

Port of Cascade Locks

The Port of Cascade Locks Commission Meeting was held August 6, 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's Lee, McLean, Caldwell & Groves were present. Commissioner Woosley was excused.

Others present: Staff: GM Chuck Daughtry, Attorney Jerry Jaques, Kristi Bengtson, RARE Anna Tompkins & Dale Davis. Others: Camera Operator Betty Rush.

III. Modifications, Additions to Agenda:

IV. Items from the Floor:

- a. **General Public:** No comments
- b. **Commission:** Commissioner McLean suggested that we work on replacing the information contained on the kiosk in Marine Park about Lewis and Clark, suggesting a statue like the one in the Lorang's Art Gallery window.
- c. **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: July 16, 2008 Commission Meeting.**
- b. **Approval of Bills dated August 6, 2009 in amount of \$ 38,052.78.**

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

VI. Old/New Business

- a. **Approval of Contract for Services with Ball Janik LLC for the fiscal year 2009/2010 and Approval of Intergovernmental Agreement with the City of Cascade Locks for cost sharing of the Ball Janik Contract.**

GM Daughtry stated that this is a renewal of the contract for the same terms as last year with Ball Janik. GM Daughtry stated that Ball Janik has done a good job for the community and feels that we still need their services. GM Daughtry stated that there tasks consist of working on the approval of the Casino, ECLI issue, funding for the new Marine Park entrance, the Mountain Bike Trail, Sail Park/Beach expansion and other projects for the City.

The Intergovernmental Agreement with the City provides for the sharing of the contract, the City will be paying more this year than last year, but not the 50 % the Port requested. The contract is for \$72,000/year making \$6,000 monthly payments. If approved the Port will pay \$3,250/month and the City \$2,750/month.

Commissioner Lee stated that the Ball Janik team that works for the Port/City is invaluable to the community and they write off a lot of work for both the City and the Port each year.

Ball Janik is one of the best firms in Washington DC area and has the credibility with all the Legislators on the Hill. Commissioner Lee stated that there is not a project that the Port and City could be involved with that Ball Janik would not be able to assist us with whether it is now or in the future. Commissioner Lee recommended approval of the contract.

Commissioner McLean stated that she has never had dealings with a firm that is more responsive than Ball Janik.

Commissioner Caldwell stated that the Ball Janik firm is very involved with the Senators and the people that can make the changes for us in this community. Commissioner Caldwell stated that she will agree to approve this contract, but her concern is that the City and Port need to work together. When the Port and City are sharing a financial contract as this, and not sharing 50/50, to the "contractor" it looks like the City and Port are not united, and it is very important that we are united and equally working together and equally receiving what we need for this community. Commissioner Caldwell stated that she hopes we will see a 50/50 split next year.

COMMISSIONER MCLEAN MADE A MOTION TO APPROVE THE CONTRACT FOR SERVICES WITH BALL JANIK LLC FOR THE FISCAL YEAR 2009/2010 AND APPROVAL OF INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CASCADE LOCKS FOR COST SHARING OF THE BALL JANIK CONTRACT. COMMISSIONER CALDWELL SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Caldwell & Groves.

b. Approval of Contract with Columbia Planning and Design Inc. in an amount not to exceed \$7900.

GM Daughtry thanked the Commission for preauthorization of this contract with Columbia Planning and Design (Scott Keillor); stating that we needed to move quickly on this project to prepare a proposal for Insitu's Request for Information (RFI).

GM Daughtry stated that we have expanded the scope to include information on the Cascade Locks Airport. GM Daughtry stated that we met with the Director & Manager of the Oregon Department of Aviation and they are very willing to assist us in any way they can, they are supportive of the project.

GM Daughtry stated that as soon as we get a final draft it would be distributed to Commission. GM Daughtry stated that we are waiting on the big visuals, which will include artistic renderings of what an Insitu Campus could look like in Cascade Locks.

Commissioner Lee stated that Insitu is our target but the document being produced will be a tool that the Port will be able to use as a marketing piece for future development.

GM Daughtry stated that Jason Spadaro (SDS) is supportive of the project and is willing to be a partner with the Port to include his property.

Commissioner Groves asked if any thought was given to other Port properties. GM Daughtry stated that we discussed all of the available properties within Cascade Locks and

felt it was important to offer them the best piece. GM Daughtry stated that we zeroed in on our best piece of property, which was the waterfront in the Industrial Park.

GM Daughtry stated that this is a good process for the Port to go through. Stating that Boeing will first need to be convinced to stay in the Gorge, which should be easy with all the information they will receive from the Gorge Communities. Then at that point we will try to recruit Insitu to Cascade Locks and if we do not make the cut then we need to help promote Stevenson, which would benefit Cascade Locks as well.

Commissioner Groves stated that he knows GM Daughtry is working hard on this proposal and that the public needs to know that the Port is doing everything possible to capture this, stating that the Commission realizes that this very important to the community.

COMMISSIONER GROVES MADE A MOTION TO APPROVE THE CONTRACT WITH COLUMBIA PLANNING AND DESIGN INC. IN AN AMOUNT NOT TO EXCEED \$7,900. COMMISSIONER CALDWELL SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Caldwell & Groves.

c. Staff Reports:

• **Dale Davis: Maintenance Department:**

- Community Center: Working on the outside, trim work, window molding etc.
- Hired two seasonal workers.
- Working on Bridge welding.
- Davis stated that the Marine Park looks great, thanks to Port Employees Tom Cramblett & Tim Knight.
- Community member Scott Sullenger found some free bleachers for the point at the beach, maintenance restored them, and they look great.

Commissioner Lee stated that the Fish Cleaning Station gets a lot of use and suggested that we get a longer hose.

• **Anna Tompkins: RARE**

Historic Building Preservation

- Outside improvements to the Community Center have begun. Contact Vashon Island Park District, they have restored their historic homes—same design as the Port's Locktender homes in Marine Park. Tompkins showed pictures, Commission discussion, lattice on porches was original.

Marine Park Landscape Design

- Did not receive grant for developing Landscape Plan in Marine Park.

Website

- Continuing to work on 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 market Port property properly.

Property

- Working on combining lots on Wanapa and reviewing easements.

Sail Park

- Meeting will be scheduled to meet with CRIFC to review options with WHPacific, and begin efforts to communicate to community on the beach options and possibilities.

Pacific Crest Park

- Archeological Survey of “shovel testing” needs to be completed for Port property to explore buried archeological site found on USFS land.
- Resolve water rights on Port property near PCT trail

Time Capsule Class 1969

- Desire to dig-up time capsule for Old Timer’s Picnic September 7, 2009 and 40th Anniversary of Class 1969. Nothing new to report.
- Researching for documentation of time capsule

Miscellaneous Community Activities

- RARE celebration August 7-9, 2009 at The Dalles Ranch
- RARE 15th Anniversary September 18th & 19th, 2009. RARE will be having a community service day in Cascade Locks on Sept. 19th, 2009. Working with them to come up with a service project and have the entire community involved.

d. GM Report: Chuck Daughtry:

Commissioner Lee stated that the local weighmaster called him and would like to set up monitoring at the Bridge. Chuck to call weighmaster.

GM Daughtry reported the following:

- Met with the Mayor Lorang, Steve from the Hardware store and some potential investors to tour downtown properties. The Port will be putting all available commercial properties on the website.

ECLI

- Working with Michelle (Ball Janik LLC) on assisting Senator Metsger with soliciting the Governor’s assistance in working through ODOT’s unreasonable and indefensible position.
- Commissioner Lee and I met with CA Seeger and Mayor Lorang and reemphasized that the Port Commission is firmly opposed to the closure of ECLI and that the Port will take whatever steps are necessary to keep ECLI open.
- Attended WS Tribes meeting on Aug 6th with ODOT, City, County and Port to discuss restarting IAMP process. Port commented at meeting that they were not ready to start the IAMP process and is currently working on another avenue regarding the ECLI issue. Decision to delay IAMP process until October.

NESTLE

- Nestle plans for opening a new plant in Sacramento will have no impact on the plans for Cascade Locks plant.
- Forest Service granted the City of CL a ROW (right of way) access to conduct testing on the Oxbow aquifer.

BEACH IMPROVEMENTS

- Awaiting response from CRITFC (Columbia River Intertribal Fish Commission) to set up meeting with engineers concerning proposed beach improvements.

MARINE PARK ENTRANCE PROJECT

- Remain in telephone contact with Tveidt’s and we are simply waiting for their CPA to select a method of payment.

MISCELLANEOUS

- City of CL told the WS Tribes that they refused to pay the costs for the testing on the new Fire Hall excavation soils. WS Tribes re-billed the Port for the City's portion the \$10,000 plus late fees. Will give to Attorney Jaques for a legal response. Staff is recommending that we deny payment and insist that the WS Tribes handle directly with the City.

Commissioner Caldwell asked if a joint meeting with the City Council had been set up, stating that she is very upset to see that the City Administrator said they wouldn't pay for the testing.

Commissioner Lee stated that he and GM Daughtry met with CA Seeger and Mayor Lorang to discuss a number of unresolved and contentious issues, such as the closing of ECLI, testing of the soil etc. Commissioner Lee stated that we have opened the lines of communication and have agreed to meet monthly, noting that nothing was resolved, we met to discuss the issues.

GM Daughtry stated that he spoke with Mike Ragsdale about the problem and his advisement was that a joint public meeting would probably not be very effective, he stated that these things usually turn out to be more grandstanding and not working on the issues, and the purpose is to resolve the issues and get the relationship back working again. Ragsdale's suggestion was to start one on one with the issues.

Commissioner Groves stated that the problem he sees with this is that the City Council is split on issues and that they are the decision makers they all have a vote. Commissioner Groves stated that he does not think that the whole council knows what is going on. Commissioner Groves stated that he believes that is what he would like to see expressed at a meeting, perhaps there will not be anything resolved, but at least it will be on the table that there are issues.

Commissioner McLean stated that if there is a meeting then their needs to be a set agenda and not a scrap that is not productive, stating that she is ok with the four people meeting. Commissioner McLean stated that when the Port and City do meet as a whole body they need to meet to make plans for the future.

Commissioner Caldwell stated that her concern is that the Mayor is hearing this from us that the Port is not going to pay for the bill, and the Warm Spring Tribe is not getting any cooperation from the City, and perhaps the Tribe thinks that means no cooperation from the Port.

GM Daughtry stated that the Tribes think it is the Ports responsibility to pay the bill. Commissioner Caldwell stated that the Port was helping the City, doing something beneficial for the City for the new firehall by letting them drop their soil on our land, and as it turns out there is a cost involved in the Ports generosity. GM Daughtry stated that the City was only asked to pay 4/11's of the bill; the Port has paid out about \$40,000.

Commissioner Caldwell stated that this is irritating and what is really hard to accept is the not knowing whether the information that you are discussing with CA Seeger and Mayor Lorang is being taken to the City Council for discussion and decision.

Commissioner Caldwell stated does all the City Council understand the nature of the financial rifts. Commissioner Caldwell asked is the body of the City Council as a whole making the decisions or just the City Administrator.

GM Daughtry stated that he was told that this item was discussed with the City Council and the City Attorney.

GM Daughtry stated that we had a frank conversation about the interpersonal communications, and we expressed a lot of frustration in dealing with the current administration. Stating that we need to work through these issues, because it is too important to the community that we work together.

Commissioner Lee stated that after talking with Mike Ragsdale that he and GM Daughtry felt that this is the best way to start a process of getting things resolved with the City.

Commissioner Caldwell stated that Commissioner Lee & GM Daughtry have truly represented the Commission's wishes as a whole on everything and the Commission is fully aware of everything that is going on within the Port. Commissioner Caldwell and Commissioner Groves both agreed that they do not believe the same can be said about the City of Cascade Locks and would like the entire council to know everything that is going on and the issues that the Port is facing.

Commissioner Lee stated that he has not asked new Commissioner Groves what he feelings are on the ECLI issue. Commissioner Groves stated that he agrees with the Port Commission that it should not be closed.

Commissioner McLean said one thing that has caused problems is the sound system in council chambers. Stating that people in the community cannot understand either of the meetings and it is frustrating. GM Daughtry stated at one point we researched new equipment and offered to pay ½, but City staff tabled it and we have not heard anything else about it.

Other Items:

- Maintenance employee placed on leave without pay status for failure to show up on regularly scheduled workdays. Final resolution of situation pending advice from Special Districts Association of Oregon.
- Meet with Bear Mt. and Port's environmental consultant to work out plans for dealing with dust migration onto adjacent property.
- Good news on the Mt. Bike Trail. Met with Forest Service and Pacific Crest Trail Association. Agreement was reached to look at alternative relocation of Pacific Crest Trail to accommodate bike trail. In addition, Stan Hinatsu of the Forest Service applied for a planning grant for upcoming Environmental Assessment.
- I have been asked and accepted to participate on a statewide 9-member Port Advisory Group to help guide the Statewide Port Plan Study and to help with the endgame of trying to get Legislators to pay attention.
- Historic Columbia River Highway State Trail completion celebration on Saturday, August 15th, 2009 at Viento State Park-11:00am.
- Working with Jim Hulbert on getting additional fire protection money for fuel reduction at the bridge and industrial park.

- o Met with CGRA to discuss upcoming Moth Event (40-50 Moth boats are expected to participate, down from the projected 100.) Plans include limited vehicle access to the beach area. Saturday, August 8th will be the welcoming ceremonies with a bbq on the beach.

Commissioner Groves requested a draft of the Insitu proposal.

e. Monthly Calendar:

VII. RECESS/ADJOURNMENT:

Commission President Lee adjourned the Regular meeting at 8:10 pm.

Submitted by Kristi Bengtson