

## Port of Cascade Locks

The Port of Cascade Locks Commission Business Meeting was held Thursday, October 5, 2017 at the City of Cascade Locks Council Chambers, Cascade Locks, OR 97014.

- 1) **Commission meeting called to order:** CP Groves called the meeting to order at 6:00pm.
  - **Pledge of Allegiance**
  - **Roll Call:** Commissioners Groves, Lorang, Stipan, Caldwell and Bump were present. **Others Present:** GM Paul Koch, Secretary Sally Moore, Bridge of the Gods Manager Ryan Vollans, CA Gordon Zimmerman and Accounting Specialist Melissa Warren.
  - **Modification, Additions & changes to the agenda:** GM Koch added a new Item 6 an Information Report and added the minutes for the Joint City/Port meeting for September 11, 2017 under 5e.
  - **Declaration of Potential Conflicts of Interest:** - Commissioner Lorang declared a potential conflict of interest on Item 5c regarding the Consulting Contract with Team Evolution (Tom Owens) as he works with him from time to time.
- 2) **Public Comment (Speakers may be limited to three (3) minutes) - None**
- 3) **Special Presentations & Reports by outside resources, staff & Government Officials**
  - a. **Report from City Administrator Gordon Zimmerman** - CA Zimmerman reported on the annual rainfall for the year. He stated there has 100.9 inches of rain for the water year. It runs from October 1 – through September 30. He stated CL is right on track for the average rainfall. CA Zimmerman stated that the City is at 31 residential permits this year. There will be a planning commission meeting for an 8-unit apartment building in a month. He stated Crestline Construction was the winning bidder for the City water project. This should start at Herman Creek lane and Forest Lane, weather permitting. He stated from April-June that Wa Na Pa Street will be completed. By September the City plans to be finished. The last phase the City will do it to go out for bid on the 480,000-gallon water tank up on Moody Road. CA Zimmerman stated there are concerns with the water quality due to the fire. He stated 50% of the watershed is burnt. The quality of the water is unknown at this time. The city is waiting for results from the Forest Service Hydrologist. He stated another concern this winter are rock and mud slides from the fire. These could impact power lines and I-84. BPA is working on loss mitigation. Zimmerman stated full containment of the fire will be when snow and heavy rains come to Cascade Locks. CP Groves stated his concern his is a flash flood like the one on Highway 35 (Mt. Hood Hwy) in the 1980's. He would like to see infrared drone footage to use their technology daily to monitor any possible mud flows and blockages. CP Groves stated where the soil is burnt, it will not absorb water. CA Zimmerman added encouraged all to sign up for Reverse 911 and to prepare a 72-hour Emergency Preparedness Kit.
  - b. **Status report on toll discussion** - Bridge of the Gods Manager Ryan Vollans gave a status report that a community meeting was held in Stevenson at the Hegewald Center to discuss the proposed toll increase on vehicles with 3-8 axles on Commercial Trucks beginning February 1, 2018, noting there will be a 30-day grace period. Commissioner

to discuss the proposed toll increase on vehicles with 3-8 axles on Commercial Trucks beginning February 1, 2018, noting there will be a 30-day grace period. Commissioner Caldwell suggested putting this information into the Pioneer and the Hood River News. Ryan stated there was not a lot of feedback, and added it is most likely because it does not affect a lot of people. Ryan stated he still has a meeting with Stevenson City Council and North Bonneville City Council. Ryan noted there will be no other changes to tolls. He stated the Port would like to simplify the POS (cash register) system by recalling the .75 cent coupons in exchange for \$1 and eventually rid the Port of .75 cent coupons. They would trade customers across the board and the .75 cent coupons would have a \$1 value. Ryan gave a brief update on the tolling technology. The Port hopes to piggyback on the (POHR)'s technology; adding that the Port of Hood River proposes to raise tolls on February 1, 2018. There was a discussion of the Master Plan and CGRA moving from Marine Park to the Business Park.

c. **Review Business Park Public Access** GM Koch gave a brief synopsis of the City Port Joint Work Group; stating the conversation about public and private access to the waterfront started there by a citizen. GM Koch stated that a tour to the riverfront at the Port of Hood River and a discussion with Director Mike McElwee. A guideline was adopted when the Consolidated Policy was adopted including the design guidelines as well as minutes from the trip. Keep riparian zone under Port ownership. GM Koch stated the riparian zone will always remain in the Port's ownership. The Herman Creek fishing will always remain public and be paved in the Master Plan. In the proposed plan CGRA will move and expand their sailing program signify. Eagle Island remains as a natural area. The Joint Work Group suggestions should be referred to the Economic Development subcommittee. CP Groves stated that the Economic Development subcommittee is in the "talking stages". CP Groves stated that a business should be able to access the water. Ownership means maintaining it. He stated a smart developer will see that as a public area. CP Groves stated that the riparian area will have a trail and benches. Nothing will ever be built on it. BL who will do maintenance and landscape design. It would make sense for the company building resort to do maintenance. GM Koch stated under current policy, the business does maintain landscaping design. A fully Integrated Resort would encompass enhancements and meet current policy. CP Groves stated public access would never go away. Caldwell stated that the entire Oregon coast is open to the public and wants the Port to always have the ability to keep public access. No action was taken. BL bring back recommendations to the full Commission from the Economic Development subcommittee.

4) **Commissioner and Commission sub-committee reports:** Commissioner Stipan stated he has agreed to be on the Pony Advisory Committee again. Commissioner Caldwell stated she has agreed to be on the upcoming Pony Advisory Committee. Commissioner Lorang attended the Railroad meeting in Stevenson where they met with Union Pacific and Burlington Northern Representatives. He stated there was a large turnout of treaty tribal members. One topic of discussion was Emergency Preparedness. CP Groves stated he has been appointed to the Governors Task Force on Economic Recovery for the Eagle Creek Fire. They have been working to get funding to repair trails and for business recovery. The Task Force will try to get some trails open by spring. He stated a lot of businesses lost revenue during the fire and may not recover. He stated they are trying to get more frequent and regular bus services to Cascade

Locks. He noted there has been some vandalism in Cascade Locks and encouraged everyone to keep their eyes open. CP Groves stated that as an ODOT Region 1 Representative he has been pushing for crosswalks on WaNaPa Street. CP Groves stated he attended the NOAA conference and talked about was the tugboat business at the conference. The goods and services barged is a 28-billion-dollar industry, with around 200,000 jobs attached between Oregon and Idaho. He said there are people who want to breach the dams, and stated the dams create a lot a green power. He stated the impacts of what will happen if the dams are removed needs to be studied and answered.

**5) Commission Business Action Items**

- a. **Action to set date for Annual Work Session** GM Koch stated that there was a need to set the meeting date for the Annual Work Session. The meeting would start Friday at 4pm

**COMMISSIONER CALDWELL MADE A MOTION TO SET THE DATE FOR THE ANNUAL WORK SESSION TO BE HELD IN CASCADE LOCKS AT THE BRIDGESIDE ON FRIDAY, NOVEMBER 3,2017 AT 4PM AND SATURDAY NOVEMBER 4, 2017 AT 7:30AM. SECONDED BY COMMISSIONER LORANG. The motion was unanimous. 5-0.0**

- b. **Action to set up Special Work Session to develop BOG Maintenance & Preservation**

**Plan** – GM Koch stated now was the time to set the annual work session to develop the 15 Year Bridge of the Gods Maintenance and Preservation Plan. The Bridge ODOT 2 year

inspection will be done this month as well as the welding.

**COMMISSIONER CALDWELL MADE A MOTION TO SET UP A SPECIAL WORK SESSION FOR THE SPECIAL BOG MAINTENANCE AND PRESERVATION PLAN ON DECEMBER 14, 2016 AT 6PM. SECONDED BY COMMISSIONER LORANG. The motion was unanimous. 5-0.0**

- c. **Action to approve consulting contract with Team Evolution (Tom Owens) for Development of the plan for enhancements of the Pavilion** – GM Koch stated that as part of the 2017-18 Budget the Port set aside \$50,000 to be spent on the renovation and enhancement plan of the Pavilion. He recommended hiring Tom Owens to develop a Master Plan not to exceed \$7,500. The work will give the Port a comprehensive designed plan for all of the enhancements to the Pavilion and outside on the grounds around it.

**COMMISSIONER CALDWELL MADE A MOTION TO APPROVE THE CONTRACT WITH TEAM EVOLUTION TOM OWENS FOR THE DEVELOPMENT OF THE PLAN FOR THE ENHANCEMENT OF THE PAVILION AND AUTHORIZE THE GENERAL MANAGER TO SIGN. SECONDED BY COMMISSIONER STIPAN. The motion was unanimous. 5-0.**

d. **Action to approve a consulting contract with FBB Federal Relations relative to economic development projects** – GM Koch stated the Summit Strategies is the Port's current lobbyist. It is not able to work on certain economic development projects for the Port due to a conflict of interest. He said it was recommended that FBB Federal Relations be retained by the Port on a limited basis.

**COMMISSIONER STIPAN MADE A MOTION TO APPROVE THE CONTRACT WITH FBB FEDERAL RELATIONS IN THE AMOUNT NOT TO EXCEED \$3,750 PLUS EXPENSES AND AUTHORIZE THE PORT MANAGER TO SIGN THE CONTRACT. The motion was unanimous. 5-0.**


e. **Action to approve minutes for Joint City Port minutes September 11, 2017**

**COMMISSIONER CALDWELL MADE A MOTION TO APPROVE THE JOINT CITY PORT MINUTES FOR SEPTEMBER 11, 2017. SECONDED BY COMMISSIONER STIPAN. The motion was unanimous. 5-0.**

6) **Information Report:** GM Koch stated a driver struck the building in the parking lot at the toll booth. PCTA is moving out of this building and into the Port of Skamania. Some technology equipment may be moved into this building as the new Security System is installed. GM Koch stated the new Pony Advisory Task Force recommendation will come to the Commission for adoption on October 19, 2017. He stated he will broadcast community promotion and that Commissioners Caldwell and Stipan be on the Committee. GM Koch stated the new generator will light the bridge and the POS system. It will be installed soon. The old generator still works and may be used as a spare or it will be used somewhere else at the Port. He stated the Port is in talks with Let's Truck about expanding their lease to the downstairs area of House 3. He noted that the State and Federal grants have been approved for the Airport Feasibility Study and a Steering Committee through the Governors Office is being created. GM Koch stated Amanda Hoey, the Director of Mid-Columbia Economic Development District (MCEDD) will attend a Port meeting in November and give a report on the economic priorities for the Gorge.

7) **Adjournment: COMMISSIONER CALDWELL MADE A MOTION TO ADJOURN THE MEETING. SECONDED BY COMMISSIONER BUMP. The motion was unanimous. 4-0. The meeting adjourned at 8:06pm.**

**Port of Cascade Locks:**

  
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Jess Groves, President

**Attest:**

  
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Joieinne Caldwell, Secretary

Port Commission

Port Commission

DATE APPROVED: 12-21-17  
Prepared by: Sally Moore