

## PORT OF CASCADE LOCKS

The Port of Cascade Locks Commission Meeting was held Thursday, November 1st, 2007 at the City Hall Council Chambers, Cascade Locks, Oregon. City of Cascade Locks Tourism Committee was invited to attend meeting for the presentation from IMBA (International Mountain Biking Association).

**I. MEETING CALLED TO ORDER/PLEDGE OF ALLEGIANCE:** Commission President Lee called the meeting to order at 7:00 pm.

**II. ROLL CALL:** Commissioners Lee, McLean, Caldwell, & Janik were present. Commissioner Woosley was excused.

**Tourism Committee:** Phyllis Thiemann introduced the Tourism Committee present: Elaine Johnson, Brad Lorang & Gyda Anne Haight

**Others present:** GM Chuck Daughtry, Attorney Jerry Jaques, Kris Miller, RARE-Julia Babcock, Dale Davis, Pat Albaugh, Bernard Seeger - City of CL Administrator, Don Haight, Barbara Biggs – HR Cty Commissioner, Dave Meriwether –HR Cty Administrator, Sue Ryan – HR News, Peter Cornelison, Chris Berhardt – IMBA, Malcom Boswell-State of Oregon Worksource, Steve Vanier -WCGChamber & Camera Operator Betty Rush.

**III. MODIFICATIONS, ADDITIONS TO AGENDA:** none

GM Daughtry introduced & thanked Barbara Briggs- CL County Commissioner and Dave Meriwether – HR County Administrator for coming to the meeting.

**IV. PRESENTATION/DISCUSSION: Chris Bernhardt, Coordinator IMBA (International Mountain Biking Association): “Cascade Locks Mountain Bicycle Feasibility Study”.**

GM Daughtry stated that the Port of Cascade Locks and City Tourism jointly funded a feasibility study for Mountain Biking in Cascade Locks.

Chris Bernhardt (IMBA) reviewed his executive summary for the Feasibility Study, highlights included the following:

- The City of Cascade Locks, located in the Columbia River Gorge National Scenic Area, is situated within one of the most popular outdoor recreation destinations in Oregon. With miles of beautiful and rugged trails located nearby, including the fabled Pacific Crest Trail, Cascade Locks is fortunate to have such a recreation base to help support the local economy.
- While all of the trails are open to hikers, and many are open to equestrian use, there is limited opportunity for mountain bicyclists to enjoy trails in the area. As the City seeks to diversify and expand their tourism base, the popular sport of mountain bicycling can add a desirable demographic to the visitor base.
- At the state level, a significant number of mountain bicyclists from the Portland Metro area make single- and multi-day trips to and through the Columbia River Gorge in order to ride trails. Destinations such as Syncline, Falls Creek, Post Canyon, and the northern foothills of Mt. Hood draw thousands of mountain bikers from Portland each year. Currently, these mountain bicyclists drive through Cascade Locks but do not stop because there are no trails to accommodate them.
- Regionally and nationally, Oregon controls a significant share of the mountain bicycling tourism market, rivaling other popular western states as a prime-riding destination. Locations such as Hood River and Bend are highly rated and bring in visitors from across the country. As testament to this draw and to the quality of the experience, IMBA recently rated Oregon as the best state in which to be a mountain bicyclist.

### **Existing Conditions**

- Currently there is very little mountain bicycle tourism in the Cascade Locks area because there are few riding opportunities. Two portions of Gorge Trail #400 are the

only nearby trails open to mountain bicyclists, and neither section provides a quality experience. Specifically, no loop opportunities exist and the trail sections are relatively short. Most mountain bicyclists pass through Cascade Locks heading towards the trails in the Hood River Valley and National Forest lands on the Washington side.

**Opportunities:** The following opportunities are in favor of the creation of a destination-quality mountain bicycle trail system based out of Cascade Locks:

- Close to the Portland Metro area, which contains a population of two million residents
- Located within an established, well-known recreation area
- State and county already has reputation for providing quality mountain biking
- Existing tourism support industry (restaurants, motels, services, variety of other tourist attractions)
- Beautiful, world-class terrain and views
- Cool, moist summer conditions will allow for mid-year use when other trail systems (Bend and Mt. Hood) are too dusty
- Trails are clear of snow much of the year
- Existing mountain bicycle trails, while limited, are of a high quality
- Interesting, rocky terrain along lower flanks of hills

Commissioner Caldwell asked about how long the bicyclists would stay in Cascade Locks. Bernhardt stated that most bicyclists' travel in groups of 4-6 and stay between one day or a weekend.

Commissioner Janik asked about the timeframe. Bernhardt stated that it takes 2 year's to go through the NEPA process, but while you are doing that you can be raising money for the construction of the trails. Reality would be about 3-5 years. Bernhardt stated that there is money to be found for construction of trails.

Commissioner Lee stated that there would need to be a full EIS and Scenic Area Review. The Forest Service would probably not fund the process/review.

Discussion on groups that may not want the trail, Bernhardt stated that he has spoke with some of the stakeholders, but that is part of the big picture to get all stakeholders together to discuss. Bernhardt stated that spin off business's are likely (i.e. bike shop) in Mt. Biking towns.

Maintenance of the trail would be the landowner, but more than likely a Mt. Bike Club would do the work.

**Recommendation in Study:**

The primary factor driving the implementation of a destination-quality mountain bicycle trail system in the Cascade Locks area is, not surprisingly, land. Because of the number of large trail systems within the Pacific Northwest, it is recommended that a minimum of 20 miles of trail be developed to entice mountain bicyclists to Cascade Locks. A system of this size can take up to several thousands acres, which is currently not available in contiguous, usable parcels owned by the City, Port, or Hood River County.

The City and the Port will therefore need to approach adjacent public and private landowners with a proposal to develop mountain bicycle trails on their lands. Of the available parties the Forest Service is the most likely partner, as they oversee the largest land area and are already familiar with trail development and management. An initial conversation with Stan Hinatsu at the Columbia River Gorge National Scenic Area (CRGNSA) was positive, although specific details of a potential design were not discussed.

Even if adjacent public lands are used, there are considerable physical and management constraints on the development of a significant trail system. The City and the Port should therefore conceive of the Cascade Locks trail system as a part of a larger mountain bicyclist visitor experience, where they will be a integral component of the extensive trail system that exists within the Columbia River Gorge and elsewhere in Hood River County.

The primary focus should be on capturing mountain bicyclists from the Portland Metro market, which is where the greatest number of visitors will originate. As mentioned previously, most mountain bicyclists from the Portland Metro area drive through Cascade Locks on their way to other trails, and would likely ride in Cascade Locks if there were opportunities. Again, this trail system must be of significant size to capture the attention of the regional riding community.

In order to avoid conflict with existing trails and to minimize impact to over-crowded trailheads, the most likely area for new trail development would be the area known informally as

Wyeth Bench, roughly delineated by the two ends of Wyeth Road to the east and west, I-84 to the north, and the Gorge Face to the south. Relative to the development of a new trail system, attributes of the Wyeth Bench area are many. It contains nearly 600 acres, including a beautiful section of Gorge Trail 400 that is currently open to mountain bicyclists. The terrain has a desirable mixture of both steep side slopes and flatter benches, with beautiful stands of moss-draped trees situated among large boulders.

Gyda Anne Haight (tourism) stated that she is very enthusiast about the project.

Commission discussed constraints, funding and who could spearhead the project. Next step is for Tourism and Port to agree on consulting services, building support, talking to landowners. Commission consensus to continue doing research on project.

HR County Commissioner Briggs, HR County Administrator Meriwether and Chris Bernhardt left at 8:35 pm.

## **V. Presentation: West Columbia Gorge chamber Economic Development**

Phyllis Thiemann introduced Malcom Boswell (State of Oregon-Worksource) and Steve Vanier (West Columbia Gorge Chamber).

Mr. Vanier stated that he represents the West Columbia Gorge Chamber (Troutdale, Fairview, Wood Village and Cascade Locks). Presentation on a "Proposed Economic Development Director Position for the West Columbia Gorge Region." The following is a recap of the presentation.

- What are we proposing? A full time Economic Development Director (EDD) position
- Where will this position be housed? West Columbia Gorge Chamber of Commerce
- Why there? It provides: A neutral environment for existing business support, retention and new business. Provides for economy of scale regarding funding of this position.
- What are we asking you for? Your financial support for this position.
- Why? To increase business opportunity in the region and increase visibility at the county, regional and state economic development level.
- When? As soon as we can leverage enough funding.

### **Purpose of this position:**

- Promote local business synergy
- Help the business community to grow and attract new businesses and other opportunities to the area.
- Provide an ombudsman service to the business community.

### **Benefits to Local Business & Economy:**

- Provides a single "go-to" person for both local and prospective businesses.
- Coordinates a "Rapid Response Team" for business development.
- Provides representation and advocacy for the West Columbia Gorge Region and its business community at important city, county, state and regional discussions.

### **Benefits to be achieved through:**

- Coordinating the implementation of economic development plans for the region.
- Building internal and external relationships to promote economic growth in the region.
- Coordinating the gathering of pertinent economic and demographic data needed to support general and specific project needs.

### **EDD's Primary Responsibilities:**

- Provide direction and support for implementation of economic development plans in and for the region.
- Attract new businesses by marketing the economic advantages and land availability in the region.
- Manage outreach programs.

### **Organizational Chart:**

- Chamber Board of Directors – Chamber Executive Committee – Chamber Executive – Economic Development Director – User Group Advisory Committee.
- The User Group is advisory, but this group’s input will be directly conveyed to the Chamber Executive Committee by the EDD and Chamber Executive.
  - ◊ User Group Advisory Committee will consist of a representative from the following entities:
    - City & Port of Cascade Locks
    - City of Fairview
    - City of Troutdale
    - City of Wood Village
    - West Columbia Gorge Chamber Executive.
  - ◊ User Group
    - Discuss specific economic development issues and prioritize those that need to be addressed by the EDD
    - Coordinate with the EDD and each other on economic growth opportunities.
    - Provide suggestions and guidance to enhance or emphasize certain segments of the EDD’s job responsibilities, goals, and priorities.
    - Develop goals and set benchmarks for measuring success of the position.
- **Compensation & Funding Sources:**

Compensation for this position is estimated to be \$75,000-\$90,000 in wages and benefits. Our proposal seeks funding from three or four sources:

  - West Columbia Gorge Chamber
  - Cities – Troutdale, Fairview, Wood Village and Cascade Locks
  - Multnomah County
  - Matching foundation grants
  - Membership fee surcharge

Contributions per city: Three-year commitment

  - Troutdale: \$18,000
  - Fairview: \$12,000
  - Wood Village: \$6,000
  - Cascade Locks: \$6,000

Funding estimates based on levels of financial investment cities made into previous shared positions as well as distribution of chamber memberships in the region.
- **Conclusion:**
  - Provides a neutral base for city partnerships to:
    - Promote economic development, job creation and business growth.
    - Market the cities’ industrial and commercial lands.
  - Provides a single “go-to” person who has knowledge and information about each of the cities critical to growth and development.
  - This position is modeled after similar successful chamber/local government partnerships in the metro area and through out the state.
  - Local businesses are asking for this type of representation to help them grow their businesses.

Commissioner discussion on how the position’s time would be shared between the entities, availability of land in Cascade Locks, what’s different than the HR County position? Commission thanked them for presentation, stating that they will discuss proposal and direct Daughtry on decision.

## VI. ITEMS FROM THE FLOOR:

- a. **General Public:** Nothing to report.

**b. Commission:** Commissioner Caldwell commented that the community Halloween party was a great time and thanked all the organizers and volunteers for helping make it a fun event. Gyda Anne Haight thanked the Port for use of the Pavilion and Park and all the volunteers.

President Commission Lee stated that he attended the Columbia Gorge Future Forum, emphasis on clean water, airshed, potential growth in communities, change in the transit system. Thinking outside the box, great forum, and well attended.

GM Daughtry stated that he thinks it was the first time the Columbia Gorge Commission has stepped up to look at the impacts the Scenic Area Act has on development.

**c. City of Cascade Locks:** Nothing to report.

**VII. CONSENT AGENDA** (Consent Agenda may be approved in its entirety in a single motion. Items are considered to be routine. Any Commissioner may make a motion to remove any item from the Consent Agenda for individual discussion.)

**a.** Approval of Bills dated November 1<sup>st</sup>, 2007 in the amount of \$ 25,849.40.

**COMMISSIONER JANIK MADE A MOTION TO APPROVE THE CONSENT AGENDA. COMMISSIONER CALDWELL SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Janik & Caldwell.**

**VIII. OLD/NEW BUSINESS:**

**a. Staff Reports:**

**Dale Davis (Maintenance Department)**

- Thank you to all the organizers of the Halloween party in the park, they did a great job on set up and clean up.
- Installed new lights on the Bridge
- Returned man-lift today
- Bridge cameras are installed, waiting for electrician to complete project.
- ODOT Bridge inspector on site to review inspection findings.
- Maintenance staff will be attending the 2007 State of Oregon Bridge Maintenance Conference in Hood River.
- Purchased a cyclone rake attachment for Kabota.

**Pat Albaugh (Finance Department)**

- Working on the audit.
- Early numbers show that the Port should be proud of there financial performance for the past year. Revenues exceed expenses, assets are up, and the debt decreased. Albaugh stated that we were conservative the first year after leasing out the Sternwheeler, now we have been putting our resources into deferred maintenance.

Commissioner Caldwell stated that this proves our decision to lease out the Sternwheeler was a good decision.

GM Daughtry stated that we are now in the position to take advantage of opportunities.

Commission President Lee stated that we have invested in our property, like the new campground restroom and updates to the Pavilion.

Albaugh added to his report:

- Community Center carpet to be replaced.
- Adding two trucks to surplus list: Blue dump truck & yellow truck.

Commissioner Janik asked if we would need to replace the trucks. GM Daughtry stated that we are going to wait and evaluate what we need. Staff has been discussing perhaps sharing resources with the City, but have not discussed with the City.

Albaugh stated that the:

- Bridge Annual passes are ready to start selling; we will be advertising locally, Stevenson and Hood River.
- Working on Insurance renewals for next year.
- Attended a League of Oregon Cities conference on Internal controls and fraud prevention.
- Attended the Oregon Municipal Finance Officers conference.
- Network specialist did audit on Port's I. T. systems, everything looks good.
- Working on new sound system for council chambers. Having company prepare a demo for City and Port to look at.
- CPR training for all staff in November.
- Surplus Sale, November 15/16 & 17<sup>th</sup>, will advertise.

Commissioner McLean asked Dale Davis if the Community Center Porch is still scheduled to be wrapped. Davis stated that it is on his schedule.

**Rare Report – Julia Babcock**  
**Preserving Oregon Grant 2007**

- Application completed and submitted November 1, 2007. \$15,000 with \$15,000 Port match.

**2008 Recreational Trails Grant**

- Letter of Intent completed and submitted November 2, 2007

**LEAP Renewal**

- Contact Joel Klug to determine whether or not this program should continue and whether or not time permits me to facilitate meetings, etc.

**Visitors Center Remodel**

- Create worksheet and word document to plan layout in conjunction with Dean Nygaard's recommendations. Will meet with Dan Yates to discuss how they would like to expand their kitchen.

**Milfoil Treatment**

- Contact Advanced Planning Solutions, Inc. for information

**RARE**

- Attended RARE conference and training from October 22<sup>nd</sup>-25<sup>th</sup>
- Attended Regards to Rural Conference 25<sup>th</sup>-26<sup>th</sup>

**b. GM Report – Chuck Daughtry**

Daughtry noted that a lot of businesses in Cascade Locks were investing money in their buildings etc.

**DRAFT EIS**

- Meeting Oct. 30<sup>th</sup> in Cascade Locks to discuss DEA draft paper on arguments against closure of East Cascade Locks interchange. More revisions are needed, need to contemplate next step based on draft EIS release date.

**BEACH IMPROVEMENTS**

- A new, more stable dock is being demonstrated at the port boat launch. The dock could potentially be used at the beach for the sailing school and to relieve summer pressure in the marina.
- Daughtry stated that he met with George Selfridge of Maritime Services in Hood River; they have a dock that might work for our needs. Keeping in contact with CGRA and Andrew Jansky.

**UNDERPASS PROJECT**

- Parametrix is working on draft scope of agreement.

## MISCELLANEOUS

- Contacted Hood River Sheriff and requested speed enforcement on the Bridge of the Gods. Also, Staff is investigating installing a permanent digital speed indicator on the bridge.
  - Sargent Engineering said that they had a fire at their Seattle office in the early 1990's and any copies of Bridge of the Gods blueprints that may have been in their possession would have perished. Spoke with Joanie at Haner, Ross and Sporseen, who performed bridge inspections prior to Sargent. She said that they have a lot of historical information dating back to at least 1946 and will call me after she gets it organized.
  - The Wilderness Bill is once again moving in the Senate.
  - Have received interest from 2 firms to re-roof the Maintenance Building (out of 6 solicitations.) Bids will need to include complete teardown of existing exterior material. Estimated cost around \$15,000. Additionally, need to examine west exterior siding.
  - Contacted Marcia Sommer of Lindblad Expeditions thanking her for moorage of the Sea Lion for extended maintenance and encouraging more use of the Locks. Also, contacted George Selfridge of Maritime Services and inquired if there were any issues with his operation in Hood River that we could help resolve in Cascade Locks. He came and toured our facilities in Cascade Locks.
- c. **Monthly Calendar:** Daughtry stated that he would be attending the Oregon Ports Group Conference next week. He will also attend a summit at KaNeeTa next week.

Daughtry stated that the Halloween Event was a great success and thanks to the volunteers for making it happen.

## IX. Recess/Adjournment

Commission President Lee recessed the regular meeting at 9:15 pm. 15 minute break

## X. Executive Session

Commission President Lee called the Executive Session to order under ORS 192.660 2 (e) Real Property Negotiations & 2 (f) Exempt Documents at 9:30 pm.

In Attendance: Commissioners Lee, McLean, Caldwell & Janik. Also: GM Daughtry, Attorney Jaques, Staff Miller and Albaugh.

Discussion: Underpass property.

Commission President Lee adjourned the Executive Session at 10:05 pm and returned to regular meeting.

Daughtry discussed the need for repair on the Port Houses and the possibility of hiring a skilled Carpenter. Commission discussion and consensus for Daughtry to do a budget & scope of work for hiring a skilled carpenter.

Commission President Lee adjourned the Regular meeting at 10:10 pm.

Submitted by Kristi Bengtson