

Port of Cascade Locks

The Port of Cascade Locks Commission Business Meeting was held Thursday September 5, 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, Bump, Lorang, Caldwell and Stipan (joined meeting via TELEPHONE AT 7:35pm) were present.
Others Present: GM Olga Kaganova, Accounting Specialist Melissa Warren, Lisa Roth, Philip Watness, Dr. Sara Hahn-Huston, Bridge of the Gods Manager Ryan Vollans Government Relations Director Mark Johnson Camera Operator Marianne Bump.
 - **Modification, Additions & changes to the agenda: None**
 - **Declaration of Potential Conflicts of Interest: - None**
- 2) **Public Comment (Speakers may be limited to three (3) minutes – Cascade Locks Museum President Joanne Wiitenberg announced the Museum will be hiring an Executive Director in October. Toll Taker Lisa Roth discussed the potential toll increases at the Bridge of the Gods.**
- 3) **Special Presentations & Reports by outside resources, staff & Government Officials**
 - a. **Meet the Superintendent-** Newly appointed Hood River School District Superintendent Dr. Sara Hahn-Huston was present and introduced herself to the Commissioners.
 - b. **City Report – City Administrator Gordon Zimmerman gave an update on what is going on at the City level.**
 - c. **Legislative and government relations – Mark Johnson, Government Relations Director for the Port, gave an update to the Port Commission**
 - d. **Toll increase discussion – GM Kaganova, Bridge Manager Ryan Vollans discussed with the Port Commissions the future of possible toll increases and how that may work.**
- 4) **Commissioner Comments and Commission sub-committee reports – Commissioners gave comments.**
- 5) **General Managers Report – GM Kaganova stated the Port had a great season with many events including the Alumni dinner, the Old Timer's Picnic and the Cross-Channel swim. She thanked the community members who diligently worked on putting these events together. GM Kaganova stated the Port is getting ready for the 2020 events already; adding the Columbia Gorge Racing Association is organizing a larger International Aero 2020 sailing event next year. GM Kaganova reviewed the upcoming calendar for the Port, she noted that Thunder Island Brewing reported they are planning on submitting their requirements to the City this week. They believe they can meet their timeline. GM Kaganova stated the Renewal Workshop are continuing to work on a plan for a new building in the Business Park. GM Kaganova stated Toll Takers Brenda Cramblett retired last month. Two new employees have been hired at the Toll Booth. She reminded the Commission that as of September 30, the local TV channel 23 will no longer broadcast Port meetings; adding the Port is looking at options to broadcast future meetings. GM Kaganova recommended moving the Work Session Commission date from October 3, 2019 to October 8, 2019 as she and the Commission President, Jess Groves will be attending the Oregon Public Ports Association Conference in Boardman, Oregon.**

COMMISSIONER LORANG MADE A MOTION TO CHANGE THE PORT COMMISSION MEETING FROM OCTOBER 3, 2019 TO OCTOBER 8, 2019. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0

GM Kaganova stated the Port of Hood River would like to meet jointly; however not in a sub-committee format. They would like to meet as joint boards. The Port Commission stated they would like to meet jointly on a quarterly basis, starting in 2020 and sign the Intergovernmental Agreement with the Port of Hood River.

COMMISSIONER LORANG MADE A MOTION TO APPROVE THE INTERGOVERNMENTAL AGREEMENT WITH THE PORT OF HOOD RIVER AND AUTHORIZE THE PORT PRESIDENT TO SIGN THE DOCUMENT. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.

6) Commission Business Action Items

- a. **Action to approve budget adjustment Resolution 2019-8** – GM Kaganova stated unanticipated expenses were incurred in the deck repair project and the repair exceeded the authorized amount by \$28,483.93. This was due to unforeseen costs due to an unanticipated updated traffic control extra flagging costs and signage.

COMMISSIONER LORANG MADE A MOTION TO ENACT RESOLUTION 2019- TO AUTHORIZE THE USE OF SET ASIDE FUNDS NOT TO EXCEED \$28,483.93 FOR THE 2019-20 BUDGET YEAR WITHIN THE SPECIAL BRIDGE FUND FOR FINAL PAYMENT TO CONWAY CONSTRUCTION FOR BRIDGE DECK REPAIR WORK. SECONDED BY COMMISSIONER BUMP. The motion was unanimous. 4-0.

- b. **Action to approve the November 8-9 Annual Work Session at Cooper Spur and review agenda** - Staff and Commission reviewed and approved the dates and the agenda for the Annual Work Session. GM Kaganova, staff and the Port Commission will discuss the agenda at the next meeting.

COMMISSIONER LORANG MADE A MOTION TO APPROVE NOVEMBER 8-9, 2019 FOR THE ANNUAL WORK SESSION AT COOPER SPUR. SECONDED BY COMMISSIONER BUMPT. The motion was unanimous. 4-0.

The Commission recessed out of Regular Session at 7:55PM; and had a short recess and went into Executive Session at 8:00PM

- 7) **Executive Session under ORS 192.660 (2) (e) Real Property Negotiations**
 - a. **Discussion of Emerald System Lease**
 - b. **Gorges Beer**
 - c. **pFriem Loan**

The Commission came out of Executive Session at 9:21 pm and went into Regular Session at 9:22pm/

- 8) **Any action as a result of Executive Session –**

a. EMERALD SYSTEMS ACTION

COMMISSIONER LORANG MADE A MOTION TO AUTHORIZE STAFF TO NEGOTIATE A SETTLEMENT AND GIVE NOTICE OF TERMINATION OF THE LEASE FOR EMERALD SYSTEMS... SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous 5-0.

b. GORGE'S BREWING ACTION

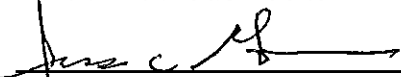
COMMISSIONER LORANG MADE A MOTION TO AUTHORIZE THE PORT PRESIDENT TO SIGN AN INTER CREDITOR AGREEMENT WITH GORGES BREWING AND AUTHORIZE THE PRESIDENT TO NEGOTIATE AN EXTENSION ON THE AGREEMENT. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.

c. PFRIEM LOAN

- COMMISSIONER LORANG MADE A MOTION TO AUTHORIZE STAFF TO COMMIT LAND ON WANAPA STREET AND PART OF THE \$2.4 MILLION DOLLARS COMMITTED BY THE LEGISLATION AS COLLATERAL TO FILL THE GAP ON THE APPRAISAL. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.

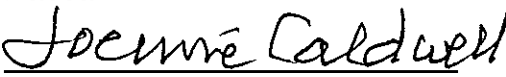
9) **Adjournment: Commissioner Caldwell made a motion to adjourn. Seconded by Commissioner Lorang. The motion was unanimous. 5-0. The meeting adjourned at 10:07PM.**

Port of Cascade Locks:



Jess Groves, President
Port Commission

Attest:



Joenne Caldwell, Secretary
Port Commission

DATE APPROVED: 11/21/2019
Prepared by: Sally Moore