

## Port of Cascade Locks

The Port of Cascade Locks Commission Business Meeting was held Thursday, January 17, 2019 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, Stipan, Caldwell, Lorang and Bump were present. **Others Present:** GM Paul Koch, Accounting Specialist Melissa Warren, Butch Miller, Bridge of the Gods Manager Ryan Vollans, Economic Development & Property Manager Don Mann, Deputy GM Olga Kaganova, Maintenance & Construction Manager Todd Mohr, Marine Surveyors Rope and Bianca DeMers, Government Relations Director Mark Johnson, Columbia Area Transit Executive Director Patty Fink, Port Attorney Tommy Brooks, HDR Engineer Mark Libby, Rob Brostoff and camera operator Marianne Bump.
  - **Additions & changes to the agenda:** Item 2f. a review and approval of the design colors for the pFriem Building, item 2g. a Legislative update from Government Relations Director Mark Johnson. Item 4a. was added, a recommendation from the Economic Development subcommittee regarding the CEDS list.
  - **Declaration of Potential Conflicts of Interest:** None
- 2) **Public Comment (Speakers may be limited to three (3) minutes):** None
- 3) **Special Presentations & Reports by outside resources, staff & Government Officials**
  - a. **Review and discussion on PNWA Mission to DC** – CP Groves stated that the trip was discussed this morning at the Economic Development subcommittee meeting. CP Groves stated they are starting to put together their agenda for the 5 day trip. They will focus on getting the Title 23 language changed so the Port will be eligible for grants for the Bike/Ped crossing. One is called the Infra Grant and the Port can apply for a \$25 million grant. CP Groves stated they will attend the Pacific NW Waterways Conference while in Washington DC, the delegates will visit many Legislators in DC.
  - b. **Information presentation by Columbia Area Transit (CAT) Executive Director Patty Fink** Patty introduced herself and stated that CAT is growing as the Gorge grows. She stated that they are trying to set up more fixed routes. She stated that providing equity in Hood River county is very important. Patty stated they are now focusing on fixed routes in Cascade Locks. Patty stated there will also be “subscription trips” for the elderly and disabled. She noted there has been an uptick in ridership. Patty stated there will be a CAT bus that goes through Cascade Locks daily and will pick up and drop off riders at the Cascade Market. Patty stated they are looking into taking over the service of the Columbia Gorge Express. CAT would like to this because of the increase of tourism and to help with Economic Development so people can make it to their jobs. They are committed to being best integrated into the community.

- c. Report on the Sternwheeler Inspection** – GM Koch introduced Bianca and Rope DeMers. They reported on the detailed Sternwheeler Inspection and provided recommendations to the Commission. GM Koch stated there will be a discussion afterward's is to discuss and to approve that staff and Port Counsel move forward to start working on an approach to get the necessary repairs made. CP Groves stated that he was on the Commission when the Sternwheeler was built. Bianca stated there is no water in the bilge. She suggested putting an emergency position indicating radio beacons (EPIRBs) for the boat and personal locator beacons (PLBs) for the boat. Bianca stated there is a lot of paint needed to keep the boat in shape. Commissioner Caldwell stated that getting the proper parts are very important to keep the boat in order. Bianca suggested a 15 year Maintenance Plan at a cost of \$1,290,000. Rope DeMers stated that there may be grants available for the repair work. Commissioner Caldwell thanked Rope and Bianca for their presentation.
- i. Discussion with Port Attorney regarding the status and next steps for the AWI contract** – Port Attorney Tommy Brooks stated that the Port needs to have the AWI subcommittee get together quickly to figure out what the report really wants to compare with AWI and make a proposal and try to reach an agreement. Commissioner Lorang suggested prioritizing what are the most important things that need to be done. GM Koch stated he will work with everyone to set up the AWI subcommittee meeting.
- d. Verbal report regarding the Hood River Sand & Gravel property** – Deputy GM Olga Kaganova and Economic Development and Property Manager reported that after much consideration they recommended to the Commission to no longer pursue the purchase of the Hood River Sand & Gravel Property. Don reported there have been many in depth discussions and due diligence was done on the property, and in consideration of the budget, and the pFriem project, looking at the numbers there was not a clear vision of a Return of Investment.
- e. Verbal status report on Toll Technology project at the Bridge of the Gods - BOG** Manager Ryan Vollans reported that the steps and timeline has been updated for the Toll Technology. He stated that he will meet with the Port of Hood River on January 30, 2019 to discuss the transponder program and office support. Ryan stated that the Port is still waiting for the draft Memorandum of Understanding with the Port of Hood River. Ryan stated the fiber connection between Hood River and here is finished. He noted that pSquare is working on the programming software for the tolling technology and reviewed the timeline.
- f. A review and action to approve the design colors for the pFriem Building** – Economic Development & Property Manager Don Mann presented the proposed exterior color scheme for the pFriem Building to the Commissioners and stated that their colors will meet the Design Guideline Standards of the Port. Don stated that continuing to develop the Business Park, the Port kept that in mind how a building may look. With a new company like pFriem, Don stated there was a discussion on the design plan and color schemes. The Port will continue to move forward on this project.

**COMMISSIONER STIPAN MADE A MOTION TO APPROVE THE COLOR SCHEME THE WAY THAT IT IS OUTLINED HERE BY DON MANN. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.**

- g. Legislative update from Government Relations Director Mark Johnson** – Mark stated that things are moving along and the swearing in of the new members of the Legislators at Salem is Monday. Mark stated staff and CP Groves met with Governor Kate Brown last week. Mark met with Senator Thomsen and new State Representative Anna Williams presenting the Port's legislative priorities and projects at the Port. Mark noted there is still a 12% unemployment rate in Cascade Locks while the State is at 4%. Mark stated the Governor's recommended budget earmarks. \$2.4 million for projects for the Port of Cascade Locks for the pFriem project and the expansion of the Renewal Workshop. Mark stated that the Bike/Ped crossing has always been looked at as a Federal project. The other idea is to view it as a Recreation project; completing the Pacific Crest Trail. The Port may be able to get the grant funding without changing Title 23 which states that 80% of toll revenue must go back to the Bridge. Mark stated that he discussed the importance of the State to take care of the Airport in Cascade Locks. There is a draft bill LC 3344, that Directs the Oregon Department of Aviation to take certain actions to improve the Cascade Locks State Airport.

**4) 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 for budget meetings September 6, 2018 and September 20, 2018**
- b. Approval of bills in the amount of \$158,356.65**
- c. Approval of December payroll in the amount of \$67,658.91**

**COMMISSIONER LORANG MADE A MOTION TO APPROVE THE CONSENT AGENDA AS STATED. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.**

- 5) Commissioner and Commission sub-committee reports** – CP Groves stated that he and staff met with Governor Kate Brown and she is into the Renewal Workshop . CP Groves stated that CL school principal Amy Moreland also went with them. Amy made a case to the Governor that the school is so important. Amy also discussed the importance of the Pre-K program. Governor Brown agreed to send the new State Director of the Department of Aviation to Cascade Locks to look at the Airport to possibly make some improvements. CP' Groves said that there will be a Joint City/Port meeting with the addition of two new City Council Members. Commissioner Stipan expressed his sympathy on the loss of Betty Rush, camera operator; stating he regrets he missed the memorial. Commissioner Caldwell stated that she will have two different surgeries soon. Commissioner Lorang stated it is nice to see so many things happening at the Port.

- a. **A recommendation from the Economic Development subcommittee regarding the CEDS list** – GM Koch stated that the Commission had before them the list of the proposed CEDS Priorities as Recommended by the Economic Development sub-committee as discussed at the meeting earlier that morning. He stated these projects focus on job creation, economic development and safety. The priorities are in order:
- Priority 1** is the Bridge of the Gods 15 Year Plan at a cost of \$78,670,000.
- Priority 2** is Flex 5 & 6 Buildings (pFriem and the Renewal Workshop) at a cost of \$8,000,000.
- Priority 3** is Transportation enhancements based on the scoping project. This includes Frontage Road Improvements, Diamond Interchange on I-84 at Exit 47, Forest Lane Improvements, Forest Lane and Cramblett Way intersection Improvements
- Priority 4** is Recreational Development in the Business Park to encourage year round activity at a cost of \$2,000,000.
- Priority 5** is the Marine Park Pedestrian Overcrossing at a cost of \$5,000,000.
- Priority 6** Historic preservation of the buildings in Marine Park at a cost of \$1,000,000
- Priority 7** is to develop an escape route in case of fire or other natural disasters to effectively evacuate citizens from the community at a cost of \$2,000,000.
- (Exhibit 1)

**COMMISSIONER CALDWELL MADE A MOTION TO ACCEPT THE PROPOSED CEDS PRIORITIES AS RECOMMENDATIONS FROM THE ECONOMIC DEVELOPMENT SUB COMMITTEE. SECONDED BY COMMISSIONER STIPAN. The motion was unanimous. 5-0.**

**6) Commission Business Action Items**

- a. **Review and adopt the 15 Year Bridge of the Gods Maintenance & Preservation Plan-** BOG Manager Ryan Vollans stated that the Port continues its efforts to maintain a 15 Year Maintenance & Preservation Plan and it is very important to maintain the 80,000 weight limit. This long term plan was first implemented in 2014. The Port has been working with the professional advice of Bridge Engineers. Ryan reviewed the costs and items projects line by line. The improvements are broken down year by year. Ryan stated the Washington approach has damage and potholes due to the salt used by WSDOT that needs to be repaired. Ryan noted deck welding is done twice a year to repair. Toll automation is also in the plan. HDR Engineer Mark Libby stated that core testing on the WA approach shows the first two spans show there is a lot of delamination from the salt used over there. He stated there was one at the corrosion level. They are looking at options to repair those two spans.

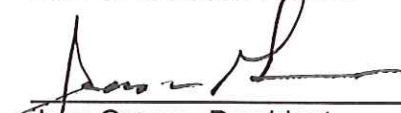
**COMMISSIONER STIPAN MADE A MOTION TO ADOPT THE 15 YEAR MAINTENANCE AND PRESERVATION PLAN FOR THE BRIDGE OF THE GODS. SECONDED BY COMMISSIONER LORANG. The motion was unanimous. 5-0.**

- 7) **General Manager's Report # 91:** GM Koch stated that the Port is in the process of ramping up and improving the quality of event coordination and scheduling. GM Koch stated he is working with Olga, Jan, Brittany and Melissa to streamline the permitting and approvals process for Events. He added that the Port is has to free operations from dependence on tolls; the Port is planning in the next 5-7 years the Port must get to around an 80%-20% from tolls. GM Koch stated that Deputy General

Manager Olga Kaganova has been to Salem twice, and she will continue her orientation and integration into the operations of the Port. GM Koch stated that recently the State has taken over 2 or 3 Public Ports and noted as those elected Port Commissions have failed to make the decisions and make things happen. He encouraged the Commissioners to be positive and future oriented, and to remember it is for the community and not some special interest or personal whim or pet project. CP Groves stated the bridge is sound, however it does need to be maintained.

- 8) **Executive Session under ORS.192.660. (2) (e) Real Property Negotiations - None**
- 9) **Any action taken as a result of Executive Session - None**
- 10) **Adjournment: COMMISSIONER CALDWELL MADE A MOTION TO ADJOURN THE MEETING. SECONDED BY COMMISSIONER LORANG. The motion was unanimous. 5-0. The meeting adjourned 9:40PM.**

**Port of Cascade Locks:**

  
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Jess Groves, President  
Port Commission

**Attest:**

  
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Joeinne Caldwell, Secretary  
Port Commission

DATE APPROVED: 5-2-2019  
Prepared by: Sally Moore

Port of cascade Locks  
Priorities  
1/17/19

## Proposed CEDS Priorities as Recommended by the EDSC for 2019

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**INTRODUCTION:** The following list identifies projects for the CEDS list as recommended by the EDSC. These projects focus on job creation, economic development and safety. They are identified because they enhance the purpose of the NSA, promote safety as well as strengthen the economic development of the community and region.

**Priority 1: Bridge of the Gods 15 Year Plan- \$78,670,000.**

(Include \$600,000 in Bridge Fix-It funds over six years)

- A. WaNaPa and Toll Booth Road intersection traffic circle  
\$1,690,000. (Signalized intersection is \$2,709,000. )
- B. Design and construction of Pacific Crest Trail link across the river adjacent to the BOG. \$28,000,000.

**Priority 2: \$8,000,000 for Flex 5 and 6 (pFriem and Renewal Workshop) to create new and expanded businesses and jobs in the community.**

**Priority 3: Transportation Enhancements based on the scoping project and report.**

- A. Frontage Road improvements \$14,270,000.
- B. Diamond interchange on I-84 at exit 47 \$28,000,000.
- C. Forest Lane Street improvements \$10,000,000.
- D. Forest Lane and Cramblett Way intersection improvements.

**Priority 4: Recreational development in the Business Park to encourage year round activity \$2,000,000. In support and response to increased**

**NSA visitors, enhanced water-boating use, fishing, hiking events, nature observation and biking activities.**

**Priority 5: Marine Park Pedestrian Overcrossing \$5,000,000. Providing a safer entry from downtown Cascade Locks to Marine Park. Links Park amenities to the business core.**

**Priority 6: Historic preservation enhancements to historic buildings in Marine Park \$1,000,000. Increased visitors year round to the community and NSA. Focusing on year round use and access to the historic buildings in Marine Park and strengthening of the local economy. Funding for ongoing maintenance, painting, repair, roofing and connecting pathways.**

**Priority 7: Emergency escape route in case of fire or other natural disaster to effectively evacuate citizens from the community \$2,000,000.**