

## PORT OF CASCADE LOCKS

The Port of Cascade Locks Commission Planning Workshop Meeting was held Thursday, May 1<sup>st</sup>, 2008 at the City Hall Council Chambers, Cascade Locks, Oregon.

**I. MEETING CALLED TO ORDER/PLEDGE OF ALLEGIANCE:** Commission President Lee called the meeting to order at 7:05 pm.

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

**Others present:** General Manager Chuck Daughtry, Attorney Jerry Jaques, Kristi Bengtson, Pat Albaugh, Dale Davis, & Camera Operator Betty Rush.

**III. MODIFICATIONS, ADDITIONS TO AGENDA:** Commission President Lee added "Executive Session ORS 2 (i) Performance Evaluation of Public Officer & Employees.

**IV. OLD/NEW BUSINESS:**

**a. Authorization to disperse funds to ODOT for Port's match of Marine Park Entrance project through the Local Government Investment Pool.**

Staff Albaugh explained that this is for the Port's match of the Federal Grant money the Port is receiving for the Marine Park Underpass "Phase One Engineering". This will enable ODOT to transfer the money to their account.

**COMMISSIONER WOOSLEY MADE A MOTION AUTHORIZING THE DISPERSEMENT OF FUNDS TO ODOT FOR THE PORT'S MATCH OF THE MARINE PARK ENTRANCE PROJECT THROUGH THE LOCAL GOVERNMENT INVESTMENT POOL IN AN AMOUNT NOT TO EXCEED \$30,296.00. COMMISSIONER JANIK SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Woosley, & Janik.**

**b. Approval of bid for construction of pumpout/dump station replacement project (funded through OSMB)**

Staff Bengtson stated that Oregon State Marine Board awarded the Port a grant for the replacement and relocation of the pumpout/dump station on the visitor dock in the marina. We purchased pumpout/dump station separately. Solicited three bids for the installation. Staff would like approval to award the bid to Hood River Plumbing in an amount not to exceed 19,523.00.

**COMMISSIONER MCLEAN MADE A MOTION AUTHORIZING PORT STAFF TO AWARD THE BID FOR INSTALLATION OF THE PUMPOUT/DUMP STATION IN AN AMOUNT NOT TO EXCEED 19,523.00. COMMISSIONER WOOSLEY SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Woosley, & Janik.**

**c. Approval of Fireworks contract with Western Fireworks in the amount of \$8,000.**

Staff Bengtson stated that it is the same contract for the same amount as years past. We receive donations and they go toward this expense.

**COMMISSIONER JANIK MADE A MOTION APPROVING THE FIREWORKS CONTRACT WITH WESTERN FIREWORKS IN THE AMOUNT OF \$8,000. COMMISSIONER WOOSLEY SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Woosley, & Janik.**

## V. Planning Session

GM Daughtry stated that the 1<sup>st</sup> Commission meeting of each month, will focus on Port Planning.

- Review Facilitator notes from 4/5/08: GM Daughtry reviewed notes as follows:
  - GM Report: review of the Port's existing projects.
  - Visioning & Discussion of the Proper Role of the Port: The Ports goal should be to use its industrial land to attract family wage jobs to build a year round community.
  - Primary role of the Port will be that of managing its land resources in a manner that encourages employment growth. This emphasis will take place while continuing to balance Port duties between park maintenance and economic development.

Discussion:

- Should the Port continue to manage assets with rich historical significance?
  - Should the Port continue to manage assets which create financial hurdles to the promotion of economic development?
  - What to do with Herman Creek Industrial site?
  - What sorts of companies naturally belong in Cascade Locks?
  - How does the expense of managing the Marine Park further the Port's Mission
- **Ranking Existing Projects: Identifying projects the Port is involved with and the approximate income and expense for each project.**

The projects were then given a consensus priority ranking. An A ranking means it is an essential program and should receive major emphasis. B ranking means it is an essential project but should receive less emphasis than an A project. C ranking means it is a decent project and should be continued but not at the expense of A and B projects. This did not require refinement in dollars or details because its purpose was to give a sense of overall importance of the projects.

### Projects

- Bridge of the Gods  
Income: 1.3 mil  
Expense: 2.5 to 1 mil  
Ranking: A
- Industrial Park  
Income: 225k  
Expense: 50k to 175k  
Ranking: A
- Sternwheeler  
Income: 75k  
Expense: 25k to 50k  
Ranking: A
- Marine Park  
Income: 40k  
Expense: 375k to 335k  
Ranking: A\*
- Marina  
Income: 25k  
Expense: 5k to 20k  
Ranking: B
- Beach  
Income: 1.3 mil  
Expense: 2.5 to 1 mil  
Ranking: B
- Campground  
Income: 20 k  
Expense: 10k  
Ranking: C

- Pacific Crest Park
  - Income: 0
  - Expense: 50 k
  - Ranking: C
- Herman Creek Bldg
  - Income: 100k
  - Expense: 12k to 88k up to 1 mil
  - Ranking: A
- Discussion: Growing relationship between the community of Cascade Locks and the Warm Springs tribal community.
- The concept of processing the milk that is being shipped past Cascade Locks to Tillamook.
- Green Product Opportunities.
- Power generation including a nuclear power plant.
- **Herman Creek Development:**
  - Basic updates to building such as insulation, electric and restroom facilities.
  - Which raised the question of how much should the Port spend on the building. There was a general agreement that an engineer should be hired to evaluate the structural soundness of the building and recommend what improvements should be made. Site improvements could include cleaning up the site, grading the site, and adding a parking area. The group estimated around \$100,000 dollars worth of improvements to the building should be made.
- **Marine Park:**
  - There was general consensus that a full-blown master plan was not necessary. Rather a plan addressing best management practices and capitalizing on economic opportunities is appropriate.
  - Without arriving at a consensus the group discussed the concept of giving up control of areas of the Marine Park to reduce maintenance costs and responsibilities.
- **Action items:**
  - Herman Creek Industrial Park report – Staff recommendations. GM Daughtry stated that he is working with a couple potential customers and Bill Fashing is working with him on a lead from the State.
  - SailPark/Beach Expansion (grant) –permits, plans, construction on beach.
  - Industrial Park/Casino – DEIS comments due May 15<sup>th</sup>.
  - Bridge – Detailed plan for maintenance including painting. GM Daughtry stressed that the staff will dedicate more time to the bridge this summer, therefore the Park may not be as spectacular.
  - Underpass – contract/engineering.
- **Other items:**
  - Commissioner Lee stated that he got a look at the HR report and he was pleased with the results.
  - GM Daughtry stated that he wanted to clear up a comment that was made at the City Council meeting. The Port is not opposed to the Fire Hall, the Port supports the City of Cascade Locks they are our biggest ally and we continue to work as partners on a lot of projects.
  - Commissioner Janik stated that when she spoke at the firehall hearing she was speaking as a CL resident not Port Commissioner.

Commission President Lee recessed the regular meeting at 8:46 pm. 10 min. break.

Commission President Lee reconvened the regular meeting at 8:56 pm. No Executive session needed.

**COMMISSION PRESIDENT LEE ADJORNED THE REGULAR MEETING AT 8:57 PM.**

Submitted by: Kristi Bengtson

