

Port of Cascade Locks

The Port of Cascade Locks Commission Meeting was held April 16th, 2009 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: Commissioner's Lee, McLean, Caldwell, & Woosley were present. Commissioner Janik was excused.

Others present: General Manager Chuck Daughtry, Port Attorney Jerry Jaques. Staff: Pat Albaugh, RARE Anna Tompkins & Dale Davis. Others: Ken Wittenberg, Don Haight & Camera Operator Betty Rush.

III. Modifications, Additions to Agenda: None

IV. Items from the Floor:

a. General Public: N/A

b. Commission: Commissioner Caldwell announced the Alumni's Career Day at the school on May 22nd, 2009. It starts at 9 am and is open to parents and students.

Commission McLean reminded everyone that the Community Garage Sale is the weekend of the April 25th, 2009.

c. Government Officials: N/A

V. Consent Agenda Approval (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: March 26th, 2009 & April 2nd, 2009

b. Approval of Bills dated April 16th, 2009 in the amount of \$ 35,488.76.

c. Approval of March 2009 payroll in the amount of \$ 48,302.66

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

VI. Old/New Business:

a. Approve bid for Electric & Lighting project at beach to Shepard Electric in an amount not to exceed \$ 20,692.

RARE Tompkins stated that the project will be the installation of 3 new light poles, one electrical subpanel and laying about 500' of new 1" conduit wire. She called 6 contractors and received 3 bids ranging from \$20,000 to \$32,000. She explained that the light poles will match the poles at the Visitor Center. There was a lot of research into the lights to get the best and most efficient lights for the area.

Commissioner Lee stated that the Commission's intent of the project is to enhance the beach area by providing better security lighting and electrical capabilities for events, especially for the 2009 World Moth Championship sailing event that will be held in Marine Park this summer.

COMMISSIONER MCLEAN MADE A MOTION TO APPROVE BID FOR ELECTRIC & LIGHTING PROJECT AT BEACH TO SHEPARD ELECTRIC IN AN AMOUNT NOT TO EXCEED \$20,692. COMMISSIONER CALDWELL SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Caldwell, & Woosley.

b. Authorize General Manager to enter into contract with SLR International Corporation for Environmental Consulting Services in an amount not to exceed \$20,000.

GM Daughtry stated that part of the recent land sale agreement to SDS was that they continue to pursue a "No Further Action" letter from the DEQ on the lower bench portion of the property that the Port got back. SDS agreed to spend up to an additional \$100,000 for the process if needed.

GM Daughtry stated that the Port needs to be involved in this process to make sure our interests are protected, and staff would like to continue to utilize the same environmental consultant we currently use to guide the process. Commissioner Lee explained that SDS has been a very good partner on this project and agreed with GM Daughtry that SLR International was a great consultant.

Commissioner Lee stated that the Port must get a "no further action" letter from the DEQ or we will not be able to develop the property. GM Daughtry stated that in addition to the \$500,000 that SDS has already spent to clean up the site they will put another \$100,000 in and there are already additional tasks that they need to perform.

COMMISSIONER WOOSLEY MADE A MOTION TO AUTHORIZE THE GENERAL MANAGER TO ENTER INTO CONTRACT WITH SLR INTERNATIONAL CORPORATION FOR ENVIRONMENTAL CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$20,000. COMMISSIONER CALDWELL SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Caldwell, & Woosley.

c. Staff Reports:

• Dale Davis: Maintenance Department:

- Welding on bridge deck.
- Water is on in the park and bathrooms are open, showers need to be adjusted so water stays on longer than a second.
- Bulldog Plumbing to start on the fish cleaning station. The bathrooms at the boat ramp will be closed during installation; it could take 2-3 weeks.
- Park irrigation line opened.
- Irrigation pump installed for beach area.
- Community Center trim paint almost done, windows have arrived and will be installed next week, floor is installed in kitchen and bathrooms, wood fir material for open area has been delivered and is acclimatizing inside.

Commissioner Woosley stated that the wood floor will have to be maintained well.

Commissioner McLean stated that she was hoping the downstairs floor would not be as shiny as the upstairs floor.

Commissioner Lee suggested “gem coat” for the floor for protection.

- **Pat Albaugh: Finance Department:**

- **March Financial Overview**

- Available cash balance declined during the month of March. This should be the last month of declining cash balances for a while as revenues increase with the spring and summer season.

- **March Balance Sheet**

- The Balance Sheet shows a negative financial performance for the fiscal year-to-date. April will show a positive cash flow with grant receivables being paid and the initial payment being made on Industrial Park property by SDS.

- **March Operating Statement**

- Bridge revenues declined compared to last March. Three grant projects were completed in March contributing to over \$61,000 in revenues (boat ramp dock replacement - \$34,768, Fuel reduction in Industrial Park - \$11,250, and Community Center Porch - \$15,000). For the first three quarters of the fiscal year the Port is operating at a loss.

- **Budget Variance**

- Total revenues are below budget while total expenses are above budget. There was \$600,000 budgeted for a land sale that did not happen until April of this year. Personal Services are going to be above budget for the year so a budgetary transfer of funds will need to be made next month.

- **Other:**

- Thursday, April 23, 2009 will be the Budget Committee meeting.
- This weekend is the first Sailing Regatta.
- The tour boats are starting to use the Bradford island dock, one of the Cruise West Tour boats are leaving a boat on the Columbia this summer.
- Our Insurance Company was here this week inspecting the buildings.

GM Daughtry thanked Staff Albaugh for all the work he did on the budget.

- **Anna Tompkins: RARE**

- **Bridge Construction Pictures**

- Copies of bridge construction pictures were received from the Washington State archives. Pictures will be ordered.

- **Mountain Bike Trail Plan**

- Presentation and tour on Friday, April 24th, 2009 from 2 pm to 5 pm. Starting at the pavilion.
- Chris Bernhardt from Alta Planning and Jill Van Winkle of IMBA will be guiding the walking tour.
- Dan Harkenrider and Stan Hinatsu will be attending. The time and date were made to accommodate their schedule

- **Other:**

- WHPacific – Beach engineering work underway.
- Putting together the Port Newsletter

- Going to a water festival at Port Orford
- Finished land use planning training with John Morgan.
- Went to the LIDAR presentation in Hood River – it is a laser radar imagery for better topographical mapping.

c. GM Report: Chuck Daughtry

ECLI

- ODOT has completely dug their heels in. Michelle is organizing a small meeting with Sen. Metsger and the Governors staff to discuss how to brief the Governor on ODOT's intransience. Reaffirmed with Michelle that under no circumstances would the community accept the full closure of ECLI.
- City Attorney recommended that City not approve Intergovernmental Agreement for the IAMP as drafted. Awaiting revised language from the City. GM Daughtry stated that it is important for the Port to be active in the IAMP process. GM Daughtry's understanding would not include what was phrased as veto that the Port would have over the approval of the IAMP.

We don't need to sign a revised agreement, however I believe it is important for the Port to participate in this process. The Port has been providing the majority of the funding for the consultants in this process, but believes it is in the community's best interest for the Port to continue to do that and play an active as role as possible. Daughtry stated that he is disappointed, because we (Port) have been the most active in contesting the closure. The agreement he proposed is the same agreement as the one the City and County of Hood River had with the Port of Hood River.

GM Daughtry stated that the hope is the City will not approve an agreement with ODOT that includes the closure of ECLI. At that point that document moves forward and presented by WS Tribes through the Casino process, eventually being decided by the Oregon Transportation Commission.

Commissioner Caldwell expressed her disappoint with the City for not working in partnership with the Port and County.

Commissioner McLean asked if there would be a time for the community to sign a petition to keep ECLI open. GM Daughtry said that he would draft a petition.

NESTLE

- Nestle is moving forward and City Administrator Seeger is doing a good job of working with the parties to make this happen.
- Larry Toll of Tennison Engineering of The Dalles has prepared the first draft analysis of the City's water rights, including the current and projected water uses.
- Met on April 8th, with CA Seeger, Dave Palais & Brendan O'Rourke of Nestle.
- ODFW and the USFS are working in cooperation on this project.
- We need to thank Carolyn Meece from the State for bringing the ODFW to the table to get the water testing moving forward.

CLOSURE OF CASCADE LOCKS HIGH SCHOOL

- The grant application for the Charter School was not approved.
- Met with Pat Evenson-Brady concerning the use of the existing school for High School Charter. Commission may be asked to consider use of the Pavilion on an interim basis if use is denied by the School District.

- The \$50,000 was going to be used to hire a couple teachers. The Charter School needs money. This is a setback but it is in the communities' best interest to have their own school district. There are by bi-state agreements and a possibility of doing something with Stevenson.

BEACH IMPROVEMENTS

- WHPacific working on the in water survey.
- Approached UPRR about purchasing leased roadway and parking area by beach.
- Thank Scott Sullenger for the assistance with dealing with the railroad.

MARINE PARK ENTRANCE PROJECT

- Proposal for acquiring access to Marine Park at Old Fire Hall location submitted to City.

MISCELLANEOUS

- Dennis Snyder Jr. is performing Fuel Reduction Program to be reimbursed through Jim Hulbert program.
- House #3 interior renovations are continuing.
- Contacted Carol Snead concerning the testing of fill material at Industrial Park. There have been some contaminants found in the piles. I was told that it would be categorized as minimal. Awaiting receipt of report, invoice and claim for reimbursement from the Tribes before discussion on settlement with the Board. City should be responsible for its expense related to excavated material from the new fire hall site.

Commissioner McLean asked where was the material was from. GM Daughtry stated that part of it was from the beach and the other is from the fire hall site.

VII. RECESS/ADJOURNMENT

Commission President Lee recessed the Regular Meeting at 8:06 pm and called for a 10-minute break.

VIII. EXECUTIVE SESSION

Commission President Lee entered into Executive Session under ORS 192.660 2 (e) – Real Property Negotiations and ORS 192.660 2 (f) -Exempt Documents at 8:16 pm.

- Discussion on Warm Spring's agreement.
- Discussion of Bear Mountain agreement.
- Discussion on other property transactions.

❖ Amended at Thursday, May 7th, 2009 Commission meeting. Minutes should state that Commissioner Woosley left the meeting prior to next discussion item.

- Discussion on City Fire Hall property negotiations.

Commission President Lee adjourned the Executive Session and returned to regular meeting at 9:30 pm.

No action taken.

Commission President Lee adjourned the Regular meeting at 9:30 pm.

Submitted by Pat Albaugh & Kristi Bengtson