

Port of Cascade Locks

The Port of Cascade Locks Commission Business Meeting was held Thursday, May 4, 2017 at the City of Cascade Locks Council Chambers, Cascade Locks, OR 97014.

- 1) **Meeting called to order/ Pledge of Allegiance:** Commission President Groves called the meeting to order at 6:00 pm.
 - **Roll Call:** Commissioners Groves, Caldwell, Lorang, Stipan and Bump were present.
 - **Others Present:** GM Paul Koch, Secretary Sally Moore, Accounting Specialist Melissa Warren, M&C Manager Todd Mohr, City Administrator Gordon Zimmerman, Lisa Hartley, BCI Group Representative, Citizen Alan Amoth and camera operator Betty Rush.
 - **Modifications, Additions, & Changes to the Agenda:** None
 - **Declaration of Potential Conflicts of Interest:** Commissioner Caldwell declared a potential conflict of interest regarding Items 3b, and 5a, as her husband is a toll taker at the Bridge of the Gods.
- 2) **Public Comment (Speakers may be limited to three (3) minutes:** None
- 3) **Special Presentations & Reports by outside resources, staff and Government Officials**
 - a. **Report from City Administrator (CA) Gordon Zimmerman** – CA Zimmerman reported that the City is grateful for the Port's Maintenance assistance with the EMS project. The City Council has approved 2 full time paramedics and one EMT. There will be an Intern scholarship through Portland Community College (PCC). They have two PCC students in the program. They have one high school volunteer in the program. The sleeper program (bedrooms and shower) is nearly finished. The Port Maintenance staff has helped with this. Volunteerism has risen. CA Zimmerman noted there has been 16 residential permits so far, this year. He stated rainfall in 145% above normal for the year. He stated since October 2016, there has been 90 inches of rain. He stated the water project is awaiting review and should start in July 2018. He stated the 2017-18 City of Cascade Locks budget passed.
 - b. **Presentation on medical and dental plans for 2017-18** - Lisa Hartley with BCI Group presented the medical and dental plans for the 2017-18 budget year. She received quotes from Kaiser, Providence and United Healthcare. She stated Moda and Pacific Healthcare were very high. She stated the present plan the Port employees are on, Moda, through Special Districts, will increase by 11%. She stated she thought this was a fair increase. She explained the different options, prices, copays and deductibles for each plan. She did not present any options on dental or long-term disability. Commissioner Caldwell asked if there was a Kaiser in Gresham. Lisa stated yes and it is 2.5% less than the present plan. Lisa stated the plans are the closest matches to the Special Districts Moda. CP Groves stated he would like to compare the United Healthcare plan to the Port present plan. Lisa stated the prescriptions would be much higher with United Healthcare. Presently with Moda the co-pays for prescriptions are around \$10. With United Healthcare, they could be as high as \$300. The deductible is also higher. The co-pays for Specialists would also be higher. Presently they are \$35 with Moda. The vision plan is built into the Moda plan as well and allows one visit a year up to \$300. CP Groves stated he would like to stay with the plan the employees already have. Lisa recommended staying with Special Districts saying it is a good

program. She stated it is a disruption to employees and Administration as well. Commissioner Caldwell thanked Lisa for her research and assistance.

COMMISSIONER LORANG MADE A MOTION TO KEEP THE STATUS QUO AND RENEW MODA THROUGH SPECIAL DISTRICTS AND RETAIN THE SAME DENTAL PLAN. SECONDED BY COMMISSIONER STIPAN. The motion was unanimous. 5-0.


- 4) **Commissioner and Commission sub-committee reports** – Commissioner Stipan stated he is happy the City is moving forward with the Water project. He stated CL needs more housing. CP Groves thanked Commissioner Stipan and his wife for picking up garbage along the roadway. Commissioner Lorang stated he is happy about the warm weather. Commissioner Stipan announced the Best Western changed out their furniture and they have dressers for sale. CP Groves stated Saturday is the Angela Coe Rainy Day Walk, and it is a big day his he and his wife. All are welcome to participate or volunteer. He stated that at the Economic Development subcommittee (EDSC) meeting that there was a discussion about the sewer system in the Business Park. A Port client's septic system failed because of the bad weather. The pump in the Business park affects the entire Business Park and needs a new pump and some easy maintenance. He stated the problem is now being solved. There has not been enough fresh water to go into it so it has not been used. Some easy maintenance work on the lift station needs to be done in the Business Park and then it will be fixed. Commissioner Lorang discussed the possible water treatment options presented at the EDSC subcommittee meeting, such as pretreating gray water for irrigation, etc. M&C Manager Todd Mohr reported the Port is paving in the Park and speed bumps will be installed this week. Commissioner Lorang reported on the Portland Spirit subcommittee. He stated the Portland Spirit plans to remodel and expand their restaurant in Marine Park Locks next year.
- 5) **Manager's Report** GM Koch reported he received an email that the State will approve the loan for Flex Building 2. The bids will go out soon. Mr. Koch stated that the Federal Government approved the Master Plan for the Security System. Phase I will bring fiber optic cable from the toll booth down WaNaPa St. into Marine Park. Cameras and the security system will be updated in the toll booth and the Marine Park buildings. GM Koch stated he will invite Dan Yates, owner of the Portland Spirit in to meet with the Commission. He stated the Visitor Center in the Park will be remodeled by Dan Yates. However, it is historic and needs to be recognized and well researched before a remodel can start The BOG meeting will be May 5 with Port Engineers and will invite the United States Forest Service to the meeting as the toll technology will involve them regarding Toll Booth Park and possible road changes. He stated the budget books are out for the Commissioners to pick up. He stated that staff member Sally Moore has organized an internal calendar for the Commission and staff to track annually. GM Koch stated he received from Dan Yates, owner of the Portland Spirit and operator of the Sternwheeler, an appraisal report and the passenger vessel documents for the Sternwheeler.
 - a. **Annual meeting with Management Team to discuss 2017-18 salaries** GM Koch stated that annually the Port Commission meets with the Management Team and makes decisions about salary adjustments for the upcoming year. Provided were the 2015 and 2016 salary increases and the five groupings and salary ranges for staff. GM Koch stated Portland CPI is a 2.6% increase in salary. M&C Manager Todd Mohr stated he does not feel valued and he does not get a higher percentage raise like the other staff. He said everyone works very hard and he appreciates everyone in his department. He stated he gets phone calls during lunch, nights and weekends. CP Groves stated he feels the Port pays a fair wage. CP Groves stated he would like all employees to get a 3% raise.

COMMISSIONER LORANG MADE A MOTION TO GIVE A 3% INCREASE IN PAY TO ALL FIVE GROUPS EFFECTIVE JULY 1, 2017. SECONDED BY COMMISSIONER STIPAN. The motion was unanimous. 5-0.

CP Groves stated he appreciates all that M&C Manager Todd Mohr does and he appreciates all of the staff. GM Koch stated in 2017, the Port will do a salary study by comparing salaries of other Ports. The raise will be effective July 1, 2017.


- 6) Adjournment: COMMISSIONER CALDWELL MADE A MOTION TO ADJOURN THE MEETING. SECONDED BY COMMISSIONER LORANG. The motion was unanimous. 5-0. The meeting adjourned at 7:30pm.

Port of Cascade Locks:



Jess Groves, President
Port Commission

Attest:



Joeline Caldwell, Secretary
Port Commission

DATE APPROVED: 6-15-2017
Prepared by: Sally Moore