

## Port of Cascade Locks

The Port of Cascade Locks Commission Meeting was held July 16, 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 7:00 pm.
- II. **Roll Call:** Commissioner Lee, McLean, Caldwell, and Groves. Commissioner Woosley was excused.
  - o Others Present: GM Chuck Daughtry, Attorney Jerry Jaques, Kristi Bengtson, Pat Albaugh, Anna Tompkins, Kate Stuart arrived at 7: 09 pm and Camera Operator Betty Rush.
- III. **Modifications, Additions to Agenda:** None
- IV. **Items from the Floor:**

- o **General Public:** No Comments
- o **Commission:** Commissioner Caldwell thanked the Port's staff for the great work on the 4<sup>th</sup> of July & Sternwheeler Days. Commissioner Groves agreed.

Commissioner Lee stated that he attended a meeting with the Forest Service and Jill from IMBA regarding the Mountain Bike Trail; we are working on the placement of the trail in certain areas where there is private property. Commissioner Lee stated that the Forest Service is very pleased with the way the Port is working on the project.

Commissioner Lee stated that he had already closed the floor for public comment but asked Kate Stuart if she had anything to bring before the Commission. Stuart stated no.

- o **Government Officials:** No Comments

- V. **Consent Agenda Approval** (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 items from the Consent Agenda for individual discussion).
  - o **Approval of Minutes: Regular Meeting July 2<sup>nd</sup>, 2009.**
  - o **Approval of Bills dated July 16<sup>th</sup>, 2009 in the amount of \$48,954.56.**
  - o **Approval of June 2009 payroll in the amount of \$59,420.14**

Commissioner Groves abstained from voting because there is an invoice on the list for his business.

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

GM Daughtry stated that the sound system is not working very well and reminded the Commission to speak into the microphone.

VI. **Old/New Business**

- **Discuss & Approve (IGA) Intergovernmental Agreement with City of CL regarding the (IAMP) Interchange Area Management Plan for proposed new Interchange at Forest Lane and the Port's Business Park:**

Commissioner Lee read the following statement:

- I would like to thank the City Council for approving the Inter-Governmental Agreement for the Port to be a member of the Interchange Area Management Plan as well as the County.

There was some discussion by the Council why the Port should be involved in this process.

I would like to give some insight into the proposed new Interchange with regards to the East Cascade Locks off Ramp.

The Port, City, and Hood River County found out 2 1/2 years ago at a level one ODOT transportation meeting that the selected alternative for the new Freeway Interchange required the closure of East Cascade Locks off-ramp. This decision was made at a previous meeting where there was no representation of the Port, City, or Hood River County.

Commissioner Janik and I expressed our grave concerns to the group at this time that the citizens would object to the closing of this ramp.

From that time forward the Port has been a front-runner in leading the opposition to the closure of the ramp, as well as the City and the County.

The Warm Springs Tribe in the last year and a half has stepped up to assist in this effort to keep the ramp open. Between the Tribes, Port, City, and County almost 500 thousand dollars and hundreds of staffing hours have been spent to achieve this action.

The best highway engineers and Interchange consultant was hired to make the case with ODOT engineers. It was proven by our folk that keeping the off ramp open was a better choice to the citizens of Cascade Locks then closing it. ODOT has refused to change their decision to keep ECLI open.

The Port, City, and the County have lobbied extensively with our legislators to assist us in this issue. Our lobbyist Hal Hiemstra and Michelle Giguere have been extremely helpful to us all.

The Port Commission has unanimously felt that the East Cascade Locks off-ramp be kept open for the livability for the folks on Forest Lane and for the economic betterment of the downtown area of Cascade Locks.

The Port was forced recently due to contractual obligations to finalize our agreement with the Warm Springs Tribe for the land sale for the resort.

The Port had hoped that we would have resolved the ECLI issue before we had to do this, as we then lost our control of the ECLI issue.

Now the final decision will be made thru the IAMP process. That is why the Port asked for the Inter-Governmental agreement. The Port wants to have a voice, even though we don't have a vote in this process, to continue championing to keep ECLI open for the betterment of the citizens of Cascade Locks.

GM Daughtry stated that the City Council approved the document with one change: Second page #6 originally stated "This agreement shall remain in effect until the IAMP is completed" to "This agreement shall remain in effect for two (2) years from the effective date, and may be renewed by mutual agreement of the parties.

GM Daughtry stated that staff recommends that we approve the document. GM Daughtry stated that this is not the agreement the Port initially asked for, but it's enough and gives a voice at the table. Staff feels comfortable that the Port will be involved in the decision process.

Commissioner Caldwell asked GM Daughtry to explain to the public what the Port's original desired outcome was.

GM Daughtry stated that when the announcement came out regarding the closure of ECLI it was after the departure of CA Willoughby, therefore leaving a void in representation at the City. The Port stepped in after being given clear direction by the community and Port Commission that this is not acceptable. The Port took the lead on the fight to not close ECLI. The Port had initially asked the City for an agreement that allowed the Port to have a decision/vote in the IAMP. The City hesitated to share that authority with the Port. Given the fact that we don't want this to become the issue, the issue is not that the City and Port are disagreeing over an IAMP, the most important thing is that both entities are opposed to the closure of ECLI. We need to continue to move forward get the agreement done and continue to fight. It looks like now it is coming down to the IAMP process.

Commissioner Groves asked how many different plans were presented on that exit opposed to shutting it down. GM Daughtry stated that there was never a plan submitted to close it, there were at least 40 plans for a new interchange. The proposal to close ECLI was made privately between ODOT engineers/consultants and the Tribes without Port or City representation at the table. Once the Port heard about the proposal to close ECLI we were adamantly opposed and voiced this to both ODOT and the Warm Springs Tribe. The WS Tribe has made a big commitment in getting the engineering done for mitigation to help us keep ECLI open.

GM Daughtry stated that ODOT only seems to be concerned with enforcing their policy and we have demonstrated to ODOT that they are not always consistent with their policy. GM Daughtry stated that it is clearly unfair and blatant abuse as far as how ODOT is treating us. The options left are the IAMP process, the governor, Senator Metsger, the Transportation Commission or not building the interchange.

Commissioner McLean asked about meeting with Senator Metsger. GM Daughtry stated that he has spoke directly with him in the last 30 days and that he was busy with the legislature and stated that he has not had any luck with ODOT. Senator Metsger has also facilitated a meeting with ODOT and our local representative's.

GM Daughtry stated that both ODOT and the Federal Highway work in collaboration on this, but believes that ODOT is in charge currently; the Oregon Highway plan is the most restrictive plan for interchange spacing in the US. The interchange spacing is a mile in the Federal Plan.

Commissioner Caldwell stated that she attended the meeting in Salem with ODOT and Senator Metsger and thanked Commissioner Lee for representing the Port and Community stating that Commissioner Lee made it clear that absolutely under no uncertain terms could anyone have believed that we thought that we would let this casino come in without ECLI staying open, he was a bulldog, stating that this could be a deal breaker by closing ECLI. Commissioner Caldwell stated that she wanted to let the community know that Commissioner Lee has fought and been a huge advocate of keeping ECLI open. Commissioner Caldwell stated that GM Daughtry, Mayor Lorang, F/C Jeff Pricher and CA Seeger were at that meeting and expressed strong opposition as well.

Commissioner Caldwell stated that she believes that it will soon be out of the hands of the ODOT engineers and we will then need to focus our energy to fight at the top of the chain. Commissioner Caldwell stated that when she spoke at the meeting she stated that she believes the whole problem stems from when ODOT brought in the freeway in the late 50's. She stated that the engineers did a disastrous job, and split our town in two. She believes that now is the time for ODOT to correct the problem they created in the 50's. Commissioner Caldwell stated that the Tribes have brought in the best minds to design an overpass for Cascade Locks and hopes that ODOT will see that and use the best the minds that can produce the very best interchange possible. Commissioner Caldwell stated that she wants the community to understand that the Warm Springs Tribes have truly put in all their effort, they have gotten the best people and we really need the Governor to understand that keeping ECLI is the best thing for Cascade Locks. Commissioner Caldwell thanked GM Daughtry for all the work that he has put into this issue. Commissioner Caldwell stated that the Port has stepped financially by providing more funding to fight this battle for the community.

**COMMISSIONER MCLEAN MADE A MOTION TO APPROVE THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CASCADE LOCKS AND HOOD RIVER COUNTY REGARDING THE INTERCHANGE AREA MANAGEMENT PLAN FOR THE PROPOSED NEW INTERCHANGE AT FOREST LANE AND THE PORT'S BUSINESS PARK. COMMISSIONER CALDWELL SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Caldwell, and Groves.**

**b. Staff Reports:**

○ **Kristi Bengtson: Admin/Marina:**

- Reminded Commission that the filing requirement for the Quarterly Public Official Disclosure report was eliminated with the passage of a bill in the Oregon Legislature. The Commission will no longer be required to file the quarterly reports effective July 15, 2009. A yearly report will be required.
- Wednesday, August 26<sup>th</sup>, 2009 there will be a breakfast forum with Congress Walden at the Best Western Hood River Inn from 7:45-9:15 am. Topic "What Congress is doing to Boost the Economy & Your Business"
- Recap of the 4<sup>th</sup> of July: Sent out letters requesting donations. Local Charter School Committee provided volunteers for parking and donations. The Port split the donations with the Committee in the amount of \$764.52. The Port and Tourism Committee thanks everyone who volunteered. The following is a list of some of the people who donated time and money.
  - Jim Wittenberg, Pyrotechnic an
  - Lewis & Clark RV Park
  - Pacific Crest Pub
  - James Hulbert & Associates
  - NAPA-Hood River
  - East Wind Drive Inn
  - Jerry Jaques, Attorney at Law
  - Ball Janik LLP
  - Cascade Locks Charburger
  - AWI Columbia Gorge Sternwheeler
  - Van Pelt Construction
  - Morgan CPS
  - Wapiti Aerial Services
  - Mid-Columbia Distributors
  - Best Western Columbia River Inn
  - Hood River Sheriff's Department
  - City of Cascade Locks Public Works Department
  - Cascade Locks Fire & EMS
  - George Fischer and the Charter School Committee

○ **Pat Albaugh: Finance Department:**  
**Fiscal Year Overview:**

The end of June marks the end of the 2008/09 fiscal year. Considering the national and regional economic downturn the Port survived reasonably well. Although revenues did not reach expectations and expenses exceeded

expectations the organization has maintained an adequate short-term financial position. During the fiscal year there were several significant achievements.

There has not been a parcel or property purchased since a small lot at Pacific Crest Park was procured for \$1,750 in 1993. The purchase of the WaNaPa property is a positive sign of the Port's operational health. Two situations were improved with the WaNaPa purchase. It puts a long vacant parcel of property on the market and since the property adjoins the Port's existing property there is now one large contiguous area in the downtown core available for significant investment and development.

During the fiscal year the Port sold a parcel of property in the Industrial Park. It was the first property sale in many years. The sale cemented a vested interest in the Industrial Park with a regionally significant organization. The deal resolved many outstanding issues such as access to the point for future development, easements for utilities, log storage disagreement, the end of an underutilized lease, and returning control to the Port of waterfront property.

Many years of negotiating and legal wrangling ended with the completion and signing of the Option Agreement and Agreement of Lease and Sale with the Warm Springs Tribes. This is a significant achievement with incredible potential.

Resources and investments were made this year to update, repair, and remodel existing assets. The interior of the Community Center was remodeled and a porch was rebuilt from scratch. Industrial equipment was purchased to keep up on bridge maintenance. The entire bridge was pressure washed.

#### **June Overview:**

Draft June financials are difficult to evaluate since this is the last month of the fiscal year and it is the time for annual adjusting entries (fixed assets, depreciations, grant expenses distributed, etc.). It will be a few weeks before the year is tied up. The auditors are scheduled to be onsite in August. Staff is working with the auditor now in preparation.

There was a negative cash flow of \$237,000 due primarily to the property purchase. This purchase at the end of the fiscal year also brought our ending cash balance to below our budgeted unappropriated cash balance therefore we will probably receive a letter from the State for budget law violation.

Other items:

- Working on wireless to beach and throughout the park.
- Working on setting up a new internet service provider, 10x bandwidth.
- Bridge Tolltaker meeting this month focused on customer service.

#### o **RARE Anna Tompkins** **Mountain Bike Trail Plan**

- Met with Jill (IMBA), Port and USFS to discuss trail head options and land swap. CLIMB trail head may deviate from Master Plan.

GM Daughtry stated that we will have a follow-up meeting with PCTA Dana Berthold on July 23<sup>rd</sup>, 2009 regarding the Pacific Crest Trail. IMBA is having a hard time connecting the trail at the west end of town.

#### **Sail Park**

- Port met with Bill Symes (CGRA) and explained beach options provided by WHPacific. Meeting will be scheduled to meet with CRITFC to review options with WHPacific.

#### **Fish Cleaning Station (FCS)**

- Faucet replaced and update sent to ODFW. The FCS is fully operational now and getting a lot of use.

#### **Historic Building Preservation**

- Outside improvements to the Community Center have begun. Working with Joy Sears via phone to keep SHPO recommendations in check. Discussed with Ms Sears the lattice and she stated that the lattice is not a historically defining feature. Ms. Sears stated that she was not opposed to taking out the lattice. Discussion with Commission. Commissioner McLean believes that the lattice has been on the buildings since the beginning. Commission consensus to do more research on the lattice.

#### **Marine Park Landscape Design**

- Local Government Grant Planning Application received 9 total small planning grants, will not have to make presentation before OPRD board. Funds awarded July 16<sup>th</sup>, 2009.

#### **Website**

- Creating new design for website and redirecting focus of the web page to reflect the functions of the Port and advertise property.
- New to site; Weekly updates; port projects and progress; community profile; demographics and regional characteristics.
- Gathering needed information to properly market Port property

#### **Time Capsule Class 1969**

- Desire to dig-up time capsule for Old Timer's Picnic September 7<sup>th</sup>, 2009 and 40<sup>th</sup> Anniversary of Class 1969.
- Researching for documentation of time capsule.

#### **Miscellaneous Community Activities**

- RARE- Thunder Egg Days (Nyssa, OR).

### **c. GM Report-Chuck Daughtry**

- GM Daughtry received a request for information (RFI) from Institu which is located in Bingen, they manufacture drone airplanes. This company has been very successful and was just recently acquired by Boeing. Daughtry stated that they have been expanding and are situated in many different places in the Gorge on both sides of the Columbia River.

GM Daughtry stated that they are looking to build on one site, to have everyone at one campus. Daughtry stated that the Port along with other entities within the Gorge received the RFI. The Port met with representatives from Institu and other agencies to review the RFI. After that meeting the Port, City and other Hood River County entities met to talk about putting together a proposal. GM Daughtry stated that it appeared at that meeting that the HR entities desire was to keep them in Bingen and still have the ability to outreach in Hood River. Daughtry stated that he invited Jason Spadaro

(SDS) to join the meeting in Hood River and after the meeting they met and decided that the Port has the best site for the campus. GM Daughtry stated that Jason Spadaro (SDS) is willing to work with the Port to be able to meet Institu's needs.

Daughtry stated that he will be meeting with Scott Keillor, he is the planner that we have used for a lot of projects, and feels that we need to put together the best package we can for Institu. Daughtry stated that he doesn't think it is ours to win, but Bingen's to lose.

Commissioner Lee stated that this is a good exercise for the Port to go through and whatever happens we will have the professional material to market our property.

Commissioner Groves stated that the airport would be a big asset to this project.

**Other items:**

- Made a presentation in The Dalles to a group of Windemere Realtors about Cascade Locks and all the projects that the Port and City are working on. They were very appreciative of all the information they received about Cascade Locks.
- Toured Port property with Jim Hulbert for additional fuel reduction money to do additional treatment by the Bridge of the Gods and Industrial Park. We will also get the whole Industrial Park property mowed again. Spoke with Jason Spadaro about mowing the SDS property and he agreed to share in the cost.
- Met with Dave Eatwell from the West Columbia Gorge Chamber, toured the Port's property and gave him cut sheets of the property.
- IAMP conference call on July 23 with the Warm Springs Tribe and City.
- Meeting next week with Bear Mountain to discuss issues regarding the leasehold.
- Friday, July 31<sup>st</sup>, 2009 is the Southbank Segment A Utility Line Undergrounding Project Groundbreaking Ceremony at 10 am at Multnomah Falls.
- National Night out will be in the Pavilion on August 4<sup>th</sup>, 2009 the Port is helping to sponsor.

**ECLI**

- Michelle is still working on setting up a meeting with Senator Metsger concerning our need for his help with ODOT.

**NESTLE**

- Nestle wants to set up town hall meeting in Cascade Locks in the Pavilion this summer.

## **BEACH IMPROVEMENTS**

- Will contact CRITFC (Columbia River Intertribal Fisheries Commission) to set up meeting with engineers concerning proposed beach improvements.
- Reviewed plans with Bill Symes of the CGRA and he approved.

## **MISCELLANEOUS**

- Received a response back from CA Seeger regarding the Port's request on sharing costs 50/50 for the Ball Janik agreement. Contract is for \$72,000, CA Seeger stated that he has budgeted \$33,000 for the services. CA Seeger's suggestion was that the Port still pays \$36,000 the City would pay 33,000 and he would ask Ball Janik for \$3,000 less in services. GM Daughtry stated that Ball Janik does such great work for the Port and City, and writes off a lot of work, he doesn't think that is good strategy it will open up the opportunity for them to bill us for hours worked, which will amount to more money in the long run.

GM Daughtry stated that the value of the contract is there, and that we are cheap relative to what other entities pay. The Port wants to renew the agreement with Ball Janik, and recommends accepting the amount the City is offering to pay and then start looking at negotiating an individual agreement next year. GM Daughtry stated that unless we do things in an equal way it creates all kinds of animosities.

GM Daughtry stated one example of the work Ball Janik does is that we received requests this week from both the Democrat Senators to put in requests for projects for the transportation bill. GM Daughtry stated that Hal was right on top of it with the forms and getting them delivered.

Commissioner Caldwell stated that prior to CA Seeger's arrival in his jog, the Port and City worked hand in hand. Commissioner Caldwell stated that the Port understands that working together will get us a lot farther than having these differences with one another, stating that we are in a fight out here with people far greater than us so the more we have a unified force, a City Council and Port Commission working together the farther we will get.

Commissioner Caldwell stated that she wanted to share her disappointment with this outcome and that it has been since the current City Administrator arrived. Commissioner Caldwell stated that she doesn't know how the council feels about this and whether the Council directed CA Seeger to not pay this, and not work with the Port as openly and as fruitful as in the past. Commissioner Caldwell stated that she is frustrated in that when directing GM Daughtry who is so willing to work in cooperation with everyone to make things happen, that is not happening now. Commissioner Caldwell stated that she is very concerned that the City Council doesn't understand, or may not know what is going on. Commissioner Caldwell stated they need to understand the need for us to work together for the best interest of the community.

Commissioner Caldwell stated that she is frustrated that the Port continually takes on more responsibility and additional financial responsibility, and yet no voice.

Commissioner Groves asked if the City gave a reason for not paying ½. GM Daughtry stated that the reason CA Seeger gave was that they figured they would use him less this year, and that was all they budgeted for in the next budget. GM Daughtry stated they didn't pay ½ the previous year either but they stated that they would budget ½ the following year (this fiscal year). The Port contacted them in January prior to the budget process requesting they budget for ½, but the Port never received a response prior to budget process until today.

GM Daughtry stated that it comes down to what's a fair agreement and it is frustrating when it seems that things are one sided. GM Daughtry stated that perhaps we should try again to get a joint meeting. GM Daughtry stated that it is imperative that the Port and the City work together. GM Daughtry stated that when in Hood River he was asked if it was true that he and CA Seeger were at odds. GM Daughtry stated that this is not good for the community; we need to speak with a united voice.

Discussion on Joint Meeting with the City. GM Daughtry stated that he will speak with CA Seeger.

Commissioner Caldwell stated that she hopes that the City Council knows they have made this decision as a whole body and not just the City Administrator.

**Other items:**

- Working on old water rights issues for land involved in exchange with Forest Service.
- Working with Forest Service on Wyeth property for land exchange, issue with title.
- Contacted a several real estate brokers, sending information regarding Port property setting up meetings to market the Port property.

Commissioner Groves stated that he feels the economics of the City need to be worked on, stating that we may lose our grade school next year. Commissioner Groves stated that the Port has the tools to help and we need to market what we can now. Commissioner Groves stated that if the Casino is approved it will still be years before it will be built. .

**VII. Recess/ Adjournment:**

Commission President Lee adjourned the meeting at 8:55 pm.

Submitted by Kristi Bengtson