

Port of Cascade Locks

The Port of Cascade Locks Commission Meeting was held January 15, 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 7:04 pm.

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

Others present: General Manager Chuck Daughtry, Port Attorney Jerry Jaques, Staff: Kristi Bengtson, Pat Albaugh, RARE Anna Tompkins & Dale Davis. Also present: Ed & Linda Drew (CL School Principal), Richard Fenton (Embarq), Don Haight, Camera Operator Betty Rush & Don McDermott (John L. Scott Real Estate) arrived at 7:10 pm.

III. Modifications, Additions to Agenda: Commission President Lee added the following to the agenda:

- Approval of Embarq agreement.
- Approval of Agreement for Appraisal Services with Mueller and Company, Inc.
- Presentation by Don McDermott with John L. Scott Real Estate.

IV. Items from the Floor:

a. Ed Drew, Cascade Locks School Principal: Commission President Lee welcomed Mr. Drew to the meeting and stated that the Port Commission is 100 % supporting NOT closing the school.

Mr. Drew stated that the school board is in discussions about closing the Cascade Locks Middle School & High School. On January 21 at the Cascade Locks School gym there will be a public meeting to address the school board regarding this matter. He encouraged everyone to attend and comment on the issue. Mr. Drew stated that he is pushing the school board to make a decision regarding the matter at their January 28 school board meeting in Hood River. Mr. Drew stated that he feels that a decision needs to be made because it is hard for the staff and students' not knowing what is going on. Mr. Drew stated that there are five options the School Board is considering.

1. Continue to provide services to all students until the high school enrollment reaches a low of 40 students.
2. Change enrollment boundary to increase enrollment — Review the boundaries for Cascade Locks School; there may be student populations at Westside and Hood River Middle that could be included in the Cascade Locks School attendance area;
3. Shared enrollment with Hood River Valley High School — Cascade Locks high school students would attend HRVHS in the morning for four classes, then return to Cascade Locks for afternoon classes, sports and activities;
4. Move all ninth-12th-grade students to HRVHS; maintain K-8 program at Cascade Locks — Cascade Locks 9-12th would become full-time students at HRVHS. After-school programs, athletics and activities would be provided at HRVHS and accessible to the students;
5. Move all sixth-eighth-grade students to Hood River Middle School; all ninth-12th-grade students to HRVHS; maintain K-5 program at Cascade Locks — Due to the small number of middle school students, the committee proposed that all secondary students attend east county schools and maintain the K-5 students in Cascade Locks.

Commissioner Lee commented that historically if the school closes it would be a challenge to get it back open again. Principal Drew agreed with Commissioner Lee's comment.

Commission discussion, Commission urged Community to attend meeting. GM Daughtry stated that he contacted Gerald Hendrikson (BIA) and asked him to attend the School Board Workshop to update the school board on the Resort/Casino project.

Commission thanked Mr. Drew for attending the meeting.

b. General Public: No comments

c. Commission: Commissioner Lee stated that the Port Budget Committee has four positions open. One position is to fill the remainder of a three-year term ending December 2009. Three positions are to fill three-year terms ending December 2011.

Commissioner Lee stated that the facilitator for our Strategic Planning meeting would be calling each of the Commissioners.

d. Government Officials: No comments

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).

a. Approval of Minutes: November 19th, December 4th & December 11th, 2008

b. Approval of Bills dated November 2008 in the amount of \$ 52,649.76 & December 2008 payroll in the amount of \$53,724.77.

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

VI. Old/New Business

a. Approval of Embarq Utility Easement Agreement

GM Daughtry stated that Embarq would like to install new equipment on the Washington side of the bridge. This agreement is also a continuation of the current agreement for their equipment that crosses the Bridge. GM Daughtry stated that Attorney Jaques reviewed and made some adjustments to the agreement.

COMMISSIONER JANIK MADE A MOTION AUTHORIZING THE GENERAL MANAGER TO EXECUTE THE AGREEMENT WITH EMBARQ FOR A UTILITY EASEMENT. COMMISSIONER WOOSLEY SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Caldwell, Janik & Woosley.

b. John L. Scott Real Estate Presentation (Don McDermott):

Mr. McDermott stated that he ordered a "for sale" sign for the property on the point at the Industrial Park. Mr. McDermott stated that the economy has really affected the ability to sell land. Mr. McDermott stated that he is marketing the property on web sites, loopnet and property signs. He stated that any good news about the casino would help.

GM Daughtry suggested that he look into marketing the property internationally and check with the State of Oregon for any resources they may have to help in the marketing.

Mr. McDermott to look into marketing the property internationally.

c. Approval of Wildland Urban Interface Grant Application (Fuels Reduction-Port Industrial Park):

GM Daughtry encouraged the Commission to tour the Industrial Park and look at the SDS site and the other areas that have been cleaned up.

Commissioner McLean stated that she had her property done and we need to remember that it needs to be maintained or it comes back even worst.

GM Daughtry stated that it really helps beautify the property and helps with the marketing of the property. GM Daughtry stated that there is no match from the Port for this grant.

COMMISSIONER CALDWELL MADE A MOTION AUTHORIZING THE GENERAL MANAGER TO EXECUTE THE AGREEMENT FOR THE WILDLAND URBAN INTERFACE GRANT FOR FUEL REDUCTION AT THE PORT INDUSTRIAL PARK. COMMISSIONER WOOSLEY SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Caldwell, Janik & Woosley.

d. Approval of agreement for appraisal services with Mueller & Company Inc. for Appraisal of Cascade Locks Fire Station.

Commissioner Woosley stated that she has a potential conflict of interest, as she works for the City. Commissioner Woosley stated that she did not feel that she would benefit personally from voting. It was determined by Port Attorney Jaques that she could vote.

GM Daughtry stated that we are still awaiting a permit from the RR, but that the Port needs to do an appraisal prior to negotiating with the City. GM Daughtry stated that he has requested that the funds for the appraisal be taken out of the grant money; he is still waiting for a reply from ODOT.

COMMISSIONER LEE MADE A MOTION AUTHORIZING THE GENERAL MANAGER TO EXECUTE THE AGREEMENT WITH MUELLER AND COMPANY INC FOR THE APPRAISAL OF THE CASCADE LOCKS FIREHALL IN AN AMOUNT NOT TO EXCEED \$4800.00. COMMISSIONER JANIK SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Caldwell, Janik & Woosley

e. Staff Reports:

• Dale Davis: Maintenance Department:

- Snow removal recap.
- Thank you to City of Cascade Locks for use of sweeper.
- Thank you to Shown Osbourn for helping with snow removal.
- Thank you to maintenance staff for the long hours and helping the community with snow removal.
- Thanks to ODOT for assistance with the Bridge snow removal.

Commissioner Caldwell thanked the maintenance staff and GM Daughtry for all of the extra hours and helping the community dig out after the big storm.

- Continuing to troubleshoot the roadway light problem to bridge.
- Problem with lights in the middle of the Park.
- Community Center-Finish work to be completed- Joy Sears (SHPO) to visit next week. Still need to repair/replace the roof. Basement almost cleaned out.
- **Pat Albaugh: Finance Department**
 - Audit turned in on time-clean opinion.
 - Insurance renewals completed.
 - Bridge revenue continues to decline.
 - Strategic Planning next week, good timing prior to budget.
 - Community Center- fiber optic being installed.
 - DSL to pavilion.
 - Slightly below budgeted revenue and Expenses are slightly over budget.

GM Daughtry stated that staff has decided to delay in the hiring of another maintenance person. GM Daughtry stated that we are watching our spending and staff is looking forward to the planning session.

Commissioner Lee stated that the cash would determine the priority's during the planning session.

- **Anna Tompkins: RARE**

- Mountain Bike Trail Plan**

- Received a Letter of Support from Forest Service.

- Sail Park**

- Received five (5) Statements of Qualifications (SOQs) for Marine Park Beach Extension.
- Port staff and Scott Keillor reviewed the SOQs. Chose three firms to make presentations to Port Commission.
- GM Daughtry stated that this is for the HUD grant we received and is for the engineering and permitting portion.

- SDAO Safety Grant**

- Submitted grant for installing two parking light poles around the beach parking lot and transformer for power. Staff has broadened scope to include more lights. Power will be needed for the "Moth" event this summer. Project costs went up after grant was submitted will need to reevaluate scope of project.

- Fish Cleaning Station (FCS)**

- Ordered FCS from Fabwright, Inc. and is holding in California until ready to install
- Station is designed to be against a wall, but structurally can stand on its own.
- Project needs to be completed by June 30, 2009.

- Historic Building Preservation**

- Will begin working on Project Summary to submit to SHPO when project is complete.
- GM Daughtry stated that this will be part of our planning session, how much more and what does the Commission want to see done next.

Marine Park Landscape Design

- Contacted Karen Johnson at the Arts and Architecture Department of the University of Oregon. Received no response.
- Compiled factsheet, pictures and maps for Karen to send out to Landscape Architecture faculty and Community Planning Workshop team.

RARE Activities

- On site visit RARE Director, Megan Smith Dec 9, 2008
- December Training at University of Oregon cancelled and will be rescheduled for Jan or Feb; Grant Writing and Meeting Facilitation.

Miscellaneous Community Activities

- Action Team Meeting 12/18/2008.
 - Meeting with Maija Yasui, Darla Davis and Bernard Seeger 1/12/08- Drug Free Community Grant.
 - SOLV training for Cleaning up Oregon Days/Community Projects, 1/13/08.
- **GM Report: Chuck Daughtry**
 - Bear Mountain: Need to complete temporary agreement for storage.
 - Good discussion with Don McDermott, would like to see more effort on his part.
 - Working on permitting for beach area.
 - Waiting for reimbursement from Amy "Oculus" for work not completed on the Community Center (Port hired Rudy).
 - Trip to San Diego was very informative; the Gorge was well represented, met with the organizer of the "Moth" event for this summer.
 - CGRA received a grant from Australia to help with the Moth event.
 - Met with Bill Symes (CGRA) have a verbal agreement regarding the MCEDD proposal will share in the cost for 1st phase (gathering info on grants). \$9000.
 - CGRA awarded the US Singlehanded championship for 2011.
 - Plan to meet with Laura Lee Symes and tour Willamette Yacht Club.
 - Need to address the issue of nets in the river for this summer's regatta schedule.
 - Working with Parimetrix on Historical preservation.
 - Continuing to look for partners in Bike Trail project.
 - Football scoreboard from "George Fox U" should be available next year.
 - Looks like the Wilderness Bill will pass in the Senate.

Commissioner McLean asked about updates to the Marine Park Landscape design. RARE Anna stated that she has not heard back from the University.

Commissioner McLean asked about the Boat Launch Restroom remodel project. Staff Bengtson stated the OSMB funding has been cut for this round, but they encouraged us to submit the project for the next round. Staff is still working on the scope.

- January 27th, 2009 we will be meeting in Salem with Senator Metsger, ODOT, and a representative from the Governor's office regarding the ECLI. We are hoping that the Senator can help mitigate a resolution with ODOT to keep the interchange open.
- Port Day at the Capitol in Salem is Wednesday, April 29th, 2009 sponsored by the Port's Group.

- Notice of Election: May 19th, 2009. Port of CL has two positions open. Filing begins February 7th, 2009 ending on March 10th, 2009. Filing information at Hood River County Elections office.
- Basic Local Budget Law Workshop, Thursday, February 26th, 2009, The Dalles (see Kris for additional information).
- Mission to Washington (PNWA) –March 1-5th, 2009. Staff would like to send two staff and two commissioners (see Kris for additional information).
- SDAO Annual Conference-February 6-8. Portland Marriott, Portland Oregon (see Kris for additional information).
- Port Commission Strategic Planning – Community Center, Cascade Locks. Friday, January 23rd, 6-9 pm and Saturday, January 24th, 8:30-4 pm.
- In discussions with the Portland Spirit regarding Visitor Center Restroom remodel, they would like to expand their kitchen area. Port would need to combine men and women's restroom. Perhaps have access only from inside building.
- Continuing to work with Nestle, City Administrator Seeger is doing a great job working this project. Met with Hood River Sand and Gravel regarding their property and ODFW regarding water issues. Both meetings went well.

Commissioner McLean stated that CA Seeger gave a great presentation regarding Nestle at the Action Team meeting.

- GM Daughtry encouraged everyone to attend the CL School Board meeting on Wednesday, January 21st, 2009 at the CL School.
- Marj Stubbs- Potlatch Cook is retiring and there is an open house potluck in her honor on Thursday, January 22nd at the pavilion in Marine Park.

VII. RECESS/ADJOURNMENT

Commission President Lee recessed the Regular Meeting at 9:53 pm-Break.

Commission President Lee called the Executive Session to order at 10:00 pm under ORS 192.660 2 (e) –Real Property Negotiations and ORS 192.660 2 (f) Exempt Documents.

- Discussion on Warm Springs Lease Agreement & SDS Land Agreement.

Commission President Lee adjourned the Executive Session at 10:30 pm.

- No further action taken.

Commission President adjourned the Regular meeting at 10:31 pm.

Submitted by Kristi Bengtson