



COMMISSION WORK SESSION MINUTES
JULY 24, 2024
100 E. STREET
COLUMBIA CITY, OR 97018

The Port of Columbia County held a Board meeting at 6:00 p.m. on Wednesday, July 24, 2024 at the Port office and via Zoom (*) video conferencing with the following present:

Commissioners

Brian Fawcett	President *
Chip Bubl	Vice President
Nancy Ward	2nd Vice President
Robert Keyser	Secretary
Nick Sorber	Treasurer

Staff

Sean P. Clark	Executive Director
Amy Bynum	Deputy Executive Director
Bob Salisbury	Port General Counsel
Guy Glenn, Jr.	Executive Finance Manager
Miriam House *	Operations Manager
Elliot Levin	North County Ops. & Terminal Mgr.
Gina Sisco	Communications & External Affairs Mgr.
Elizabeth Millager *	Property Manager
Lacey Tolles	Airport Manager
Christa Burns	Administrative Assistant II
Mary Laitala *	Administrative Assistant

Guests

Katie Daugherty	DEQ
Kevin Parrett	DEQ
Melyssa Graeper*	DEQ Regional Solutions
Kevin Jones	CPBR
Spencer Deschamps	Blue Heron Septic
Ralph Culpepper	Clatskanie Resident
Natasha Parvey *	NXT Clean Fuels
Arthur Leskowich *	
Bob Gadotti *	Scappoose
Laura Maffei *	Outside Counsel

Vice President Chip Bubl called the Port of Columbia County Commission work session to order at 6:00 p.m. Commissioners Bubl, Keyser, Ward and Sorber were present in person. Commissioner Fawcett attended via Zoom.

Additions To Agenda

Chip Bubl asked the Commission if there were any additions to the agenda. There were no additions, but the Commission agreed to switch the order of Items B and C under New Business.

Consent Agenda

Mr. Bubl entertained a motion to approve the consent agenda. Nick Sorber moved; Nancy Ward seconded a motion to adopt consent agenda item A: Approval of June 12, 2024 Minutes. Motion carried unanimously, 5-0.

Comments from the Public

Brady Preheim thanked the Commission for continuing to hold evening meetings and said he appreciates the Port having them. Mr. Preheim asked DEQ to work with the Port to get the Railroad Avenue cleanup done. He said the need for environmental cleanup at the site has gone on for decades and should not be passed along to future generations.

New Business

Columbia Pacific Bio-Refinery (CBPR) Quarterly Update

Kevin Jones, Sr. Director of Business Development with CPBR introduced himself and stated that he will be providing the Quarterly Update from this point on as Dan Luckett has retired. Mr. Jones shared that he has 34 years of experience on the Columbia River operating and managing marine terminals, pipeline and railroad operations. He was hired by CPBR in November 2023 and his primary focus is to bring additional business to CBPR by continuing to work with the Port and other local entities in Columbia County, and by moving forward with expanding the facility in regard to renewable diesel, ethanol, and possibly renewable diesel feedstock. Mr. Jones reported on facility operations, safety and environmental compliance, on-site inspections, permitting, maintenance, and expansion projects. CPBR currently has 22 employees on site. Transloading and craning operations have been ongoing since 2021 and CPBR has handled a total of 13,632 rail cars which is equivalent to 112 unit trains and 65 vessels have been loaded. Mr. Jones said there have been no contractor or employee injuries, zero loss time injuries, zero recordable injuries and no reported near miss or at-risk incidents. They had 2,432 consecutive workdays without an injury and 4,732 days without any loss time accidents. CPBR's safety and environmental operations are within compliance and there have been a total of 268 inspections on site. Mr. Jones stated that 100% of unit trains received on site (498 to date) have been properly marked and placard, there have been no Federal Railroad Administration (FRA) infractions, and 100% of rail cars released from the facility were properly placard and inspected before release back to the railroad. All federal, state, and local permits are in place and up to date. CPBR is working with the Port and other interested parties on finalizing a dock maintenance plan and making improvements to meet the new required seismic standards. CPBR continues to develop renewable fuels expansion projects.

Nancy Ward stated that she took a quick tour of Port Westward on July 29 and noticed more rail cars than usual. Mr. Jones responded that CPBR was one of the supply chain locations used to store rail cars while a receiving facility in Dickinson, ND was idled for several weeks due to scheduled maintenance known as a turnaround which lasted roughly two weeks. The additional rail cars are now being shipped out of CPBR's facility. Elliot Levin added that trains will start moving again next Friday or Saturday. Ms. Ward inquired about how many rail cars CPBR can hold at one given time. Mr. Clark responded that the Port lead and CBPR lead each hold one unit train, the Beaver spur can hold almost one, and they store a lot inside the fence also. The Commission thanked Mr. Jones for his report.

Resolution 2024-15

APPROVING BLUE HERON SEPTIC LEASE

Port Deputy Executive Director Amy Bynum presented Resolution 2024-15 which would authorize the Port to enter into a commercial lease with Blue Heron Septic and Drain Services ("Blue Heron"), a local company that has served St. Helens and the surrounding area for many years and has a reputation for reliable service. Ms. Bynum introduced Blue Heron Owner Spencer Deschamps to discuss his business and plans for using the property. Mr. Deschamps introduced himself as a long-time citizen of Columbia County stating that he graduated from St. Helens and raised his kids here.

He stated that Blue Heron has acquired St. Helens-Scappoose Septic, but the two businesses will not blend. There will not be any maintenance performed onsite, and Mr. Deschamps is aware that DEQ has oversight of the property. Nancy Ward asked how many trucks they have, and if all trucks would arrive at the site empty. Mr. Deschamps responded that Blue Heron has two pump trucks and two service trucks, and St. Helens-Scappoose Septic has one pump truck and one service van. He confirmed that all trucks would arrive empty as required by law. The water treatment plant in St. Helens is their primary disposal site, and they have 24-hour availability for after-hours emergencies.

Robert Keyser moved; Nick Sorber seconded a motion to adopt Resolution 2024-15. The motion carried unanimously, 5-0.

Railroad Avenue Discussion with DEQ

Elliot Levin provided a brief recap of a large-scale environmental remediation project at the former Pope & Talbot site on Railroad Avenue. Mr. Levin displayed a map showing the five Priority Action Areas for cleanup and stated that Pope & Talbot operated a sawmill and creosote wood treatment facility on the site from 1938 until 1960. The contamination at the site happened before the Port purchased the property in 1963. Pope & Talbot and the Port signed a legal agreement with DEQ in 1995 that called for both parties to complete a remedial investigation and feasibility study. However, Pope & Talbot went bankrupt in 2008 and left the Port and the people of Columbia County responsible for the cleanup. Mr. Levin explained that the Port has been diligently working with the Oregon Department of Environmental Quality (DEQ) on a remediation plan for decades since. A Record of Decision (ROD) was issued by DEQ in September 2023 detailing the required remedial actions. As part of this process, DEQ would like the Port to enter into a new legal agreement which includes long-term monitoring. The estimated cost of the cleanup in 2022 was approximately \$22M and the Port has concerns about its ability to fund such a large amount. Mr. Levin pointed out the complexity of the issue and said the Port has been working well with DEQ over the last several years to gain momentum.

Mr. Levin then introduced Kevin Parrett and Katie Daugherty from DEQ to discuss the next phase and how to move forward. Ms. Daugherty explained that the next phase will consist of engineering and design work, implementation, and long-term maintenance. She also pointed out that with inflation the cost could now be closer to \$30M. DEQ will conduct an Ability to Pay analysis to assess the Port's ability to contribute to the costs. Mr. Parrett discussed remediation plans, timing and permitting challenges as most of the work will be done in the water. The Commission addressed the need for maintaining the infrastructure and the possibility of future site redevelopment. Both the Port and DEQ emphasized the importance of ongoing long-term maintenance and monitoring of the site and aimed to resolve the funding and move forward with an agreement by the end of the year.

Resolution 2024-16

APPROVING AIRPORT PAVEMENT MAINTENANCE BID

Airport Manager Lacey Tolles came before the Commission to recommend the selection of C.R. Contracting, LLC for the Scappoose Airport West Side Pavement Maintenance Project. Ms. Tolles stated that the Port received a Federal Aviation Administration (FAA) **grant**, and the project is approaching the final construction phase. Ms. Ward inquired about the health status of the pilot from a previous crash. Ms. Tolles responded that the pilot is in stable condition according to the last update received by Port staff.

Nancy Ward moved; Nick Sorber seconded a motion to adopt Resolution 2024-16. The motion carried unanimously, 5-0.

Executive Director's Report

Sean Clark announced the promotions of Elizabeth Millager to Property Manager and Lacey Tolles to Airport Manager and congratulated them both on their new roles. Mr. Clark stated that he emailed Commissioners regarding a new camera security system with updated technology and options to expand. At Port Westward, there have been no inbound unit trains, and no vessels are scheduled. Mr. Clark informed the Commission that a break-in was reported at the Clatskanie Business Center over the weekend and on July 23. Vandals broke windows and set off fire extinguishers in the building. A police report has been filed. On June 21 a hit and run was reported at Multnomah Industrial Park which damaged the main gate keypad. The matter is under investigation by the St. Helens Police Department. Community events for the year are wrapping up with Movies in the Park in Scappoose on August 9 and the Columbia City Celebration on August 10. Mr. Clark thanked Commissioners and staff for coming out and helping at the Port booths for those events. Lastly, Mr. Clark said he would be sending out the Department Reports earlier before the Commissions meetings. The Executive Director's Report is on file at the Port Office.

Commissioner Reports

Robert Keyser announced that Chief Steve Sharek of the Clatskanie Fire District is retiring after 43 years.

Nick Sorber said he was glad to meet with DEQ tonight and that hopefully we can get the cleanup done in a timely manner.

Nancy Ward attended the Northwest Environmental Business Council (NEBC) meeting last week and stated that each department head from DEQ gave a report on what they do and what they are currently working on. Ms. Ward shared that at the NEBC meeting it was announced that the NEXT Project in Columbia County is moving along and should be approved soon.

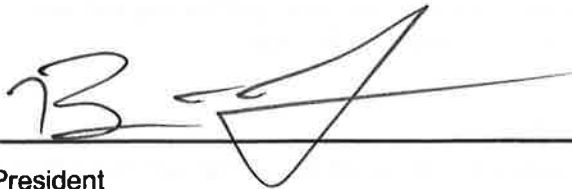
Brian Fawcett had no update.

Chip Bubl had no update.

Executive Session

The Board held an Executive Session to consider exempt public records, including written legal advice from Port General Counsel, which is privileged under ORS 40.225 and exempt from disclosure under ORS 192.355(9)(a) and ORS 192.660(2)(f).

**THERE BEING NO FURTHER BUSINESS BEFORE THE COMMISSION, THE MEETING
ADJOURNED AT 7:02 P.M.**



President

September 11, 2024

Date Adopted by Commission



Secretary