

**Joint City of Cascade Locks Council
&
Port of Cascade Locks Commission Meeting
Thursday, September 6th, 2007
7:00 pm/Pavilion Marine Park**

I. CALL MEETING TO ORDER: 7:00 PM

Mayor Freeborn called the City Council meeting to order at 7:00 pm.
Port Commission President Lee called the Port meeting to order at 7:00 pm

ROLL CALL:

City Council present: Mayor Freeborn, Councilors Osbourn, Brazille, & Cramblett. Council member Mitchell arrived at 7:30. Council member Driver arrived at 7:35. Council member Holmstrom was absent.

Commissioners present: President Lee, McLean, Woosley & Janik. Commissioner Caldwell was absent.

Others present: Port General Manager Daughtry, City Administrator Bernard Seeger, Port Attorney Jerry Jaques, Port Recorder Kris Miller, Port staff Pat Albaugh, & Dale Davis. City of CL Planner John Morgan, City of CL Public Works Bruce Bilodeau (8:12 pm), Hood River County Economic Development Coordinator Bill Fashing, Hood River News reporter Sue Ryan, Carol Taylor, Mary Repar, Mary Hutton, Ken Hutton, Phyllis Thiemann, Pete Carr, Laura Fisher, Don Haight, Gyda Anne Haight, Larry Cramblett, Peter Cornelison, Jamie Antis, & George Klawitter.

Mayor Freeborn & Commission President Lee welcomed everyone to the joint meeting.

II. REVIEW AND ADOPT AN UPDATED NEEDS AND ISSUES PROJECT LIST.

CA Seeger reviewed staff report as follows:

Issue: What are the Community's priorities with regards to its key infrastructure projects to address its quality of life and economic development needs?

Recommendation: Approve the proposed/revised list of Needs and Issues projects for the '07/08 funding cycle and County/Regional/State discussion of funding priorities.

Discussion: In preparing this list the City and Port reviewed the Needs and Issues list for the last 4 years and the most updated master plans for each of the community's infrastructure systems. We've provided a year-by-year look of the Port's & City's Needs and Issues list projects in addition to the proposed list for 2007. In reviewing the list the following factors should be considered for Community priorities.

- Is the project fundable from existing resources?
- Is the infrastructure facing a near term catastrophic collapse or failure? (i.e. Firehall)
- Do a unique set of one-time circumstances make the project a higher priority? (i.e. Sailpark or Visitor Center on east end of town)
- What project will have the greatest impact towards bringing economic energy to the community? (i.e. Industrial Park interchange)
- What project best capitalizes on the community's natural assets? (i.e. Sailpark or Marine Park entrance)
- What project best addresses deficiencies in the community's infrastructure? (i.e. Marine Park entrance)
- Does the project have regional (beyond local) impacts? (i.e. Industrial Park interchange)

Port GM Daughtry reviewed the purpose of preparing lists:

- Identifying infrastructure projects needing external funding.
- Priorities for joint lobbying effort
- Authorization (sets parameters)
 - Wilderness Bill
 - Sailing HUD Grant
- Appropriation (spend money)
 - Marine Park Entrance
 - Southbank Project

CA Seeger and Port GM Daughtry presented their Community priority list. CA Seeger stated that there are 18 presented but it's a work in progress coming from various sources. CA Seeger stated that he would like to propose coming up with the top 10 from the joint body. CA Seeger stated that when going out for funding, funding opportunities present themselves in all kinds of projects, appropriation bills and other grant opportunities.

- **Industrial Park Interchange:** GM Daughtry stated that one of the biggest barriers in developing the Industrial Park is access. The State fire marshal has stated that we need a secondary access into the Industrial Park in order to add a lot more jobs. Although the Port has been shifting its focus onto more of a commercial, resort rather than industrial, in order to reach full potential in the Industrial Park we need a full interchange. The Port applied for funding through OTIA, but was rejected in the first round. The Port's solution is the agreement with the Warm Springs Tribe; they will build the interchange as part of the Resort project.
- **Sailpark Expansion:** GM Daughtry stated that the Port received money from OECDD to do a feasibility study on sailing in Cascade Locks. GM Daughtry stated that there are multiple users for the beach/marina area. GM Daughtry stated that the Port Commission is working towards expanding the current beach area. GM Daughtry stated that there is currently \$100,000 set aside for this project in HUD bill sponsored by Congressman Walden. The Port is waiting for the bill to pass. If the money is received we will work with the CGRA on how best to utilize the money.
- **Downtown Restrooms and BPA Visitor Center Restoration Project for East Entrance Gateway project:** CA Seeger stated that the restroom project is one of the 07/08 City Council Goals. CA Seeger stated that a building has been identified that fits the design of Cascade Locks and is surplus that would make a great visitor center.
- **Marine Park Entrance Expansion:** GM Daughtry stated that the Port had a grant to do a feasibility study on the MP entrance, which was done. GM Daughtry stated that the Port used that study and was awarded \$800,000 through TLUE funding for the engineering. GM Daughtry stated that we just went through the process of awarding that contract and will be beginning the process soon.
- **Under grounding Southbank Powerline (10 mi):** CA Seeger stated that the City manages the power lines, which are above ground from CL to Multnomah Falls. CA Seeger stated that we received funding for partial under grounding and we are currently finishing that project. CA Seeger stated that the City is set up for another 1.5 million and hopes to complete that project next summer. CA Seeger stated that unfortunately there are some limitations with how the money is to be spent and it's encroaching on how many (miles) we will be able to get under grounded. CA Seeger stated that he is working with the agencies in hopes to change the parameters and expand the work scope. CA Seeger stated that we still need additional money to complete the project.
- **Downtown Development Plan Design, Engineering, and Construction Phase 1:** CA Seeger stated that the City went through a comprehensive downtown plan in 2004. This was to create a streetscape for the downtown including: marked crosswalks w/textured surface and painted or textured bulb-outs at curbs, extensive new street furniture with Cascadian design concepts, tree groves, public shelters adjacent to tree groves and other key locations, "globe and pan" street lighting along Wanapa. GM Daughtry stated that this project could also dovetail on the Marine Park Underpass project; we would like to see the two pieces of the community connected.

- **Dry Creek Project FERC License:** CA Seeger stated that this project is on the 07/08 City Council Goals. CA Seeger stated that the study has been done we just need to find money to move the project forward.
- **Tooth Rock Park Improvements:** Long time goal for the community to create a city park.
- **Comp Plan Update and Review:** CA Seeger stated that this project is on the 07/08 City Council Goals.
- **Wyeth Power Line UG project:** East of CL, lines that need under grounding.
- **East Forest Lane Sewer Laterals**
- **Extending Cable System to Port Industrial Park**
- **NoaNet Fiber Link**
- **WaNaPa ADA Improvements**
- **Bus/Trolley Transportation System**
- **Water Reservoirs and Mains**
- **Highway Entry Features**
- **Sound-deadening Wall in residential areas along I-84**

Mayor Freeborn stated that the City has been talking about the item listed “Water Reservoirs & Mains”. Stating that if the community experiences a lot of growth we will need to get another reservoir up and running. CA Seeger stated that he has done some research on our current system and our capacity is still good. CA Seeger stated that we are using about 30% of our capacity, and does not see the immediate need for another reservoir. Mayor Freeborn stated that he would suggest putting the Water Reservoir line in place of the Toothrock Park line.

Councilmember Driver asked for clarification on line item “extending cable system to Port Industrial Park”. Wondering if that meant the city’s current DSL/cable, assuming that the city continues to provide that service and it doesn’t go back to the open market. CA Seeger stated yes that is correct.

GM Daughtry stated that prioritizing the list is not as important as having the item on the list; the money comes from all different sources for the different projects. HR County Economic Development Coordinator Bill Fashing stated that you could have more than one list. The top 10 will show what you are actively working on, but the others will stay on a list, so you can show to a potential funding agency that it is a priority. Fashing stated that the legislature is looking for infrastructure needs, then there will be a County Needs and Issues Inventory list.

Councilmember Cramblett commented that water concerns are important and need to be addressed.

CA Seeger reviewed the recently funded or partially funded projects including the Emergency Response Center, Undergrounding Southbank Project and the Sailpark Expansion Feasibility study.

GM Daughtry reviewed the Port Mission Statement:

The primary purpose of the Port of Cascade Locks is to facilitate the economic development of the community. In the execution of this mission, the Port is committed to:

- Operating in a fiscally prudent manner.
- Enhancing tourism for the Gorge Region and State of Oregon,
- Creating employment opportunities for the Gorge Region,
- Providing recreation facilities.
- Providing safe and effective infrastructure.
- Promoting new and existing businesses.

GM Daughtry reviewed the Port's 2007 Needs and Issues Inventory:

- Industrial Park Freeway Interchange: Warm Springs Funding by agreement
- Industrial Park Spec. Building at Herman Creek site
- Marine Park Access: add constructions costs. Currently working through engineering process, maybe underpass or overpass. Working with railroad on what works for them. Separating pedestrians, bicycle's from vehicles.
- Sailing Facility: Focus is to expand in Marine Park.
- Historic Preservation: Museum, Community Center, Port office, Pony Display
Councilmember Driver asked if there was any interest in seeing the Pony restored to being operational, stating that he was contacted again last week regarding that idea. GM Daughtry stated that we would welcome any discussion with anybody that is interested in preserving that piece of history. CM Driver stated that he has already been in touch with the Oregon Historical Society and a restoration group, and they contacted him again last week, still interested. CM Driver stated that we need to find other groups to partner with us, to preserve the "Pony" and the historical buildings. GM Daughtry stated that our current focus is getting the worst areas repaired first. We are working on funding for the porch at house 3 and the west wall of the museum.
- Pacific Crest Park: Land exchange w/Forest Service. Currently land exchange is pending in the Wilderness Bill. Would give the Port more land to develop within the urban growth area and preserve the set back's on the Pacific Crest trail and Gorge Trail 400.
- Bridge of the Gods: Replace roadway decking. Inspections are current and the bridge is solid. GM Daughtry stated that we feel we can get the painting done within our budget over a period of time. But feels the biggest expense is the re-decking of the roadway, and perhaps widening the bridge for safer pedestrian/bike traffic.
- Marina Improvements: Algae eradication & replace pump out station: Staff Miller stated that the Oregon State Marine Board visited the park and facilities (Boat Launch/dock/restroom, & transient dock w/pumpout station). Their next round of grants is the beginning of 2008 and they would like us to replace the boat launch dock and restroom. The current pumpout station is old and we have been having lots of problems this year. Will be applying for funding for replacement next week.
- Industrial Park Improvements: Utilities & road to peninsula. GM Daughtry stated that we are working with SDS Lumber to gain access to the peninsula.
- New Port office: replace existing office.

CA Seeger asked if the community had any questions.

Carol Taylor, Cascade Locks citizen asked GM Daughtry what was the purpose of the land swap. GM Daughtry stated that the Port owns a 40-acre parcel south of the bridge tollhouse. Parcel was purchased for the tramway years ago. The Forest Service owns a 10-acre parcel adjacent to the Port property within the urban growth boundary, which would give the Port additional property to develop within the UGB and preserve the set back to the Pacific Crest Trail. It would also give the Forest Service some additional Port property on Wyeth road that is in the special mgmt area.

Larry Cramblett, CL citizen asked about the Sailpark and the Port's plan to extend the beach out to Bum's Castle, asking if that will limit the size of boats and number of boats for events. GM Daughtry stated that yes it may limit it, but the Port currently just wants to create more opportunities, we've expanded the beach and this season went a lot better. The Port wants to do more for sailing and showed the concept of expanding beach/jetty. GM Daughtry stated that we are meeting with an engineer about temporary docks. GM Daughtry explained that the CGRA has had a dream of developing Herman Creek Cove for a sailing venue. The Port doesn't want an exclusive sailing venue, would like public access and allow for multiple uses. Also there are significant environmental issues in Herman Creek. GM Daughtry also stated that they talked with CGRA about acquiring the Hood River Gravel quarry site.

Commissioner McLean requested that the Port and City ask ODOT for new signalization at the Bridge of the Gods intersection across from the Charburger.

Laurie Fisher, CL citizen asked if the expansion of the beach project had to do with an organization from years ago wanting to partner with the Port on a project that needed a bigger launch site for bigger boats.

GM Daughtry stated that may have been a proposal from the Seattle Yacht prior to his time at the Port and has nothing to do with the current expansion, which would help facilitate smaller boat races. Fisher asked whether this would affect the pond by her house. GM Daughtry stated that he didn't think it would, but before any of this gets done there will have to be biological assessments, environmental impacts along with comments from all affected agencies.

Peter Cornelison, Friends of the Columbia River Gorge, stated that they understand the need for Cascade Locks to develop the Industrial Park and are in support of that, but they are not in support of the Casino project. Cornelison stated that they recently wrote ODOT to ask them their position on the Industrial Park Interchange, they (ODOT) sent back a reply that included a letter that they had recently sent to Gerald Hendrickson of the BIA, in which they stated that 4 exits in Cascade Locks would have to be closed, unless an exemption was given to them, I'm not quite sure of the details.....GM Daughtry stated that it is clear you don't understand the details.

GM Daughtry stated that he's read the letter and understands the process. In 1999 the State of Oregon developed the Oregon Highway Plan, since that plan there hasn't been a single interchange built in the State of Oregon, and this is the first interchange proposal in the entire state since that plan was been implemented. There is no process that's established for looking at exemptions from that plan, that plan has some specific guidelines in terms of spacing standards that are not the same as the Federal Highway standards.

This is a very unique proposal, because there is no process established for what we are trying to propose. We are working through a process with ODOT to determine how we can build this interchange irregardless of whether the casino is built. There is a need for the interchange and limit the impacts to the community. The process that has gone on to date has exempted the west Cascade Locks Interchange, and the Weigh station ramps. It proposes the closure of the Herman Creek Interchange as well as the East Cascade Locks partial interchange. The letter talks about a process, about how a variance process is pursued based on a request from the community to develop a process and we're working through the process.

GM Daughtry stated that it bothers him that the Friends of the Gorge use alarmist tactics to raise the anxiety level within the community about what could possibly happen with the interchanges, when in reality we're working through the process and working in the best interest of the community to make sure that the interchanges that are proposed for closure don't occur, so we can keep traffic off of Forest Lane, and we can keep the community safe. I'm frustrated and if there are issues with the development they should be addressed on their merits. We are hopeful that the Friends of the Gorge would issue a statement asking for the release of the draft EIS. Then we can have a discussion on the merits of the proposal.

Cornelison in response states that the letter doesn't go into those details and I understand your working government to government, but I would like to know more, so I can be better informed.

Mary Repar, Stevenson, asked if Cascade Locks has a critical area ordinance. Cascade Locks City Planner John Morgan stated that we have ordinances that cover hazardous areas like wetland, riparian and geological hazards.

CL citizen Jamie Antis stated that the current administration (Washington DC) wants to send 650 tons of nuclear waste through our town & the Columbia Gorge and feels this should be a top concern of our community. We should be concerned it will be on the highway, river & trains, and it's going to a place that doesn't work and we should be alarmed, it's even bigger than the casino, it's our health.

Commissioner McLean stated that she would like to put the lists together and send them in for both entities.

HR County Economic Development Director Bill Fashing stated that whatever is on the list the entities would need to be willing to put match money towards the project.

CA Seeger stated that combining the lists sounds great but would like the governing bodies to agree on the top 10.

Port Commissioners agreed that their list would entail looking at different funding sources than the City's and would like their own list.

Port Commissioner Woosley suggested that everyone put down their top 10 and then its gets averaged out. Mayor Freeborn stated that the Port has a top 10, and if the City can get theirs to a top 10, we would both have a list. If needed we could get back together and rank them.

CM Osbourn asked if it had to be a combined list or could there be two. GM Daughtry stated that we have always had separate lists and then we would get together with the lobbyist and prioritize depending on the availability of money.

Bill Fashing stated that you could have as many projects as you want on the list, but they need to be projects ready to proceed.

GM Daughtry stated that it's important for the City and Port to work together off the list, which was CA Seeger's goal, not having us competing against each other for limited resources.

CM Brazille asked if # 14 (WaNaPa ADA Improvements) could be combined with # 6 (Downtown Development Plan Design, Engineering and Construction Phase 1). CA Seeger stated that makes sense to combine the two projects.

CA Seeger asked Public Works Superintendent Bilodeau to speak about Cascade Locks water capacity? Bilodeau stated that with the current water system, Cascade Locks could double in size and still have enough capacity to service everyone.

Port Commissioner Janik suggested that the City move up the water reservoir line item up on the list.

Mayor Freeborn suggested the City take off #1/2/4(Port's) #12/13/15 (city's) and then there will be an 11 item list from the City.

GM Daughtry suggested that Seeger has given the Council a historical list of "Needs & Issues" and to not start taking them off the list but to give CA Seeger time to research the city's projects, to find out why they are on the list.

Fashing stated that the projects should be back to him at the county level by mid-November.

COMMISSIONER WOOLSEY MADE A MOTION APPROVING THE PORT'S 2007 NEEDS & ISSUES INVENTORY AS PRESENTED. COMMISSIONER JANIK SECONDED THE MOTION. Motion passed unanimously by Commissioners Woosley, Lee, McLean & Janik.

MAYOR FREEBORN MADE A MOTION THAT THE CITY WRITE A LETTER OF SUPPORT TO THE PORT FOR THEIR 2007 NEEDS & ISSUES INVENTORY. CM CRAMBLETT SECONDED THE MOTION. Motion passed unanimously by CM Osborn, Brazille, Cramblett, Driver & Mayor Freeborn.

MAYOR FREEBORN MADE A MOTION APPROVING THE 2007 NEEDS & ISSUES INVENTORY LIST AS PRESENTED EXCLUDING # 1, 2, & 4, COMBINING #6 & 14 AS THE CITY OF CASCADE LOCKS 2007 NEEDS AND ISSUES INVENTORY LIST. CM DRIVER SECONDED THE MOTION. Motion passed unanimously by CM Osborn, Brazille, Cramblett, Driver & Mayor Freeborn.

COMMISSION PRESIDENT LEE MADE A MOTION THAT THE PORT WRITES A LETTER OF SUPPORT TO THE CITY OF CASCADE LOCKS FOR THEIR 2007 NEEDS & ISSUES INVENTORY. COMMISSIONER JANIK SECONDED THE MOTION. Motion passed unanimously by Commissioners Woosley, Lee, McLean & Janik.

III. CONDUCT A RESORT UPDATE AND REVIEW THE TIMELINE FOR THIS PROJECT

GM Daughtry stated that the City and Port has been working with the BIA, ODOT, Federal, & County regarding the draft EIS, it's completed and in Washington DC. People opposed to the project are actively fighting against the release of the document, trying to impede the process. We would like the project to proceed fairly, not have the rules change as we go through this process. The community believes that the draft EIS will demonstrate that the project will be beneficial to the tribes and will not be detrimental to the local community. We are waiting for the document to be released and release is pending final approval from the BIA and Dept of Interior. Within weeks after its release will be public hearings. ODOT is drafting an interchange variance request process. Daughtry reviewed slides pertaining to the economic & financial impacts of the Resort/Casino proposal (see insert).

IV. REVIEW THE CITY'S COMMUNITY VISION AND ASSESS WHETHER AN IN DEPTH ANALYSIS IS DESIRED/WARRANTED.

COMMUNITY VISION (City of Cascade Locks Comprehensive Plan, May, 2001)

"Cascade Locks offers a beautiful unique setting for residential housing, recreation, employment, education, and business development opportunities. Growth embraces the aesthetics and quality of life in the City and compliments the surrounding forested mountainous setting in the heart of the Columbia River Gorge. The community provides a full range of services and reflects its citizens' involvement in civic, cultural, and social activities".

CA Seeger stated that upon coming to CL he met with a lot of citizens and has realized that the community has gone through a turbulent time in the last few years. He feels that allot of this turbulence is because of growth and change. The City's Comprehensive Plan lays out our plan for the City and was revised in 2001, but the plan didn't begin to actualize until the last few years. As part of Council goal setting they will be reviewing & updating the Comprehensive plan and Development Codes. CA Seeger stated that within his discussion it was suggested having both governing bodies comment on the "Community Vision".

CM Driver stated that it sounds like a recurring theme he has heard over the last few years.

Consensus was the Community Vision as is.

MAYOR FREEBORN MADE A MOTION TO ADJOURN THE CITY MEETING. CM OSBOURN SECONDED THE MOTION. Motion passed unanimously by CM Osbourn, Brazille, Cramblett, Driver & Mayor Freeborn.

COMMISSION PRESIDENT LEE MADE A MOTION TO ADJOURN THE PORT MEETING. COMMISSIONER MCLEAN SECONDED THE MOTION. Motion passed unanimously by Commissioners Woosley, Lee, McLean & Janik.

Meeting adjourned at 9:42 pm.

Submitted by Kristi Bengtson