

JOINT (CITY/PORT) WORK GROUP FOR ECONOMIC DEVELOPMENT

Meeting Notice and Agenda

Thursday, January 29, 2015

7:00 PM

City Hall Council Chambers

1. Call To Order/Pledge of Allegiance.
2. Welcome and Self-Introductions.
3. Adoption of meeting minutes of November 19, 2014.
4. Citizen Input.
5. Other Matters:
 - A. Presentation and description of services by Amanda Hoey (MCEDD) and request to join JWGED.
 - B. Presentation from Energy Task Force.
 - C. Update on City economic development efforts.
 1. Electric substation options.
 - D. Update on Port economic development efforts.
6. Next Meeting: February 26, 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.

1. Call To Order/Pledge of Allegiance. Mayor Cramblett called the meeting to order at 7:00 PM. Port Commissioner Brenda Cramblett, Port President Jess Groves, Council Member Jeff Helfrich, and Mayor Tom Cramblett were present. Council Member Bruce Fitzpatrick and citizen member Gary Munkhoff were absent. Also present were City Administrator Gordon Zimmerman, Port Interim General Manager Paul Koch, City Recorder Kathy Woosley, and Dave Palais.
2. Welcome and Self-Introductions.
3. Adoption of meeting minutes of October 23, 2014. PP Groves moved, seconded by CM Helfrich, to approve the October 23, 2014 minutes. The motion passed unanimously.
4. Citizen Input. None.
5. Other Matters:
 - a. Introduce Port's Recreation Coordinator and Work Plan. PIGM Koch said due to the weather this item would be postponed to a future meeting.
 - b. Update on City economic development efforts. CA Zimmerman reported that there is a process to tighten up the timeline for the cross transfer of water rights. Consensus of the JWGED was to recommend to the City Council and the Port Commission to place the current process on hold and to move forward with the cross transfer.

CA Zimmerman gave members a handout (Exhibit A) showing current configuration of the electric substation and transformer and how the City and Industrial Park is fed. The handout also depicted other options and projected costs for those options. Mayor Cramblett said he would set up a meeting with BPA and the group decided that costs for maintenance needed to be determined before any decisions could be made.

c. Update on Port economic development efforts. PIGM Koch said there was a meeting with Darrin Nichols and Michael McElway to discuss the One Gorge Concept. He said that group is working on a list of priorities.

PIGM Koch reported on a new application being filed by ODOT through a transportation funding program for building a new bridge in Hood River, pedestrian access on the Cascade Locks and Hood River bridges, and to repair Highway 14 issues. He said there is consideration to add the bridge in The Dalles to the application.

PIGM Koch reported on the progress of the land deals in the Industrial Park and that the previous DEQ Manager would be sitting on the project team for the infrastructure construction for the Industrial Park.

PIGM Koch said the Port Commission has adjusted the 10-year operations and maintenance plan for the Bridge of the Gods and has committed \$250,000 per year for projects.

PIGM Koch said the Port Commission is anticipating additional revenue with the hiring of the Recreation Coordinator. He said there has been a review of the fee schedule and rental policies.

PP Groves reported on a meeting regarding the evaluation of the train whistles in Cascade Locks and stated that there is going to be an upcoming meeting with UPRR and the Natives to discuss the issue of trains blocking the access to the river.

PP Groves said there were differing perceptions of the Community Appreciation Dinner but thought that it went well. He said it was to honor volunteers but to also tell of accomplishments.

6. Next Meeting: Discuss meeting date for December meeting. City Council Chambers is not available on the 18th and the following Thursday is Christmas Day. There will be no December meeting. The next meeting will be January 29, 2015.
7. Adjournment. CM Helfrich moved, seconded by PP Groves, to adjourn. The motion passed unanimously.

Prepared by
Kathy Woosley, City Recorder

APPROVED:

Tom Cramblett, Mayor

JUGED initialy

Current Configuration

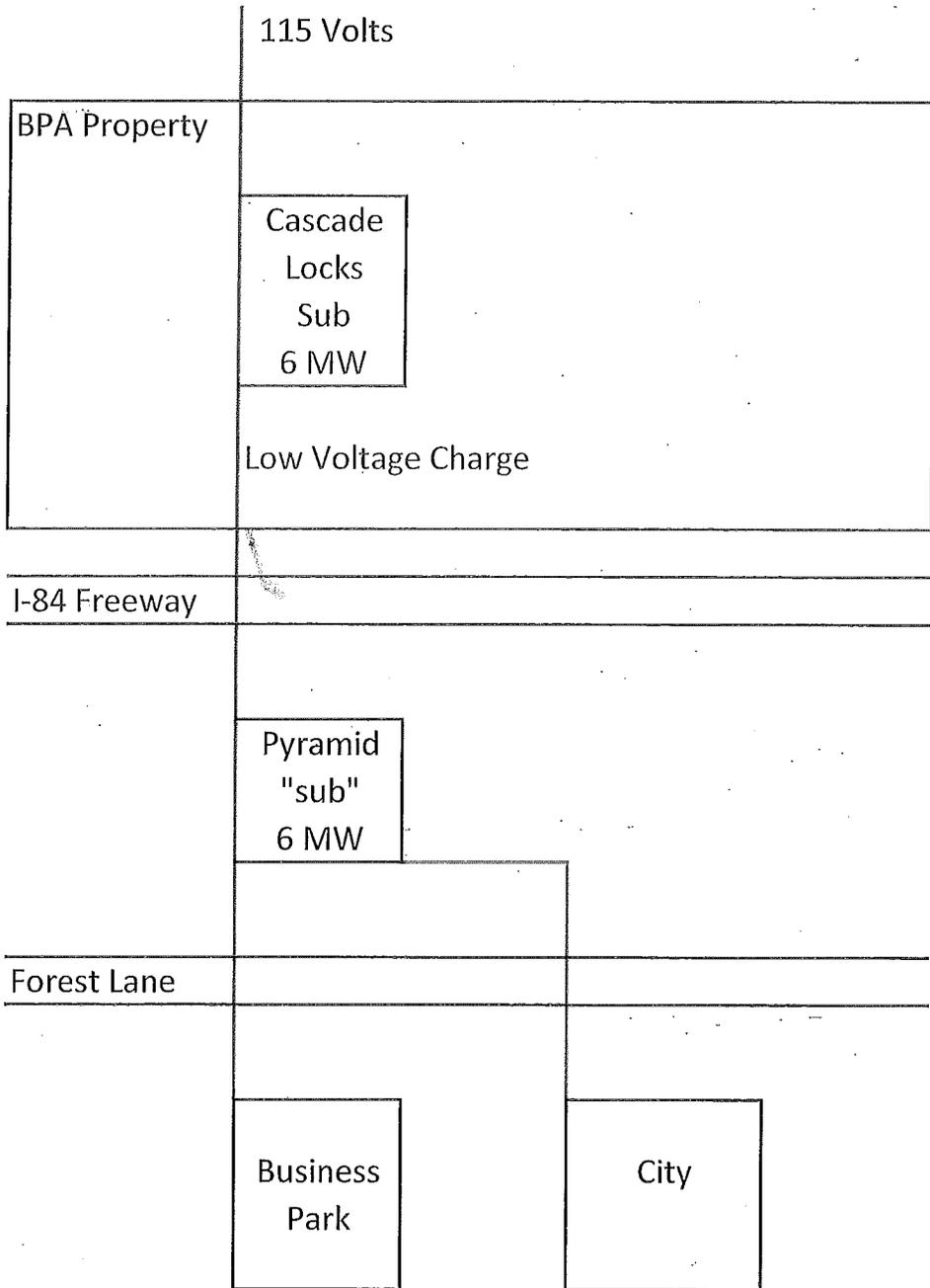
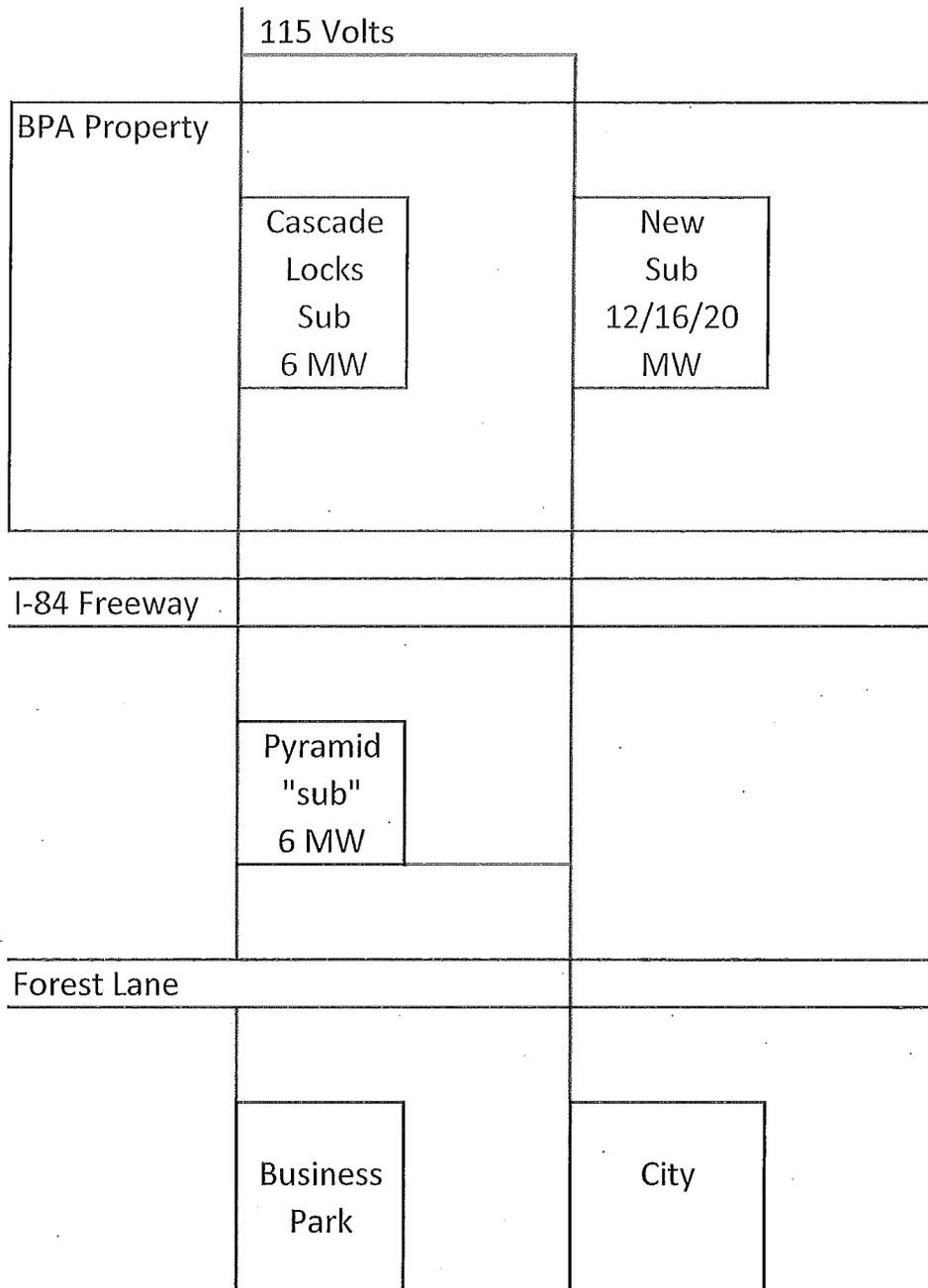
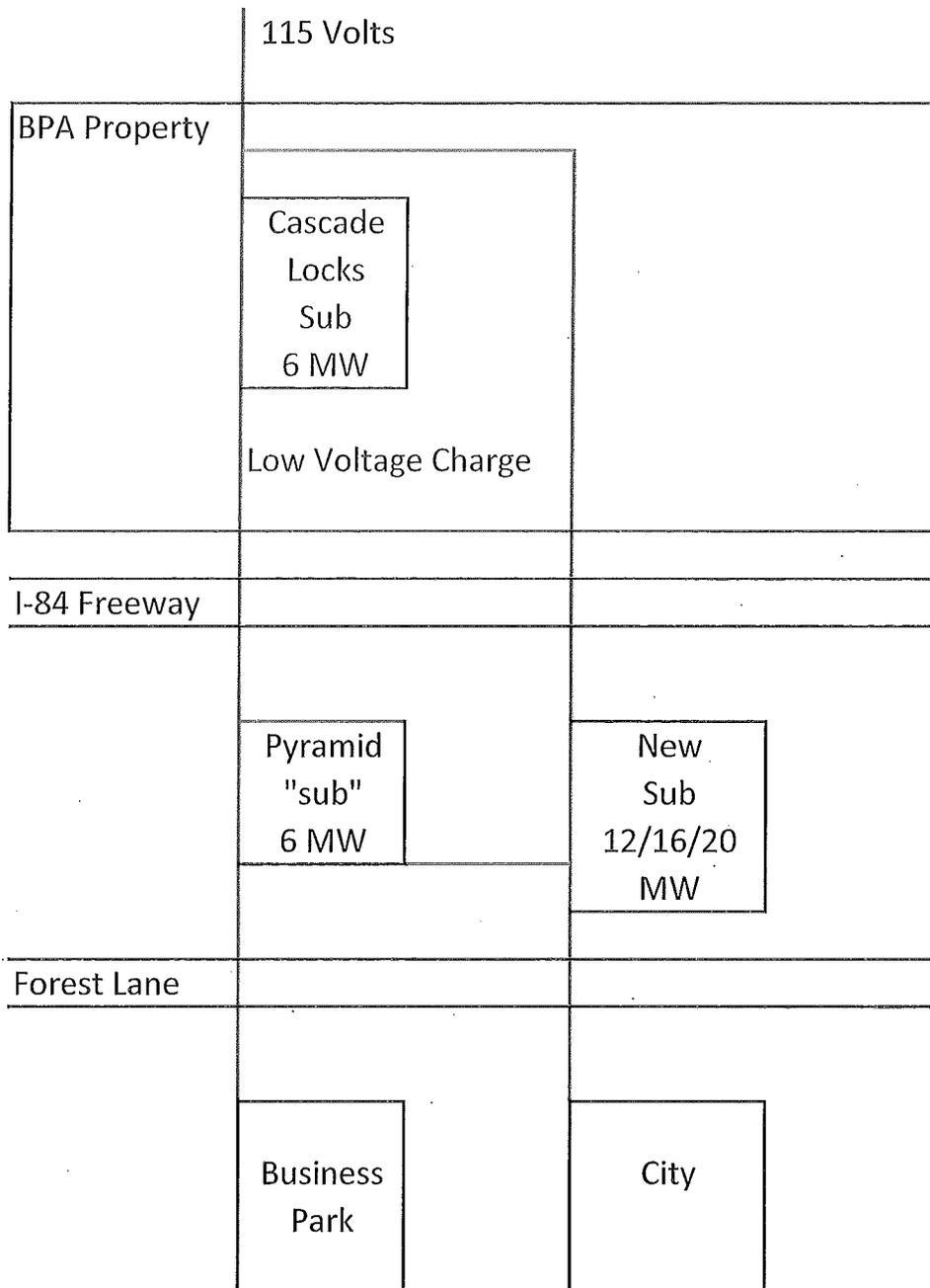


EXHIBIT A by LOEC
TO MINUTES OF 8/11/14
JUGED MEETING

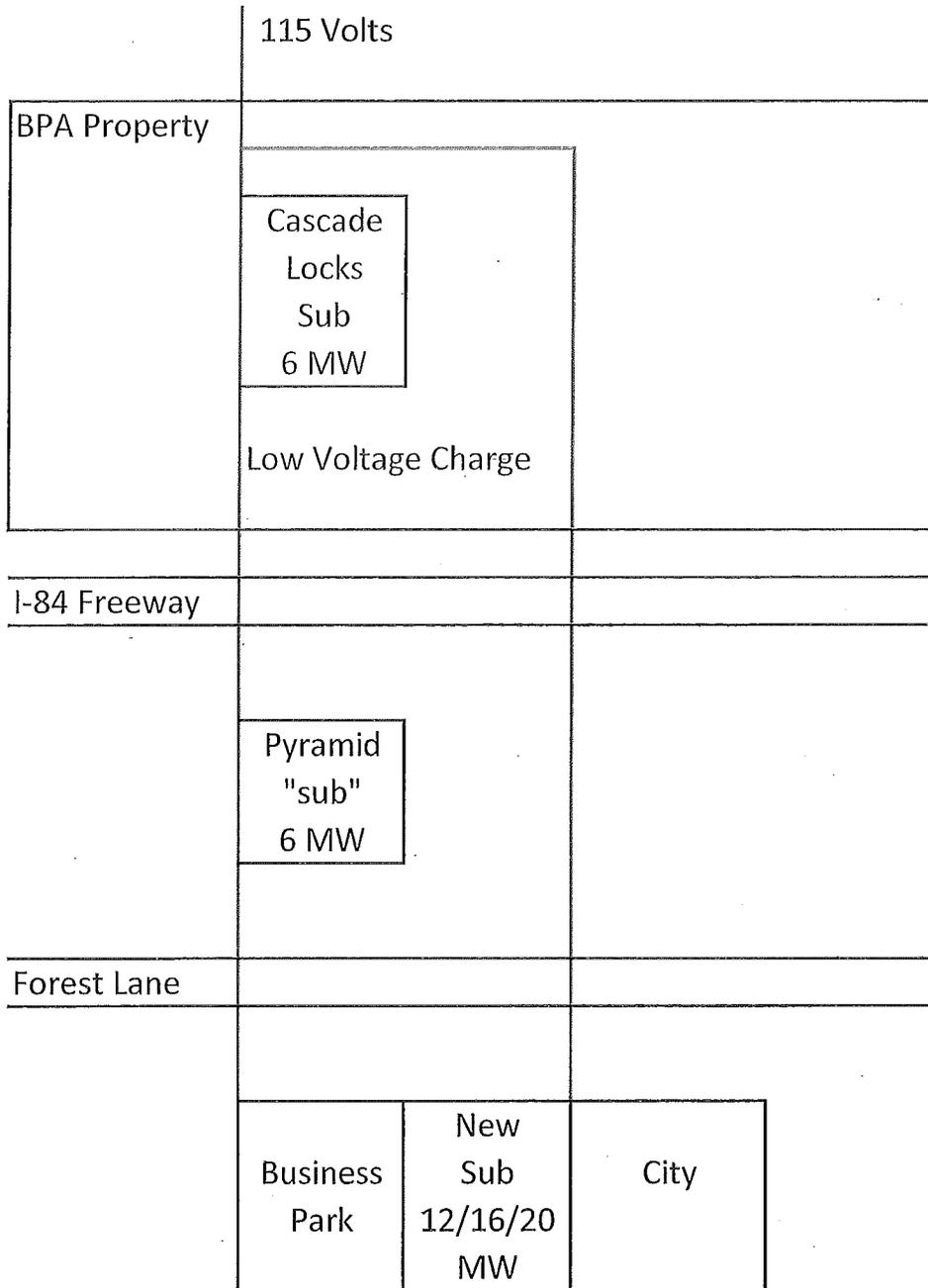
Option #1: Purchase BPA Substation Now



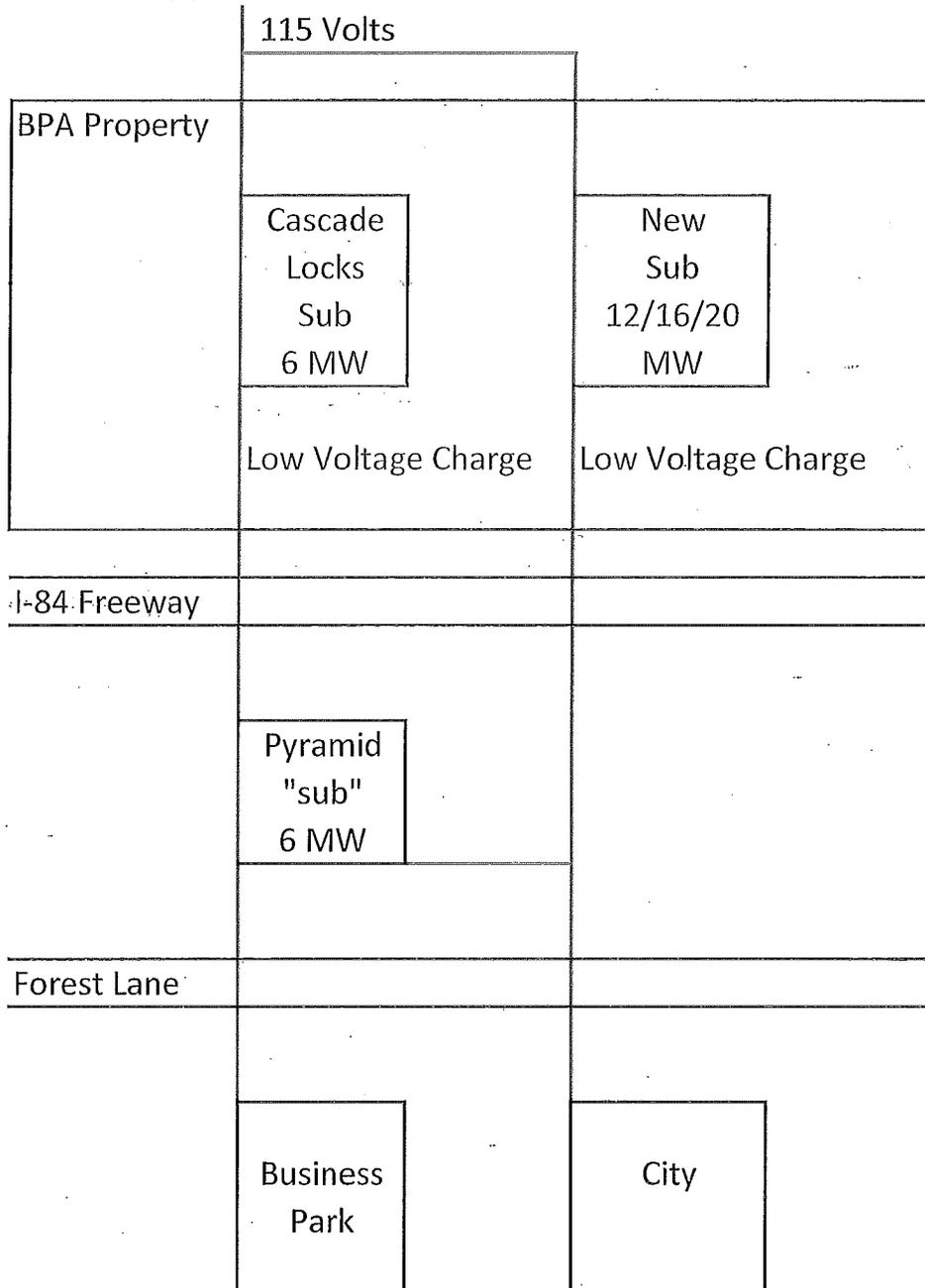
Option #2: Build New Substation in Pyramid



Option #3: Build Substation on Port Property



Option #4: BPA Builds Substation Now
City purchases in the future after growth comes.



City of Cascade Locks
Electrical Master Plan Cost and Revenue Projections
Revision Date: November 18, 2014

Options	Option #1 New Substation On BPA Property	Option #2 New Substation On Pyramid	Option #3 New Substation On Port Property	Option #4 BPA Build On BPA Property (Future Purchase)
Cost of Land:	\$ 301,000	\$ 100,000	\$ -	\$ -
Industrial Feeder #1:	250,000	250,000	250,000	250,000
12/16/20 MVA Substation:	1,969,000	1,969,000	1,969,000	3,500,000
Transmission Line From BPA to Sub:	-	-	277,000	-
Total:	\$ 2,520,000	\$ 2,319,000	\$ 2,496,000	\$ 3,750,000

USDA RUS Financing				
Interest Rate:	3.25%	3.25%	3.25%	3.25%
Term (Years):	40	40	40	40
Annual Payment:	\$ 113,470	\$ 104,420	\$ 112,390	\$ 168,855

Property Liability Insurance				
Current Coverage: \$2,050,000 for Pyramid	\$ 1,416			
Increased Coverage: \$2,500,000*2	\$ 3,481	\$ 3,204	\$ 3,448	\$ 5,180

Low Voltage Delivery Charge	Savings	Expense	Expense	Expense
Assumptions	Option #1	Option #2	Option #3	Option #4
2014: current cost	\$ 36,000			
2015: estimated cost for next year	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
2016: adding 3 mw and 25% cost increase	\$ -	\$ 50,000	\$ 50,000	\$ 100,000
2017: adding 1 mw and 25% cost increase	\$ -	\$ 62,500	\$ 62,500	\$ 145,833
2018: adding 1 mw and 10% cost increase	\$ -	\$ 68,750	\$ 68,750	\$ 183,333
2019: adding 10% cost increase	\$ -	\$ 75,625	\$ 75,625	\$ 201,667

Annual Financing Payment:	\$ 113,470	\$ 104,420	\$ 112,390	\$ 168,855
Increased Liability Insurance:	\$ 3,481	\$ 3,204	\$ 3,448	\$ 5,180
Low Voltage Delivery Charge (2016):	\$ -	\$ 50,000	\$ 50,000	\$ 100,000
Estimated Incremental Total Cost (2016):	\$ 116,952	\$ 157,623	\$ 165,838	\$ 274,035

Incremental Revenue	1 MW	2 MW	3 MW	4 MW
8 hour shift/5 days per week				
Revenue:	\$ 180,630	\$ 361,260	\$ 541,890	\$ 722,520
Costs:	102,573	205,146	307,719	410,292
Gross Margin:	\$ 78,057	\$ 156,114	\$ 234,171	\$ 312,228
24 hour shifts/7 days per week				
Revenue:	\$ 430,164	\$ 860,328	\$ 1,290,492	\$ 1,720,656
Costs:	277,033	554,066	831,099	1,108,132
Gross Margin:	\$ 153,131	\$ 306,262	\$ 459,393	\$ 612,524