

## Port of Cascade Locks

The Port of Cascade Locks Commission Meeting was held Thursday, September 4th, 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 7:04 pm.
- II. **Roll Call:** Commissioners Lee, McLean Woosley, & Janik were present. Commissioner Caldwell was excused.

**Others present:** General Manager Daughtry, Staff Kristi Bengtson, Pat Albaugh, and Dale Davis. Also present was Port Attorney Jaques & Camera operator Betty Rush.

III. **Modifications, Additions to Agenda:** None

IV. **Items from the Floor:**

- a. **General Public:** None
- b. **Commission:** None
- c. **Government Officials:** None

V. **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 Minutes: August 20<sup>th</sup>, 2008**
- b. **Approval of Bills dated September 4<sup>th</sup>, 2008 in the amount of \$46,575.89**

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

VI. **Old/New Business**

- a. **Modify August 20<sup>th</sup>, 2008 Motion to Approve contract with Ball Janik LLP & Intergovernmental with City of Cascade Locks.**

GM Daughtry stated that the City of Cascade Locks approved the Ball Janik contract for the amount they budgeted, which was \$25,000 or \$2084/month. At the last Commission meeting the motion approved the Ball Janik contract contingent on City of CL paying \$2200/month.

**COMMISSIONER LEE MADE A MOTION MODIFYING THE AUGUST 20, 2008 MOTION TO APPROVE THE JULY 1<sup>st</sup>, 2008 – JUNE 20<sup>th</sup>, 2009 CONTRACT WITH BALL JANIK LLP & THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CASCADE LOCKS WITH THE CITY SHARING THE COST IN THE AMOUNT OF \$2084 PER MONTH. COMMISSIONER MCLEAN SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, Woosley, McLean, & Janik.**

- b. **Approval on purchase of Bridge Maintenance Supplies in an amount not to exceed \$6500.**

Staff Dale Davis stated that these are the tools needed to do the Bridge cleaning & painting projects. Davis stated that staff would be training on the use of the tools for the

spot and rust removal. Davis stated that the pressure washer arrived. Bridge bearing replacement work by the ODOT Bridge crew will happen in early October.

GM Daughtry stated that he called the Commissioners and received a verbal ok on the purchase of these tools, so we could get the tools ordered, and be ready to go when training is completed.

**COMMISSIONER MCLEAN MADE A MOTION APPROVING THE PURCHASE OF BRIDGE MAINTENANCE SUPPLIES IN AN AMOUNT NOT TO EXCEED \$6500. COMMISSIONER JANIK SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, Woosley, McLean, & Janik.**

Commissioner Lee suggested that all the work being done is documented in writing and with pictures.

**c. Discussion on Joint City/Port Meeting**

GM Daughtry stated that we have not had a Joint meeting for a long time and that both he & City Administrator Seeger would like both entities to get together. Daughtry stated that the City is our best partner and we share a number of things. We would like to talk about the East Cascade Locks Interchange, update on Casino and the options with the fire hall property.

Commission consensus to schedule the joint City/Port meeting for September 18<sup>th</sup>, 2008 to replace the regular Port Commission meeting.

**d. Discussion on Historic Paddlewheel Display**

Staff Albaugh stated that he was contacted by Marine Specialties Inc. of Portland they were wondering if we would be interested in having the paddlewheels from the 1938 Sternwheeler "Jean". Staff Albaugh stated that the wheels measure 20' 6" in circumference. Albaugh stated that he is checking on quotes for shipping, would have to barge and crane it into the park, or truck it in and put somewhere else in town besides the park.

Commission consensus to gather more information on costs of shipping to Cascade Locks.

**e. Staff Reports:**

**Pat Albaugh: Finance Department**

- Working on audit/fixed assets- Big projects accomplished last fiscal year include:
  - House 3 – Siding/Windows
  - Bridge generator
  - Doors at visitor center
  - Pavilion roof
  - New electrical (trunk line) park
  - Irrigation pump (Marine park)
  - Dump trailer
  - Point of Sale for Bridge
  - Marina pump out
  - House 3 porch/upstairs remodel

**Dale Davis: Maintenance Department**

- House 3- 2<sup>nd</sup> floor put 1<sup>st</sup> coat on floor.
- Rudi is starting on the Porch – House 3, will be meeting with Joy Sears and Amy next week.

Discussion on how much money we have spent on House 3 and funding for future projects in regards to the locktender homes. Commission President Lee cautioned that we need to continue to watch our expenses.

GM Daughtry spoke about the work that needed to be done on the west side of the museum.

GM Daughtry stated that he received an email from Darrel Driver (St. Patrick's Church) he is interested in renting one of the office spaces, discussing rental terms with him.

Commissioner Woosley commented on the beautiful flowers at the Bridge. Staff Albaugh stated that Kathy did all the plantings this year. Commissioner McLean commented that the park looked great and that the grass is really green.

**f. GM Report:****WARM SPRING/CASCADE LOCKS CASINO RESORT/ECLI**

- Meeting with ODOT/Federal Highway/County/City and Port on August 28 regarding ECLI (East Cascade Locks Interchange). ODOT for the first time has indicated that they are receptive to a variance that would allow ECLI to remain open. GM Daughtry stated that initially their requirement would be an auxiliary/merge lane, which is very expensive and GM Daughtry believes is overkill.

GM Daughtry thanked Commissioner Lee and stated that he deserves a tremendous amount of thanks for his dogged determination in making sure that the needs of the community of Cascade Locks are addressed. GM Daughtry stated that it is very effective when we have both Commissioner Lee and Janik at the meetings speaking in such a consistent voice concerning ECLI.

GM Daughtry stated that one of the problems we are still having is "who" can file for a design exception that would allow ECLI to remain open. GM Daughtry stated that Jim Bussard is working on a packet of design exceptions.

Commissioner Lee commented that the Port has the best person representing the Port and Community at these meetings, GM Chuck Daughtry represents the wishes of the Commission to the utmost, he is doing an outstanding job, putting in a tremendous amount of time, doing the right thing to move the project along and gets our point across. Commissioner Lee went on to say that, Port Attorney Jaques is doing an outstanding job representing the Port, he is always prepared, and the guidance is great, the Port is well represented.

**BRIDGE OF THE GODS MAINTENANCE**

- ODOT bearing replacement scheduled for week of October 4th.

**BEACH IMPROVEMENTS**

- Resubmitted paperwork by mail for the final approval from HUD for the grant.

#### **MARINE PARK ENTRANCE PROJECT**

- Attended City Council meeting to discuss project overpass on City property, this will be discussed at the joint City/Port meeting. .

#### **HERMAN CREEK SITE**

- City has approved lot line adjustment, Columbia Planning is moving forward with project.

#### **MISCELLANEOUS**

- We are back in the running for yet another RARE volunteer.
- Rural Oregon Summit –Conference went quite well.
- Urban Waterfront Revitalization Conference – Bremerton (Pat Albaugh, City Administrator Bernard Seeger, Dan Yates and I will be attending)
- City of Mosier requested information on the Section 20 letter they received. Howie Arnett, Len Bergstein and Bernard Seeger gave presentation on Warm Springs project. FOG also attended the meeting and gave a presentation.
- Clarification on RR Crossing at Government Rock. The Port spent several thousands of dollars building the crossing in the 1990's and the City then assumed maintenance responsibility by resolution. The Port has no responsibility for maintaining the crossing.
- Sunday, Sept. 28, premiere of the Amazing Race.
- Sept 7<sup>th</sup> - Escape for the Gorge Marathon. Volunteered to work traffic control the day of the event.
- Letter in packet from the Oregon State Marine Board thanking the Port for hosting the Clean Marina confirmation site visit. Letter stated that the marina scored 100% and is now certified as a "Clean Marina".
- Continuing to work with Scott Keillor (Port's Planning Consultant), met with him and Commissioner Lee to review his work plan.

#### **g. Monthly Calendar: Review**

Commission President Lee recessed the regular meeting at 7:50 pm.

#### **Commission President Lee called the Executive Session to order at 8 pm under ORS 192.660 2(e) Real Property Negotiations & 2(f) Exempt Documents.**

- Discussion on land proposal/SDS property/Warm Springs lease.

Commission President Lee adjourned the Executive Session at 9:11 pm and returned to Regular Meeting.

No further action was taken.

Commission President Lee adjourned the meeting at 9:12 pm.

Submitted by Kristi Bengtson