



HINooN

Hayden Island Neighborhood Network
www.myhaydenisland.com

Oct 9, 2014, 7 PM BOARD MEETING Oxford Suites Minutes

Board Members Present: Traci Chapman-Roy (Jantzen Beach Moorage), Carol Coar (The Waterside), Tom Dana (At-Large), Karla Divine (Tomahawk Island Floating Home Community), Ron Ebersole (At-Large, Island Cove), Gary Furgason (West Hayden Island Moorage), Jeff Geisler (Business), Herman Kachold (HI Manufactured Home Community Homeowners Assoc), Lucinda Karlic (nonprofit, HILP), Bill Smith representing Kerrie McCarty (Hayden Bay Marina Homes), Lyn Pettit (Marina Riverhouse), Berni Pilip (Jantzen Beach Moorage), David Redthunder (HI Manufactured Home Community), Ron Schmidt (At-Large), Marty Slapikas (Riverhouse Condos), Roger Staver (Island Cove), Amy Welch (Hayden Bay Condos).

Board Members Absent: Timme Helzer (Riverhouse East), Charlie Kuffner (Columbia Point West).

Homeowner Associations Not Represented: Columbia Point East, Jantzen Beach Village Condominiums, Lotus Isle Homes.

Audience: approx. 25 guests including **HI Manufactured Home Community:** Sam Churchill, Carroll Kachold, Mika Lewis, Deborah Heckhausen, Barbara Lofts, Melanie Utrick, BJ Walters, Randy Roy; **HILP:** Stefan Karlic, AJ and Jan Roxburgh; **ORSI:** Aubrey Spears; **Audubon:** Bob Sallinger; **Port of Portland:** Teresa Carr, Brooke Berglund; **Oxford Suites:** Monica Ocampo, Mary LeViner, Jim Howell; **West HI Moorage:** Cheryl Lund.

Business Member John Villanueva, Columbia Crossings, resigned from HINooN.

Amy visited Columbia Crossings manager Loren to see if Kimberly or other staff could participate on Board; no answer.

The meeting was called to order at 7:04 PM by Chair Jeff Geisler.

Minutes taken by Amy Welch

Carol Coar moved and Ron Ebersole seconded to approve the September minutes.

YES 17 NO 0

Treasurer's Report

Karla Divine, treasurer, is developing an annual budget and is seeking input from the Board

- **Wells Fargo \$7,609.95**
 - \$5,609.95 cash
 - \$2,000.00 in CDs

Presentations:

Jason Fydirchuk, advisor, Communications & Public Affairs

Proposed Project: Port Propane Export Terminal www.pembina.com 888 920 1979

propaneterminal@pembina.com

Safety-Conscious company

Energy infrastructure company, operating 60 years in Alberta

Privately held before going public in 1997
Converted to a corporation 2010
Acquired Provident Energy in 2012
Listed on NYSE
Approx. 1,000 employees
Total Enterprise value is \$18 billion
The proposed project under subsidiary Pembina Marine Terminals
Collision Avoidance training every three years
Committed to protecting the health and safety of people and the environment

Propane comes from an area northwest of Edmonton or the Redwater Facility near Edmonton
Pembina does not produce or run the pumps
They are strictly delivery

Siting is proposed for Rivergate 6.
The market is Asian Pacific.
Propane will come via rail and then stored at Rivergate, when quantity is sufficient, then loaded onto 2-3 ships per month
There will be opportunity for public comment during several stages of the Proposed Schedule
Project Development Q3 2014-Q1 2016
Engineering & Design Q3 2014-Q2 2017
Environmental and Regulatory Processes
Procurement
Construction
Facility Start-Up Q1 2018

Propane is relatively high energy content, clean fuel, portable
Heating source and Cooking source
Agricultural for crop drying
Tractor and Fork Lift fuel

600-800 temporary construction jobs
30-40 new permanent operations
\$25-30 million in operating expenses
\$12 million in annual property tax revenue
\$3.3 million to city of Portland

Comes down in pressurized train cars and then stored in refrigerated tanks at Rivergate
Flammable product

Pembina practices “table top” emergency response; and actual in the field response with emergency vehicles
Local people will be considered to fill the 30-40 jobs to operate the facility
This is Pembina’s first efforts to ship propane by ship, they have limited shipping via rail to the US

Bob Sallinger: Need more environmental study because of Smith/Bybee Lakes and West Hayden Island.

Water does not put out a propane explosion, a chemical suppressant will need to be on hand at or near the facility in case of a disaster.

Audience: Why isn’t there a propane pipeline instead of shipping by rail?

Project Overview:

Rail car
Unloading Storage
Refrigerated
Then to refrigerated storage
Loading pumps
Marine Berth Facilities
Shipping Vessel

Brooke Berglund: Port Commission approved potash at Rivergate Terminal 5. \$140 million project

West Hayden Island – Security

- Port – no hunting or camping above mean high water (loosely where plant life begins)
- Division of State Lands and the Port has been working on changes, including Day Use Only, no hunting, no campfires between May and Oct
 - Port is asking for letters of support from DSL, Portland Police, Sherriffs, Gray, and HINooN

Committee Reports

Executive

Jeff Geisler

City- Planning and Sustainability hearing – next meeting Oct 14

Mike Houck, Planning & Sustainability – appears to understand the environmental issues facing the Island.

Lottery Resolution and follow-up

Tina Kotek’s office appears supportive of the resolutions and will speak to Secty of State Kate Brown.

ONI – Office of Neighborhood Involvement – will also seek letters of support from other Portland neighborhoods

Board Membership

Limited to Island residents, businesses, HOA representatives
No excused absences, either present or absent.

Board involvement outside HINooN

- **Tom Dana:** Parks, supports Friends of Overlook Bluff looking to buy an area in Overlook that has a 200-year old Oak tree. Friends of Overlook Bluff
<http://overlookbluff.org/preserve-restore-connect/>
- **Ron Schmidt:** Citizen Noise Advisory Committee, representing City of Portland (term expires Nov 2016)
- **Marty Slapikas:** PDX Community Advisory Committee, representing North Portland Neighborhood Services

Emergency Planning

Jeff Geisler & Jim Howell offered to report next steps at November meeting

Survey

Tabled for lack of interest

Business

Jeff Geisler

Environment & Livability

Tom Dana

Land Use & Government Affairs

Ron Ebersole/Roger Staver

Safety & Security

Jeff Geisler

Community Outreach

Carol Coar

- **Island Clean-Up:** Carol dispersed draft letters and a Plan to divide the Island with team leaders with HOAs assigned
 - Port of Portland is maintaining their property
 - **Carol identified teams as:**
 - **Jeff-Amy:** Lotus Isle Park to Columbia Point West, Oxford Suites to business park
 - HB Condos, Island Cove Floating Homes, Tomahawk Island Floating Homes, HB Homes, Marina Riverhouse
 - First clean up in October, following one in March
 - Amy Welch will work with Parks and neighboring associations to clean up Lotus Isle Park.
 - **Tom & Herman**
 - Area surrounding manufactured homes, West HI Moorage
 - **Traci & Berni**
 - Area from fire station to the tunnel, including the tunnel and the grass area), and area under I-5 by Red Lion
 - Jantzen Beach Moorage, Waterside, Tomahawk Island Floating Homes, Riverhouse Condos, Riverhouse East, Columbia Point

Transportation

Tom Dana & Lynn Pettit

West Hayden Island

David Redthunder

OLD BUSINESS

NEW BUSINESS

Jeff Geisler adjourned the meeting at 8:53 PM

Next meeting, Thursday, November 13, 7 PM, at Oxford Suites.