their GED and various programs. Derr said their role is Economic Development. Citizen Caroline Park asked if there is a cost associated. President Derr replied it depends on what the training is. Entry level will have tuition, however it can tie to the State for resources to help individuals who are chronically unemployed. President Derr said obtaining a GED costs nothing; neither does basic adult academic skills. Aaron's space may in the Gorge is yet to be determined.

7. Next Meeting: Thursday October 29, 2015

- 8. Adjournment:** PC Lipps moved. Seconded by CM Randall to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 9:05pm.

Prepared by
Sally Moore Port of Cascade Locks

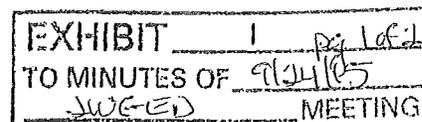
APPROVED:

Jess Groves, Port President

**Cons: The Arguments Against a Nestlé Waters North America (NWNA)
Water Bottling Plant in Cascade Locks**

- 1. The privatization of public water**
 - a. Corporation taking over government
 - b. The marketing practices of Nestlé
 - c. Profits sent overseas (Nestlé)
- 2. The efficacy of bottled water and the proliferation of plastic bottles**
- 3. The impact on the Tribes**
 - a. Negative impact on fish and livelihood of fishers
 - b. Violation of Treaty of 1855
 - c. Violation of Oregon Senate bill 770 (ORS 182.162-168)
 - d. ARPA (Archeological Resource Protection Act)
 - e. NAGPRA (Native American Grave Protection and Reparation Act)
- 4. The impact of increased truck traffic**
 - a. Traffic in the residential neighborhoods
 - b. No designated truck routes or truck solution
 - c. Downtown traffic circulation and pedestrian safety
 - d. Damages the aesthetic character of downtown businesses, livability and safety
- 5. The workforce employed by NWNA**
 - a. Non-Union employment for construction and production
 - b. No guarantee that jobs will go to locals
 - c. Lack of job readiness by locals
- 6. The public input into the process**
 - a. Lack of public and tribal review of water rights transfer
 - b. Fosters distrust of local elected officials to advocate for the community
 - c. Dividing the community
- 7. Other opportunities for economic development**
 - a. Frees up 25 acres in Business Park that may be marketed
 - b. 1.0 cfs of water available
 - c. Cascade Locks reputation hurt by this development (Image, brand, tourism)
 - d. Size of company too big for CL
- 8. The degradation of a limited water resource**
 - a. Decreased water available to local businesses
 - b. Drought in Hood River County
 - c. Impact of development on the ecosystem
 - d. A larger issue than just Cascade Locks - Worldwide water shortage
 - e. The impact on Oxbow Spring after diversion
 - f. The sustainability of the Herman Creek aquifer
 - g. Validity and timeliness of the data cited

Revised: August 17, 2015



**Pros: The Arguments In Favor of a Nestlé Waters North America (NWNA)
Water Bottling Plant in Cascade Locks**

- 1. 50 new jobs in community (an estimated annual minimum of \$3.1 million in family wage and benefits to qualify for Enterprise Zone property tax abatement)**
- 2. \$35 million in financial impact during construction countywide**
- 3. \$34 million in annual financial impact after construction countywide**
- 4. More construction jobs on the potential plant and new housing**
- 5. Spin off jobs to support Nestlé (pallet making and other vendors)**
- 6. New housing market realized**
- 7. Young working families may move to town, increases the potential to build student enrollment in the local school**
- 8. Port of Cascade Locks' potential for \$4.4 million in land sales**
- 9. ODFW gets its year round fish preservation water supply for the preservation of endangered fish species**
- 10. Community gains contributions to food bank, school, and community events.**
- 11. Potential growth and revenue for existing local businesses by truckers, new community members, and new employees**
- 12. Increased customer base means stable utility rates for local community**
- 13. Decreases total carbon footprint by reducing truck travel by 600 miles to supply Portland market by trucking product from Cascade Locks rather than 650 miles up through the Willamette Valley from Sacramento**
- 14. Community gets reputation of "open for business"**
- 15. Corporate help in a natural disaster**
- 16. Helps the city to provide needed services by improved financial situation for the City:**
 - a. 67% property tax base increase (\$130,000 for the City annually after 5 years of Enterprise Zone benefits and not including increased tax base from increased housing)
 - b. Potential 30% increase in water sales (\$60,000)
 - c. Potential 60% increase in sewer sales (\$200,000)
 - d. Potential 100% increase in electric sales (\$1,500,000 at full build out)
 - e. Potential dollars in unrestricted water sales to the General Fund (Minimum of \$300,000 annually)
 - f. 5% of utility revenue (\$88,000) transferred to General Fund: allows Council discretion for expenditures to meet greater community needs
- 17. The City currently uses 10% of the Herman Creek water right. With NWNA utilizing 1.0 cubic feet per second, NWNA would use an additional 25% of the water right, leaving 65% available for future growth.**

Revised: August 17, 2015

Agenda Item No. 6

JWGED REPORT

DATE: October 16, 2015

TO: JWGED For JWGED meeting of October 29, 2015

FROM: Gordon Zimmerman, CA
Paul Koch, GM

SUBJECT: Pro and Con Effort

SYNOPSIS: Beginning with the Town Hall meeting on June 25th, the City began collecting the comments, concerns and ideas of local citizens regarding the potential Nestlé opportunity.

At its July 30th meeting, the Joint Work Group for Economic Development (JWGED) spent time listening to and documenting both the pros and cons as identified by citizens at that meeting. At that time, the JWGED opened the floor for pro and con statements regarding the Nestlé opportunity. Staff wrote those ideas and concerns on large pieces of newsprint. It was the initial decision of the JWGED to collect Pro and Con statements, review them, and adopt a final list. The JWGED would then talk about what to do with the list. Initially the idea was to post them on the walls in City Hall. Other strategies discussed included a survey, door to door visits and electronic polling.

At that time (July 30th) the JWGED directed staff to combine the initial list with other pro and con statements collected in other meetings and to bring that back to the JWGED. The intent was to get all the statements together in one place so the JWGED can figure out what to do with them.

The JWGED was to discuss the pro's and con's list at the August 27th meeting, which had to be cancelled because of the fire disrupting the power throughout town. This cancellation did allow the list to be available to the public for over 30 extra days until the September 24th meeting.

At the September 24, 2015, meeting the JWGED began discussion and review, but no final decision was made. The lists captured all of the statements without attempting to validate any of the statements. While there was much discussion about the statements, no editorial edits were suggested. The people who will read the statements will need to make up their own minds about the veracity of the claims on both sides.

Now comes the time when the JWGED needs to make a final decision regarding what to do with the listings.

As always, new statements may be added to either list.

OPTIONS: The JWGED has the following options available to it at this time:

1. Call the effort over.
2. Accept the lists and direct staff to post the lists on the walls in the Council Chamber at City Hall.
3. Direct staff to compile a refined list by issue for the JWGED, then post the revised lists in the Council Chambers.
4. Other action as may be desired by the JWGED.

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