

**PORT OF COLUMBIA COUNTY
MAY 10, 2023
COLUMBIA CITY, OR 97018**

The Port of Columbia County held a Commission meeting at 8:30 A.M. on Wednesday, May 10, 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	Vice President
Chris Iverson	2 nd Vice President
Nancy Ward	Secretary
Brian Fawcett – Zoom	Treasurer

Guests

Natasha Parvey	NEXT
Jay Harland – CSA Planning	Zoom
Brady Preheim	Zoom
James Kirby – Century West	Zoom
Duane Neukom	Zoom
KJ Lewis – PGE	Zoom
Tommy Brooks – Cable Huston	Zoom
Alta Lynch	Zoom
Scott Fournier	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	Operations Coordinator
Sydell Cotton – Zoom	Acct. & Payroll Specialist
Elliot Levin	N. County Ops. & Terminal Mgr.
Amy Bynum	Real Est. & Bus. Dev. Mgr.
Gina Sisco	External Affairs Mgr.
Lacey Tolles	Data Res. & Projects Spec.
Susie Tolleshaug – Zoom	Administrative Assistant

Guests Continued

Jasmine Lillich	Zoom
Empty Hangar	Zoom

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, Nancy Ward seconded a motion to adopt consent agenda items A, B, & C: April 12, 2023, minutes, Financial Reports for April 2023, and April 2023 Check Register (A) in the amount of \$214,978.13. The motion carried unanimously.

Chip Bubl moved, Nancy Ward seconded a motion to adopt consent agenda item D: April Check Register (B) for \$33,556.73. 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

There were no additions to the agenda.

Public Comment

There was no public comment.

Old Business

Scappoose Bay Marina Dredging Project Update

Sean Clark updated the Commission that the Sediment Analysis was sent back to PSET's evaluation team and once they make their decisions on the characteristics of the sediment then the Port will know if we can do in-water or upland disposal of dredge spoils.

Marina Improvement Project

Sean Clark mentioned that the Port is about 90% complete with the design and engineering for the marina improvement project. Mr. Clark said at some point the Port will need to figure out how much we will be spending this current budget year and the next year based on priorities.

Airport Use Permit (Through-The-Fence)

Amy Bynum said that there is no update.

Port Office Extension Update

Amy Bynum updated the Commission that Columbia City received the application for the minor modification to the

Port office building. The addition is \$2,500 additional square feet. The City of Columbia City sent a letter on Monday that the application is complete, and the Port should receive a decision by Friday. The only condition for approval is to sign an updated waiver of remonstrance for street improvements. Chris Iverson asked if the city is talking about the street going North and South or East and West. Ms. Bynum said that it is going East and West on the street in front of the building. Mr. Iverson asked if that was broken out in the non-remonstrance agreement. Mr. Salisbury stated yes, the city is asking to extend the period of time. The Commission's consensus was to approve the Waiver of Remonstrance Agreement.

New Business

Resolution 2023-11

A RESOLUTION TO APPOINT ANDREW BRADLEY TO THE SCAPPOOSE BAY MARINE PARK ADVISORY COMMITTEE

Chip Bubl moved, Chris Iverson seconded a motion to approve Resolution 2023-11, authorizing Andrew Bradley appointed to the Scappoose Bay Marine Park Advisory Committee. The motion carried unanimously.

Resolution 2023-12

A RESOLUTION APPROVING CENTURY WEST SCOPE OF WORK FOR RUNWAY REHABILITATION AT THE SCAPPOOSE AIRPORT

Chris Iverson moved, Chip Bubl seconded a motion to approve Resolution 2023-12, authorizing the Executive Director to proceed with a Scope of Work with Century West for environmental and design services for Runway Rehabilitation at Scappoose Airport. Chris Iverson asked who will be picking the subcontractors. James Kirby said that when they proposed the original project, they submitted a list of sub-consultants. Nancy Ward asked how we get the word out to people who want to use our facility when the runway is closed. Mr. Kirby said that we use the NOTAM System which is a notice for air mission. The motion carried unanimously.

Resolution 2023-13

A RESOLUTION APPROVING CENTURY WEST SCOPE OF WORK FOR WESTSIDE PAVEMENT MAINTENANCE AT THE SCAPPOOSE AIRPORT

Chris Iverson moved, Chip Bubl seconded a motion to approve Resolution 2023-13, authorizing the Executive Director to proceed with a Scope of Work with Century West for design services for Westside Pavement Maintenance at the Scappoose Airport. The motion carried unanimously.

Resolution 2023-14

A RESOLUTION AUTHORIZING THE PORT TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH AMERICAN GUTTER SERVICE INC FOR A SMALL PARCEL LOCATED ON SOUTH 1ST STREET

Nancy Ward moved, Chip Bubl seconded a motion to approve Resolution 2023-14, authorizing the Executive Director to complete the transaction and sign closing documents as required. Nancy Ward, Robert Keyser, Chip Bubl, and Brian Fawcett voted ayes. Chris Iverson voted nay. Mr. Iverson said we are selling the property too cheaply and doesn't agree. The motion carried.

Executive Director's Report

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

Robert Salisbury also announced that the port antitrust bill passed the Oregon State Senate yesterday. The bill is going to the House and then will go to the Governor for signature.

Commissioner Reports

Chris Iverson stated that he received quite a few comments about all of the boats fishing within our confines at the Scappoose Bay Marina. There were three or four boats anchored with three to five people inside the boat and this has happened for the last couple of weekends. The parking lot has been packed with trailers, boats, and people. Mr. Iverson also received comments about the dock. The elderly tenants are having a hard time because the dock is not level.

Nancy Ward stated that she is busy campaigning. She mentioned that the Chamber of Commerce event was delightful and well-attended. Ms. Ward mentioned that there will be a change for the commission, and it will affect all of the advisory committees and all of the assignments that the Commissioners have. She would like to take some time before July to have a conversation about how we do the advisory meeting assignments, what policies the Port has, who is on what, and how we determine that. Ms. Ward has never understood who gets to be in charge of what. Robert Keyser asked Ms. Ward what she thought of a post-election commissioner orientation. Ms. Ward would like to know more about the Commissioner's requirements.

Brian Fawcett stated that the Chamber event was good. Also, the meeting with staff to go over the budget was good as well.

Chip Bubl mentioned that he had read the budget and had a good conversation with Bob Gadotti yesterday.

Robert Keyser mentioned that he had a busy month and was out of the country for a couple of weeks. He appreciates the staff keeping him up to date. Mr. Keyser mentioned that they are still working on a potential meeting to explain the tax implications of the NEXT Energy development for all the special districts. Mr. Keyser would love to see the Port sponsor a table at the Black-Tie and Blue Jeans event. The funds raised at the event go toward the "Chance to Become" scholarship. Mr. Keyser would like to invite some of our trade union people to the event. Lastly, Mr. Keyser wanted to thank the Port staff for the kind card related to the passing of his mother.

Executive Session

The Board held an executive session to consult 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 10:01 A.M.

President

June 14, 2023

Date Adopted by Commission

Secretary