

PORT OF CASCADE LOCKS

The Port of Cascade Locks Commission Meeting was held Thursday, June 5th, 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 7:06 pm.

II. ROLL CALL: Commissioners Lee, McLean, Janik & Woosley. Commissioner Caldwell arrived at 7:10 pm.

Others present: General Manager Chuck Daughtry, Attorney Jerry Jaques, Kristi Bengtson, Pat Albaugh, Dale Davis, RARE Julia Babcock, Don McDermott, Elaine Johnson, Don Haight & Camera Operator Betty Rush.

III. MODIFICATIONS, ADDITIONS TO AGENDA: None

IV. Planning Session:

- **Update from John L. Scott Real Estate:** Elaine Johnson, broker with John L. Scott introduced her new partner Don McDermott. Johnson stated that her previous partner had left John L. Scott. Mr. McDermott spoke about his past and current experience. Johnson explained that the property is priced and ready to market.

Commission discussed goals for selling/leasing property to include job creation, family wage jobs, Economic Development. Ideas included: Recreation center, small manufacturing, sailboat related business, tourism related business, Bear Mountain related business. Commission would like to see packet of information including pricing for property, prior to marketing.

- **Herman Creek Site Professional Planning Services Proposal:** GM Daughtry stated that one of the outcomes of the strategic planning meeting was to put resources into the Herman Creek site. Daughtry stated that in reviewing some of the issues and tasks that need to be completed concerning development of the Herman Creek Site, he has run into obstacles that require planner services. Daughtry stated that when he first came to work for the Port there was a planner on a retainer. Since then with limited resources the Port has had very little need for this service.

Daughtry stated that he feels in order to get his arms around the site , for example: tear down the building, renovate or build new, underground the utilities, or if necessary lot line adjustments. Daughtry stated that these are just some of the questions that need to be answered.

The Port has worked with Scott Keillor-Columbia Planning & Design, LLC in the past on a variety of projects including the Marine Park Entrance, Pacific Crest Park and development of a Sailing Center. Each project that the Port has collaborated with Mr. Keillor on has resulted in secured funding or, in the case of Pacific Crest Park, positive legislation. Staff would like to once again utilize Mr. Keillor's services to perform some result oriented planning at the Port's Herman Creek Site.

Daughtry stated that he asked Mr. Keillor to prepare a proposal for services (submitted with Commission packets). Daughtry reviewed proposal:

- Coordinate with realtors to understand and refine target market.
- Based on target market and likely users, develop a program and conceptual site development plan.
 - Look at the disposition of City maintenance building, and explore potential for use/reuse/relocation and related possible property assemblage.

- Examine potential for conservation easement on Herman Creek ownership as exchange with ODF&W for:
 - Approval to adjust quarry setback from 200' to 125'. The site is located east of Herman Creek and could yield considerable rock for planned Port developments – research feasibility and potential yield for the quarry potential (southern mound)
 - Potential easement for emergency access at railroad trestle. Research physical feasibility and clearances at existing structure.

Commission discussion on possible uses for Herman Creek land/building. Commission thought scope of proposal was more than we needed at this time. Daughtry stated that he would like to redefine scope and have a not to exceed budget of \$12,000. After that reevaluate and negotiate an additional scope if needed.

COMMISSIONER MCCLEAN MADE A MOTION TO ENTER INTO AN AGREEMENT WITH COLUMBIA PLANNING & DESIGN, LLC FOR PLANNING SERVICES AT THE HERMAN CREEK SITE IN AN AMOUNT NOT TO EXCEED \$12,000. COMMISSIONER JANIK SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Woosley, Janik & Caldwell.

- **Other Updates: Chuck Daughtry**
 - Camphosts have arrived.
 - All employee meeting, discussion on health insurance updates.
 - Met with Parimetrix update on Marine Park Underpass, currently working on surveying the park.

Commissioner Janik asked how the filming went for the Amazing Race. Staff Miller gave a recap of event. Show scheduled for the fall on CBS.

Commission President Lee adjourned the meeting at 8:16 pm.

Submitted by: Kristi Bengtson