

**PORT OF COLUMBIA COUNTY
APRIL 12, 2023
COLUMBIA CITY, OR 97018**

The Port of Columbia County held a Commission meeting at 8:30 A.M. on Wednesday, April 12, 2023, at the Port Office, 100 E Street, Columbia City, Oregon, and via Zoom video conferencing, with the following present:

Commissioners

Robert Keyser	President
Chip Bubl – Zoom	Vice President
Chris Iverson	2 nd Vice President
Nancy Ward	Secretary
Brian Fawcett	Treasurer

Guests

Natasha Parvey	NEXT
Jay Harland	CSA Planning
Nathan Emerson	CSA Planning
Jeromy Hasenkamp	PAC-TAC
Duane Neukom	Zoom
KJ Lewis – PGE	Zoom
Henry	Zoom
Chris Efird	NEXT
Trains are Great	Zoom
Tommy Brooks – Cable Huston	Zoom
Brandon	Zoom
Alta Lynch	Zoom
503-539-7947	Zoom

Staff

Sean P Clark	Executive Director
Bob Gadotti	Exec. Finance Mgr.
Robert Salisbury	Port General Counsel
Brittany Scott	Exec. Assist. /Office Coord.
Elizabeth Millager	Exec. Assist. Operations
Sydell Cotton – Zoom	Acct. & Payroll Specialist
Elliot Levin	N. County Ops. & Terminal Mgr.
Amy Bynum – Zoom	Real Est. & Bus. Dev. Mgr.
Gina Sisco	External Affairs Mgr.
Lacey Tolles	Data Res. & Projects Spec.
Susie Tolleshaug – Zoom	Administrative Assistant

The Port of Columbia County Commission meeting was called to order at 8:30 A.M. by President Robert Keyser.

Consent Agenda

Chris Iverson moved, Brian Fawcett seconded a motion to adopt consent agenda items A, B, & C: March 29, 2023, minutes, Financial Reports for March 2023, and March 2023 Check Register (A) in the amount of \$201,479.91. The motion carried unanimously.

Nancy Ward moved, Brian Fawcett seconded a motion to adopt consent agenda item D: February Check Register (B) for \$22,600.89. Chip Bubl, Nancy Ward, and Brian Fawcett voted aye. Chris Iverson and Robert Keyser abstained from voting, declaring a potential conflict of interest. The motion carried.

Additions To The Agenda

Robert Salisbury mentioned that we are adding to deliberate with persons designated to negotiate real property transactions under 2(e) for executive session.

Public Comment

Jeromy Hasenkamp introduced himself to the Commission as the Chief Executive Officer at Pac-Tac Protective Solutions. Mr. Hasenkamp stated Pac-Tac is a security firm and offers different services in lots of different realms. Pac-Tac does anything from uniform services, plain clothes protection details, security assessments, training for personal safety, self-defense, and environmental awareness talks. Mr. Hasenkamp mentioned he was with the State Police for twenty-two and a half years. Mr. Hasenkamp has given a lot of gun training courses throughout the years. He was seeing a trend moving towards private security and in 2017 he did some private sector in some other realms and then founded the security side of his company in 2019. Mr. Hasenkamp said that Pac-Tac has gone from three full-time employees to almost a hundred employees throughout Oregon and Washington. The Commissioners thanked Mr. Hasenkamp for coming and discussing the options available.

Old Business

Scappoose Bay Marina Dredging Project Update

Sean Clark informed the Commission that we are still preparing to dredge in fall of 2023. The sediment team has reviewed the Sediment Plan and sent it back to the engineers with comments for GRI to address. GRI will complete

their responses and return the Sediment Plan to the Sediment Team for approval by early this week.

Marina Improvement Project

Sean Clark informed the Commissioners that he approved a Purchase Authorization for a \$24,310 amendment to the KPFF contract which includes the Biological Assessment, the gangway re-engineering, and splitting the project into Upland and In-water.

Airport Use Permit (Through-The-Fence)

Amy Bynum said an email will be sent to Clayton Eveland today that will include a copy of the Commission minutes from March 29th. This will serve as written documentation for Mr. Eveland to give to his investors and also as a follow-up to his request for written assurance of the Port's Through-The-Fence Policy. Ms. Bynum said that she also scheduled the first monthly touch base meeting with Transwestern, our FBO.

Port Office Extension Update

Amy Bynum presented schematics of the new office extension. She mentioned that we are several months ahead of schedule and wanted the Commission to feel informed on the process. Ms. Bynum met for a pre-application meeting with City of Columbia City two weeks ago. She experienced exceptional customer service. Everyone was collegial and helpful. The next step is to have Matt Alexander, our project manager with LCE to submit the storm water report, land use narrative, land use drawings, and application this Friday. Ms. Bynum mentioned that we are going to have a geotechnical report completed on the site as the Building Department requires the Port to have one. Ms. Bynum stated that the diagram shows the new full scope with the Robert Keyser inspired angled building. We will likely go out for construction bids in June or July.

Railroad Avenue Update

Elliot Levin gave the Commissioners a brief update on the progress in developing a remediation plan for Railroad Avenue. In accordance with the terms of a Consent Order of April 13, 1995, between the Port and the Department of Environmental Quality (DEQ), the Port was obligated to produce a Feasibility Study exploring options to address concerns in the various action areas identified by DEQ at Railroad Ave. Between December 2021 and September 2022, Port Staff, our engineering consultant Geoengineers, and DEQ worked on finalizing a Feasibility Study (FS). That work was completed when DEQ accepted the FS on November 7, 2022. Since accepting the Port's FS, DEQ has been drafting a staff report which will lead to the Record of Decision (ROD) after going through a public comment period. The ROD details the work required at the site. It's important to note that the ROD concludes the Port's obligations under the Consent Order. Last week the Port met with DEQ to discuss their timeline. This month DEQ expects to finalize their staff report. This summer, the Staff Report, and FS will be circulated for public comment, with the aim being to have a ROD by the end of the summer. Once the ROD has been issued, the Port will enter the next phase. The next phase will be a review of the Port's ability to pay and negotiations regarding the Port's financial obligations going forward. DEQ's aim will likely be another consent agreement as the project moves into remedial design during which more detailed engineering will take place and the timing of the work will be developed. The Port did have some disappointing news during last week's meeting when we learned that a \$5 million bond was requested by DEQ that was on the table for the current legislative session issue had been stricken from the budget by the Governor's office. The proceeds from this bond would have been dedicated to the Railroad Avenue site. Since learning of this, the Port has been talking to DEQ to see how the Port can coordinate efforts with the county state delegates, lobbyists, etc, to restore the bond. The next opportunity for such funding will be two years from now. The Port also discussed the possibility that the various Scappoose Bay projects will be moved into an EPA superfund site. DEQ is not directly involved in those discussions, but they do not feel they will be successful. DEQ's concern is that doing so will cause a significant delay in restoring the sites, given how far along they are, and they are also concerned about losing the progress and momentum of the past 18 months. This effort is being led by local tribes who would like an oversight role in the projects. For Railroad Avenue DEQ intends to actively engage the tribes during the public comment period. To conclude, the FS is done, and the ROD will be done this fall. These are both important milestones.

New Business

Resolution 2023-09

A RESOLUTION AMENDING RESOLUTION 2009-43 TO REMOVE RESTRICTIONS ON LICENSES AND PERMITS

Brian Fawcett moved, Nancy Ward seconded a motion to approve Resolution 2023-09, authorizing the Board President to amend Resolution 2009-43 to remove restrictions and allow licenses and permits with any type of entity. The motion carried unanimously.

Resolution 2023-10

A RESOLUTION APPROVING A SECOND AMENDMENT TO ORPET INC.'S LEASE AT THE MULTNOMAH INDUSTRIAL PARK

Nancy Ward moved, Chip Bubl seconded a motion to approve resolution 2023-10, authorizing the Executive Director to execute a Second Amendment with ORPET, Inc. The motion carried unanimously.

Executive Director's Report

Provided and read by Sean Clark, which is attached to the file copy of the Minutes.

Commissioner Reports

Robert Keyser mentioned he went to the PGE meeting with Maria Pope, Sean Clark, KJ Lewis, and Brian Fawcett. The purpose was to reacquaint, but the takeaway from this was that we need to meet more often so that we are on a first name basis. Mr. Keyser stated another thing he got out of this meeting is that he didn't know that the electric vehicle charging wasn't as hard on the infrastructure. Mr. Keyser thought the meeting with PGE was a good start and he committed that we would keep those meetings going forward and rotate Commissioners so everyone can meet them.

Nancy Ward stated that it is a busy season. She has been attending lots of forums and really likes the community outreach that you are able to do in these situations. Ms. Ward attended the Scappoose Town Hall and was so impressed with the City and the way they engaged the people at the meeting. We can learn a thing or two on how to positively engage them. One thing Scappoose did was show a presentation on city parks and everyone had a clicker that gave them the ability to decide on which project and how much money to pay for the project. Ms. Ward would like to see the Commission start engaging with the people in our community. She is tired of people not knowing who we are.

Chris Iverson had no update.

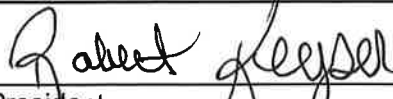
Brian Fawcett stated that he had a great meeting with Maria Pope and another good meeting with Congresswoman Bonamici. Mr. Fawcett met with Lacey Tolles and Amy Bynum on electric vehicle charging and grant options for the new building. He went to the Scappoose Bay Marina parking lot to check and see if the electric vehicle parking would take away from regular parking. Mr. Fawcett mentioned that the parking lot was a ¼ full and there was a Tesla there. He wants to stop by a few more times to see if the electric vehicle parking will be beneficial. He thinks it is an exciting opportunity.

Chip Bubl mentioned that he really likes the quality of the reports he is getting prior to doing our resolutions. He liked that they lay out everything and made his ability to decide stronger and easier.


Executive Session

The Board held an executive session to conduct deliberations with persons designated by the governing body to negotiate real property transactions pursuant to ORS 192.660(2)(e) and consulted with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed under ORS 192.660(2)(h).

THERE BEING NO FURTHER BUSINESS BEFORE THE COMMISSION, THE MEETING ADJOURNED AT 10:32 A.M.



President



Secretary

May 10, 2023

Date Adopted by Commission