

The Port of Cascade Locks Commission Meeting was held July 21, 2021

Pavilion Marine Park, Cascade Locks. OR

**1. Commission meeting called to order:**

Commissioner Groves called the meeting to order at 6:02 pm.

• **Roll Call:**

Commissioners Groves, Caldwell and Bump were all present. Commissioner Stipan was excused. Commissioner Lorang arrived at 6:20pm and left at 7:15pm

• **Others Present:**

- General Manager Olga Kaganova
- Accounting Specialist Melissa Warren
- Bridge Supervisor Jeremiah Blue
- Government Relations Director Mark Johnson
- Secretary Sally Moore
- Secretary-In-Training Colette Black
- Maintenance & Construction Manager Todd Mohr
- Citizen Butch Miller
- Citizen Rob Peterson
- Energy Coordinator MCEDD Marla Harvey
- Citizen Eric Kaganova
- Port Attorney Tommy Brooks (arrived at 6:30pm)
- Citizen Mike Irving
- Cascade Locks Museum Executive Director Janice Crane

- **Modifications, Additions and Changes to the Agenda:** GM Kaganova added Item 7e. an offer on the County property and Item 7f. approval on bid for tenant improvements for Flex 4. Also added under Item 8 was Executive Session under ORS. 192.660(2)(h) Legal Counsel

- **Declarations of Potential Conflicts of Interest:** None

**2. Public Comment - None**

**3. Special Presentation and Reports by outside resources, staff, and Government Officials**

- a. **Energy Council Policy and Program Statement Presentation** – Marla Harvey from the Hood River Energy Council reviewed the recommended strategy for Energy Council engagement on energy program and policy related items. This would allow the Energy Council to write letters of input to highlight areas and authorize the Energy Council to

“lobby” to meet its goals. PP Groves stated that he attended many meetings when the Energy Council formed and wants to reiterate that Cascade Locks is already “green”, because the City gets their power from BPA. He would like that noted or a disclaimer in any correspondence that were to go out that CL is 95% green. PP Groves asked if all entities involved are entitled to review letters before they are sent out. Marla stated they are. Energy Council Member Butch Miller stated that it is always noted in meetings and at the Council level. There was a consensus to agree on the strategy the Energy Council is taking. Marla thanked the Commission and stated she would make the Council aware of the Port Commission’s concerns.

- b. CAT request for toll waiver on the Bridge of the Gods – GM Kaganova stated the amount waived would be around \$6100 annually. She reminded the Commission that at the last meeting, making a Donation instead of waiving tolls might be a better idea. PP Groves stated waiving tolls is not a good idea. Helping CAT in other ways may be helpful. Commissioner Caldwell asked in what other ways to help. GM said to recruit and train drivers, maintenance. Jeremiah suggested donating money to the pool in Skamania County to move people back and forth in the community. Commissioner Caldwell likes that idea of providing transportation for youth to take swimming lessons. Jess is not against helping; just waiving tolls. GM Kaganova recapped saying “We would like to help, but to help in a different way”. She will take this message back to CAT.**
- c. Bridge of the Gods quarterly report – Bridge Supervisor Jeremiah Blue stated that July has been a good month in comparison to 2019 tolls and are just shy of about \$12,000 for the year in comparison with 2019. . There was very little backups on the bridge. Jeremiah stated that Ultra-runner Timothy Olson, a PCT runner made it across the bridge with people applauding him on both sides of the bridge, including Adidas on the Washington side.**
- d. Discussion regarding Bridge repairs – GM Kaganova gave a quick update, stating the Bridge subcommittee consisting of Commissioners Lorang and Groves met to consider impending repairs. She stated a course of action will need to be approved. Once approved, the Port will communicate with ODOT to get guidance regarding options, repairs, etc. GM Kaganova stated that bridge customers will get an update next week. PP Groves stated he wants to ensure Commissioners that the bridge is getting old; the Oregon approach needs repairs and will be limited to 11 tons, there are 18 gusset plates needing repair and stringers needing repair on the Washington approach. PP Groves stated that ODOT has informed the Port, that they will have the “numbers crunched” in a few weeks and get them back to the Port. They have met with members of Skamania County knowing how this will affect them more than Cascade Locks. PP Groves stated the Port is working with the trucking industry and will be working with WSDOT as well.**

At this point, GM Kaganova asked the Commission if they would like to take Action on Item No. 7b.

**COMMISSIONER CALDWELL MADE A MOTION TO APPROVE REPAIR SOLUTIONS ON THE BRIDGE OF THE GODS. SECONDED BY COMMISSIONER LORANG. The motion was unanimous. 4-0.**

- e. Legislative updates – Mark Johnson stated that the final copy of the Cascade Locks Trails System is finished. The next steps are: The Port will be helping the Forest Service and NWTA with applying for grants for the and may be called in person to present their support. Mark stated Chris Berhard with the consulting group along with Lorelei Harkness from the Forest Service will present their findings at the JWWGED group on Thursday regarding the trail plan. Mark stated the Title 23 waiver language is still in the bill in Congress and will go to the bi-partisan committee who continues to work on this. This bill has to be approved by the end of September. Mark gave an update on the VW DEQ grant the Port is applying for to replace the engines on the Sternwheeler, stating that Dennis Corwin of AWI has been working on the technicalities of the engines for that part of the application. A press release has been sent out regarding the legislative funding the Port will be receiving. Mark Johnson stated that Paul Koch has been working very hard to get a transportation into legislation for the National Scenic Area.
4. **General Manager Report #43** GM Kaganova stated there is interest in Flex 1. Flex 6 is almost complete; just waiting on Bay doors and the floors to be completed. Will be quickly completing tenant improvements on Flex 2 and 4 . Their will be slot drains put in. Attended the sailing event for children, it was great, commissioner Stipan sang a song. Movies in the Park has been awesome. This has been a tough summer because of staffing, mostly due to COVID issues. The Port employees are doing a lot more work. Travis, Colette and Judah's last day are Friday. Reviewed Calendar items. Marine Park subcommittee will meet in person.
5. **Commissioner and Sub-committee reports**  
**PP Groves** stated that he, Jeremiah and Brittany attended the summer PNWA conference via zoom. There were some good reports on what the Cruise line ships on the river are doing for the local communities. He stated he attended and ODOT meeting where they mostly discussed I-5 and I-84 tolling and traffic control.  
**Commissioner Stipan** not present  
**Commissioner Bump** – Nothing to report  
**Commissioner Caldwell** – Had a productive Marine Park subcommittee meeting and discussed the memorial bench and blocking off some event space on Thunder Island. She has asked for a plan. She presented a letter requesting how important landscaping should be to the Port. She feels the Port should hire a landscaping contract company to get things in better shape, as the

Port now has the Business Park, Marine Park, The Bridge of the Gods, and Herman Creek Complex to take care of. Specifically, the entrance to Cascade Locks as the Port initially planted all of the roses and should be taking care of them. Also, the area around the flagpole at the bridge should be landscaped. Commissioner Caldwell suggested making a list of all areas that need taking care of with the assistance of Alfonso, then get bids on it to correct and maintain them as the Port has a staff that is already overworked. GM Kaganova stated that this maybe should have been brought up during the budget process. PP Groves stated unfortunately these are summer jobs. GM Kaganova asked the Commissioners to join her Monday at 6pm to attend a tourism meeting.

**Commissioner Lorang – Nothing to report**

6. **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 items from the Consent Agenda for individual discussion.)**
  - a. **Approval of Minutes from July 7, 2021, Commission meeting**
  - b. **Approval of bills in the amount of 199,299.99**
  - c. **Approval of payroll for July 19, 2021, in the amount of \$44,349.09**

**COMMISSIONER CALDWELL MADE A MOTION TO APPROVE THE CONSENT AGENDA AS STATED. SECONDED BY COMMISSIONER BUMP. The motion was unanimous. 3-0**

**7. Business Action Items**

- a. **Action to approve lease amendment for the Renewal Workshop.** – GM Kaganova stated the lease documents are not ready; however, she needed approval to only change the commencement dates from June 3<sup>rd</sup> to June 17<sup>th</sup>.

**COMMISSIONER CALDWELL MADE A MOTION TO APPROVE THE RECOMMENDATION AS STATED. SECONDED BY COMMISSIONER BUMP. The motion was unanimous. 3-0.**

- b. **Action to approve repair solution on the Bridge of the Gods – Approved under Item 3d.**
- c. **Action to reduce parking fees for active permit holders to \$5 per day – GM Kaganova stated this item has been discussed at an earlier meeting and is now before the Commission for action. PP Groves reminded the Commission this was his idea and will allow people that may want to come in for a short picnic to enjoy the park.**

**COMMISSIONER CALDWELL MADE A MOTION FOR REDUCE PARKING FEES FOR ACTIVE PERMIT HOLDERS TO \$5 A DAY. SECONDED BY COMMISSIONER BUMP. The motion was unanimous. 3-0.**

- d. **Action to ratify procurement for floor for Flex 6 in the amount not to exceed \$17,232 – GM Kaganova stated this previously approved item needed to be reapproved as the price increased.**

COMMISSIONER CALDWELL MADE A MOTION TO RATIFY THE PROCUREMENT FOR THE FLOOR IN FLEX 6 IN THE AMOUNT NOT TO EXCEED \$17,232. SECONDED BY COMMISSIONER BUMP. The motion was unanimous. 3-0.

- e. Action to approve offer on County property – GM Kaganova stated there is a small triangular piece of property available from the County at .07 acres; and that this could complete the Harvey Road parking area. The County says the Port can make an offer and the ownership could be turned over in 60 days. She added they are willing to help. The EDSC subcommittee has recommended making a \$500 offer.

COMMISSIONER CALDWELL MADE A MOTION TO OFFERE \$500 TO THE COUNTRY FOR THE .07 TRIANGULAR PIECE OF PROPERTY. SECONDED BY COMMISSIONER BUMP. The motion was unanimous. 3-0.

- f. Action to approve bid for tenant improvement on Flex 4 – GM Kaganova stated there were two bids for slot drains for Flex 4. The Port Engineer has recommended that the Port go with the Slot Drain Systems bid in the amount of \$7445.

COMMISSIONER CALDWELL MADE A MOTION TO APPROVE THE PROCUREMENT OF \$7445 FOR SLOT DRAINS IN FLEX 4. THE MOTION WAS UNANIMOUS. 3-0.

- 8. Executive Session under ORS.192.660(2)(e) Real Property Negotiations and ORS.192.660(2)(h) Legal Counsel

Out of Regular Session at 7:53pm and into Executive Session at 8:00

Out of Executive Session and Into Regular Session at 8:20

- a. Any action as a result of Executive Session – None

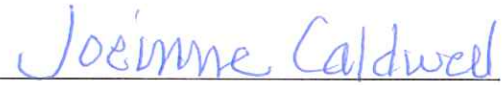
- 9. Adjournment - The meeting adjourned at 8:20

COMMISSIONER CALDWELL MADE A MOTION TO ADJOURN THE MEETING. SECONDED BY COMMISSIONER BUMP. The motion was unanimous. 3-0

Port of Cascade Locks:

Attest:

  
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Jess Groves  
President Port Commission

  
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Joeinne Caldwell  
Secretary / Treasurer Port Commission

DATE APPROVED: August 10, 2021  
Prepared by Sally Moore