

Port of Cascade Locks

The Port of Cascade Locks Commission Meeting was held April 2nd, 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 pm.

II. Roll Call: Commissioner's Lee, McLean, Caldwell, & Janik were present. Commissioner Woosley was excused.

Others present: General Manager Chuck Daughtry, Port Attorney Jerry Jaques, Staff: Kristi Bengtson, Pat Albaugh, RARE Anna Tompkins & Dale Davis. Others: Dennis Snyder, Dennis Snyder Jr. Roger Van, Rob Brostoff, Jim Snell, John Schroder, Horst Peppel & Camera Operator Betty Rush.

III. Modifications, Additions to Agenda: None

IV. Items from the Floor:

a. CGYC-Columbia Gorge Yacht Club: John Schroder, Jim Snell, Horst Peppel & Pat Albaugh from the CGYC. Mr. Schroder stated he has been mooring his boat in Cascade Locks for about 18 years and that this is the second yacht club, the first yacht club disbanded after the marina was destroyed in the floods. Mr. Schroder stated that they appreciate everything the Port has done for the marina like getting rid of the weeds (i.e. milfoil). Mr. Schroder stated one of their concerns is that the restrooms may be closing at the Visitor Center.

GM Daughtry stated that Port staff is in discussions with the Portland Spirit about remodeling the existing bathrooms. Having showers in the restroom doesn't work with the type of business the Spirit runs. The Spirit has preliminary plans to expand their kitchen and combine the men's and women's restroom, taking out the showers and making the restrooms internal to the building. Staff has not presented the plans or a recommendation to the Commission. GM Daughtry stated that we would like to build bathrooms at the beach or in the Marina.

Jim Snell talked about the importance of the showers and restrooms for the transient boaters and that if the CGYC could help out in any way they would be more than happy to help. Jim Snell also stated that they are pleased with the Port achieving the Clean Marina status and appreciate that the Marina is so well taken care of.

Commissioner Caldwell stated that she appreciates them in that it helps support our local business community.

Jim Snell mentioned that they also want to be involved with community activities, such as the sailing races and Sternwheeler days.

Pat Albaugh stated that one of the purposes of the Yacht Club is to make the marina a more active marina by encouraging the use of the marina, waterfront and to promote all kinds of boating activities.

Commission President Lee stated that it is great to have people take an interest in the Marina as it will help provide better security, operational procedures, and is always good to have an extra set of eyes.

Jim Snell stated that May 2nd, 2009 will be "Opening Day" a get together on the docks. It was also discussed having an information kiosk on the transient dock with community business information on the map. Commission President Lee stated that they should come to the board for design approval.

Commissioner Caldwell suggested contacting the local media regarding the Yacht Club and its "Opening Day" festivities.

Commission thanked them for coming to the meeting.

b. General Public: N/A

- c. Commission:** Commissioner McLean stated that she attended the Hood River Economic Development Committee meeting. Dan Spatz (HR Community College) was the speaker and he stated that they already need to expand the facility. He stated that they are emphasizing Renewable Energy and Nursing programs.

Commission President Lee sent out condolences on behalf of the Commission and staff to the Tom Brazille Family. He announced that the service is Saturday, April 11th at 2 pm at the Pavilion in Marine Park.

Commission President Lee stated that the Commission was pleased to announce that they signed a land sale agreement with SDS Lumber/Cascade Lumber Company for a portion of the land that they leased in the Industrial Park. Commissioner Lee stated that this will be a great economic boost to the community; they are a great partner and very diversified (wind, hotels, lumber, and restaurants). Looking forward to working with them on a project.

d. Government Officials: N/A

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

I. Approval of Minutes: March 19th, 2009

II. Approval of Bills dated April 2, 2009 in the amount of \$ 83,980.40.

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

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

VI. Old/New Business:

- a. Discuss & Possible Approval on (IGA) Intergovernmental Agreement with City of CL and Hood River County for (IAMP) Interstate Area Management Plan for proposed new Interchange at Forest Lane and the Port's Business Park:**

Commission President Lee stated that the Port will defer discussion on this item; we have not received comments back from the County or City. Commissioner Lee asked GM Daughtry to speak about this process.

GM Daughtry stated that we are in the process of working out an Intergovernmental Agreement (IGA) with Hood River County and the City of Cascade Locks that would allow the Port to participate in the Interstate Area Management Plan (IAMP) for the proposed new interchange at forest lane and the Ports Business Park. GM Daughtry stated that the IAMP is a document that relates to the allowed zoning activities around a new interchange, created by ODOT, unique only to Oregon, because of the problems that arose after the interchange was built at the Woodburn Factory Outlet. ODOT wants to be able to have input into local zoning so they created this process and there is a requirement that an agreement be reached with the local municipalities at the time the interstate access point be constructed. Port has been involved with the preliminary plans. Also includes the closure of the ECLI. We think our best vehicle left to fight this closure is the IAMP process and the Port wants to be part of the process. We are awaiting final language of the agreement from the County and City.

b. Staff Reports:

• **Dale Davis: Maintenance Department:**

- Attended the ODOT Bridge Inspectors Conference in Portland with staff Steve Martin.
- House 3: Texturing & painting walls. Will be looking at samples for the bathroom & kitchen floor. Wood floor delivery next week.
- Starting to turn the water on in the park.

Commissioner Lee stated that the bridge looks great and his staff did a great job.

- Staff Davis commended his staff Steve Martin and crew and stated that they did a great job. Davis stated that they will be finishing up the power washing and will start welding.

• **Pat Albaugh: Finance Department:**

- We received the proceeds (about \$260,000) from the SDS sale; they were deposited in the Oregon Investment Pool.
- Thanks to Commissioner Woosley for reviewing the audit proposals we have selected Onstott, Broehl & Cyphers from The Dalles.
- Focusing on the budget, first budget committee meeting is April 23rd, 2009.
- Met with International Mountain Biking Association (IMBA) & Alta-Design. The master plan costs about \$27,000, we have split it into phases, and they have completed phase one which was \$9,000. They have it about ¾ flagged, and map's made. Planning to have a meeting of the stakeholders to show the trail area and the concept of trail.

GM Daughtry stated that we have chosen April 22, 2009 as the stakeholders meeting. We will be inviting the Forest Service, Congressional Delegation, Biking Advocacy Groups, Columbia River Historic Highway Committee among others.

GM Daughtry stated that the Port is working on three different items with the Forest Service: Nestle', Bike Trail, and Wilderness Bill. City and County have participated with the cost of the feasibility study and have been asked to participate with the costs of the Master Plan.

Commissioner Lee clarified that the SDS payment was the first of three payments.

Commissioner McLean stated that Senator Wyden has introduced a bill for \$100 million dollars for energy training over a 5 year period.

- **Anna Tompkins: RARE**

- **Marine Park Landscape Design**

- Marine Park Landscape Plan Local Government Grant Planning Application due 4-3-09
 - David Dougherty of DLA, Inc. supplied cost estimate for drafting a landscape plan of the Marine Park. Plan is not Master Plan but a plan to implement right away/site specific. Cost \$7500/Port share \$2500.

- **Mountain Bike Trail Plan**

- IMBA is done flagging the mountain bike trail, loading trail log onto base map, and printout available meeting April 1st, 2009.
- Walking Tour of the Mt. bike trail highlights. Working on coordinating two tours of the trail location for stakeholders and possible organizations interested in trail maintenance.

- **Other:**

- Attended land use planning class instructed by City Planner John Morgan.
- Searching for original blue prints of the Bridge of the Gods. Have come across many interesting things, getting a copy of photos of the construction, we can then purchase pictures if needed.

c. GM Report: Chuck Daughtry

- **East Cascade Locks Interchange:**

- On Tuesday, March 24, the Port delivered a packet of material to Senator Metsger's office in Salem in response to ODOT's "Draft Final Letter". The conclusion of the ODOT letter was the "...keeping the ECLI open would not be a prudent decision." The packet of information given to Senator Metsger included a 4 page cover letter signed by Hood River County Commission Chair Ron Rivers, Cascade Locks Mayor Brad Lorang, and Port of Cascade Locks Commission President Tim Lee. The packet of material also included a point by point rebuttal of the ODOT letter, a detailed analysis of the alternatives by Marc Butoric of Kittelson & Associates, and a detailed analysis of ODOT's Letter of Conclusion by Joel Leisch. The letter to Senator Metsger was forwarded to the Governor's office, Congressman Walden, Oregon Transportation Commission Chair Gail Achterman, as well as senior ODOT staff. In the letter to Senator Metsger we offered to participate in any hearing that the Senator may choose to organize. We are currently awaiting a response from Senator Metsger.
- Requested that County and City approve Intergovernmental Agreement to allow Port full participation in Interchange Access Management Plan (IAMP). Commission Lee made request to City Council on Monday, March 23, which was approved pending City Attorney's review.

- **Nestle**

- Charged Larry Toll of Tennison Engineering of The Dalles with the task of preparing a detailed analysis of the City water rights, the current and projected water use, and the water availability in the well aquifer.
- Meeting with community members to address any concerns.

- Nestle has rented office space in the Mal Real Estate building in Cascade Locks.
- Meeting on April 8th with CA Seeger, Dave Palais & Brendan O'Rourke of Nestle.
- Working with CA Seeger in coordination with ODFW.

Closure of Cascade Locks High School

- Awaiting approval of grant application
- Looking like charter school focus will be on high school classes. Also, start up of school may be delayed past September, 2009.
- Working with group on establishing tax-exempt status and fundraisers involving the Sternwheeler.

SDS Land Proposal:

- Within the next couple of weeks will set up a meeting with Stephen Locke (Port's Environmental Consultant) and Alpha (SDS's Environmental Consultant) to work up a plan for achieving a No Further Action Letter from DEQ.

Beach Improvements:

- Issued contract with WHPacific on beach expansion project and gave authorization to proceed.

Marine Park Entrance Project:

- Preparing proposal for Commissioner Lee's signature to the City of CL for acquiring access to Marine Park at Old Fire Hall location.

Miscellaneous

- Dennis Snyder Jr. is performing Fuel Reduction Program to be reimbursed through Jim Hulbert program.
- House #3 interior renovations are continuing
- Meeting with Dan Yates of the Portland Spirit to discuss contract renewal and fundraising for Charter School. The Spirit has renewed for an additional 8 years. Staff has been discussing with them their need for a larger kitchen area. They have given me preliminary plans; we may delay moving forward with the bathroom remodel until next fall. Dan was very concerned over the closure of the school, stating that it takes away from the employee base.
- Port was not successful in bid for ODOT/ OTC controlled economic stimulus money. Anna and I attended workshop in Salem and made requests before Oregon Transportation Commission and Matt Garrett of ODOT.
- Contacted Carol Snead concerning testing of fill material at Industrial Park. Carol said that the test results will be available in a couple of weeks. She said that one additional test had to be performed at the request of NOAA Fisheries. Awaiting receipt of invoice and claim for reimbursement from the Tribes before discussion on settlement with the Commission. City should be responsible for its expense related to excavated material from the new fire hall site.

d. Monthly Calendar:

- a. Retirement party for Jerry Henrikson on May 6th, 2009, let Kris know if you want to attend.

VII. RECESS/ADJOURNMENT

Commission President Lee recessed the Regular Meeting at 8:03 pm and took a break.

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 8:12 pm.

- Discussion on City Fire Hall property negotiations.
- Discussion on other property transactions.
- Discussion on Embarq agreement.

Commission President Lee adjourned the Executive Session and returned to regular meeting at 9:07 pm.

No action taken.

Commission President Lee adjourned the Regular meeting at 9:08 pm.

Submitted by Kristi Bengtson