

**Port of Cascade Locks  
Commission Meeting  
May 19, 2021**

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The Port of Cascade Locks Commission Meeting was held May 19, 2021

( Via Zoom in Cascade Locks Oregon 97014 )

HELD IN MARINE PARK PAVILION CASCADE LOCKS OR CORRECTIO  
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**1. Commission meeting called to order:**

Commissioner Groves called the meeting to order at 6:07 pm.

• **Roll Call:**

Commissioners Groves, Lorang, Stipan, Caldwell and Bump were all present.

• **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
- Travis Preece -Gorgeous Brewing
- Bryan Kelty – Gorgeous Brewing
- Cager Creel – Gorgeous Brewing

• **Modifications, Additions and Changes to the Agenda: None**

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

**2. Public Comment (Speakers may be limited to three (3) minutes):None**

- a. **Update from Gorgeous Brewing** – Co-owner Travis Preece stated the building is nearing completion on the projected opening date is June 23. They will have a soft opening prior to the opening and will invite the Port. Commissioner Caldwell stated that she is really impressed with how the building looks like an historic Cascade Locks building. She is looking forward to the opening. PP Groves asked if they had anything else to say. Bryan Kelty with Gorgeous Brewing stated that brewing had slowed down when COVID hit, and they are looking forward to “brewing some fun stuff” here. Travis stated they are going to have change the colors of the building due to the design standards of the National Scenic Area. It will be re-painted a pale blue gray.

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

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4. **2nd Reading of Ordinance No. 2021-1 an Ordinance Regulating Conduct on Port Property and Repealing and Replacing Ordinance No. 1997-1 and Ordinance No. 2020-1. The full text of Ordinance No. 2021-1 has been published with this agenda. The Ordinance when adopted will be in effect in 30 days.**

**Secretary Sally Moore read the Ordinance for the Second time.**

- a. **PP Groves opened up the floor for a Public Hearing – There was no public comment.**
- b. **PP Groves closed the Public Hearing.**
- c. **Action to approve Ordinance No. 2021-1 an Ordinance Regulating Conduct on Port Property and Repealing and Replacing Ordinance No. 1997-1 and Ordinance no. 2020-1.**

**COMMISSIONER STIPAN MADE A MOTION TO APPROVE ORDINANCE 2021-1 AN ORDINANCE REGULATING CONDUCT ON PORT PROPERTY AND REPEALING AND REPLACING ORDINANCE NO. 1997-1 AND ORDINANCE NO. 2020-1. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.**

5. **General Manager Report - #39 – GM Kaganova congratulated Commissioners Caldwell and Groves on their reelection to the Commission.**
6. **Bridge - GM Kaganova stated traffic on the Bridge in April is up and slightly exceeded all others in the last 5 years. Despite increased traffic, there has been no traffic backups on WaNaPa yet this year.**
7. **Commercial Properties – GM Kaganova stated that she had contacted an appraiser with whom the Port has previously worked with regarding appraisals for the SDS Property, East Business Park and WaNaPa properties. The appraiser indicated that currently demand for appraisals is great and it could be several months before he could do the appraisals. However, he will be able to prioritize one or two of the appraisals. GM Kaganova suggested that the SDS appraisal should be prioritized in order to move ahead with a possible offer not to exceed the quote of \$5500.**

**COMMISSIONER STIPAN MADE A MOTION TO APPROVE THE WORK AND ACCEPT THE QUOTE NOT TO EXCEED \$5500 COMING OUT OF THE CONTINGENCY FUND. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.**

8. **GM Kaganova stated that pFriem Brewery is ready to build the expansion they planned since the beginning of their project although, a year or two earlier than expected. GM Kaganova indicated that she has already submitted a refinance request for the existing pFriem loan to add the cost of the expansion and lower the interest rate. She stated that Umpqua bank has a municipal lending division, and they are working on the refinance of the fPriem building.**
9. **Signage – A kiosk will be placed with signage allowing people to pay cash for parking. Signs throughout the park will be placed stating “Paid parking required”.**
10. **Security Officer GM Kaganova asked for a motion to appoint the new Security Officer as a Peace Officer according to the new Ordinance.**

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June 1 – EDSC

June 2 – Commission Meeting

Commissioners Stipan asked that a copy of the budget be sent to him as he was curious about the one million dollar loan for the addition to the pFriem building. PP Groves stated this addition has always been planned and is in the original plan as storage. He not that GM Kaganova has been trying get a lower interest rate through a refinance on the building to help with the cost of this planned addition. He stated Senator Thomsen has promised \$750,000 for the SDS property and this may help as well. He added it is very important the Port purchases the SDS property. PP Groves added that pFriem intends to purchase the property within 6 years.

**Commissioner and Sub-Committee Reports**

Commissioners Stipan stated the Marine Park sub-committee was a phenomenal meeting. There was a discussion about the milfoil treatment on the beach area this year. He gave Kudos to Todd for all of his hard work this year. He gave a summary of the Museum meeting and stated despite COVID last year, it was phenomenal. They have raised a lot of grant money. The annual Museum meeting will be held July 28<sup>th</sup> at 6pm in the Pavilion. Commissioner Stipan stated his role as Secretary at the Museum is open for appointment. There was a brief conversation about the Sternwheeler operations amongst the Commissioners.

Commissioner Bump stated that everything is going well.

Commissioner Lorang stated that he heard from the public the Sternwheeler is struggling due to COVID and feels that the Port needs to weigh the risk of going with a different vendor, especially in the climate. Commissioner Lorang stated the Port should barter the best deal “we can” with them but feels that if the Port goes with a new vendor, they may not be as committed.

Commissioner Stipan added that at this point, AWI cannot extend their planning calendars of events out to 2022 or schedule the Magical History Tour or plan any events. PP Groves stated he agreed with Commissioner Lorang and that AWI is still at the top of the list, however the Port needs to get the best deal it can get. Commissioner Lorang stated that they may be shut down in another year if the Port does not extend their lease one more year. They are short staffed and looking for employees stated Commissioner Lorang.

PP Groves stated the Port’s deadline for the AWI RFQ is May 26 and the results will be brought forth to the Commission once they are reviewed.

Commissioner Caldwell stated the Marine Park subcommittee discussed the Milfoil issue and asked if the Oregon State Marine Board would have a grant to help pay for the treatment. GK Kaganova stated since CGRA is also involved this may be a possibility. Commissioner Groves stated that for many years, BPA has been aware of this issue, and they are not addressing it along the entire Columbia River.; however, he asked the GM to look into it. This will go the EDSC Committee for further discussion.

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**COMMISSIONER STIPAN MADE A MOTION TO APPOINT A PEACE OFFICE TO ENFORCE PORT ORDINANCES. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.**

**Marine Park subcommittee** - GM Kaganova stated there is a dead maple tree identified on Thunder Island. The cost to remove it is under \$5000. There was a consensus by the Commission to remove the tree.

**Commercial Properties** – GM Kaganova stated that the quote for property appraisals is \$5500 for the 3 properties and asked for a motion to approve the quote. There is a backlog as the appraisers are very busy. She said that appraising the SDS property appraisal should be a priority.

**COMMISSIONER STIPAN MADE A MOTION TO APPROVE THE WORK AND ACCEPT THE QUOTE FOR THE APPRAISALS IN THE AMOUNT OF \$5500 COMING OUT THE OF THE CONTINGENCY FUNDS. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.**

GM Kaganova stated that the Port is in discussions for a loan with Umpqua bank to refinance the Pfriem building. They have a municipal lending division.

**Paid Parking** – The Port will be adding more signs that state “Paid parking required” in the near future, there will also be kiosks added where people can pay cash. GM Kaganova asked for a motion to appoint a Peace Officer that was enacted in the new Ordinance 2021. This action will include any full time or part time officer in that position.

**COMMISSIONER STIPAN MADE A MOTION TO APPOINT A PEACE OFFICER TO ENFORCE THE PORT’S NEW ORDINANCES. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.**

**Events** – GM Kaganova stated that there are six movies in the Park scheduled for the summer. The City has given \$5000 for the fireworks programs. There have been over \$100 in donations so far.

**Staffing** – GM Kaganova stated a guest has had to cancel twice due to COVID. She asked for a refund as they can no longer reschedule. PP Groves asked why they no longer can have the wedding. GM Kaganova stated that people are unable to attend due to COVID-19. PP Groves asked if there is a policy stating that we keep part of the deposit? At this time, the Port keeps 50% but due to COVID they felt they were doing the Port a favor. Commission Stipan suggested keeping 20% of the deposit due to administrative time.

**COMMISSIONER CALDWELL MADE A MOTION TO RETAIN 20% OF THE DEPOSIT AND REFUND 80% TO THE CUSTOMER. SECONDED BY COMMISSIONER STIPAN. The motion was unanimous. 5-0.**

**Calendar Items** – GM Kaganova listed the upcoming Port meetings:

May 26<sup>th</sup> – Budget Committee Meeting

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PP Groves stated there are a lot of things going on. Flex 6 is 90% complete. The paving/stripping will be done this week. They will start grinding the floor tomorrow. The Renewal Workshop has already started moving into the building. The City got the transformer up and going last week. They hired Dennis Snyder to bring more gravel in.

Mark Johnson, Government Relations Director stated that the Multi-Use trail has had no negative comments during their open public comment period. . This process began in 2005 with the Forest Service. The Port has donated over \$100,000 to the project. This project should be finished by the end of this summer. Mark stated there has been a huge volunteer effort to get this project complete. Mark stated that the Port received a \$100,000 grant from Travel Oregon for the Herman Creek parking lot. This will allow for more parking and eventually hook up at Wyeth. PP Groves stated the parking lot will not hurt the salmon and the rocks will be more of a barrier for humans trying to get to the salmon.

PP Groves stated there is a video showing the issue with the Bridge of the Gods. This will come up for discussion with Bridge Engineer David McCurry at a Special Port Meeting. There will be a Special meeting on May 26<sup>th</sup> at 4:30pm.

7. **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 May 5, 2021
  - b. Approval of bills in the amount of \$960,547.93
  - c. Approval of payroll for April 20, 2021, in the amount of \$33,674.54.

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

8. **Business Action Items**
  - a. Action to approve Ordinance No. 2021-1 an Ordinance Regulating Conduct on Port Property and Repealing and Replacing Ordinance No. 1997-1 and Ordinance No. 2020-1. – Completed at the top of the agenda
9. **Executive Session under ORS.192.660(2)(e) Real Property Negotiations**  
Out of Regular Session at 7:56 pm and into Executive Session at 7:58 pm. Out of Executive Session and into Regular Session again at 8:13 pm.
  - a. Any action as a result of Executive Session – No action was taken.
10. **Adjournment - The meeting adjourned at 8:27pm**

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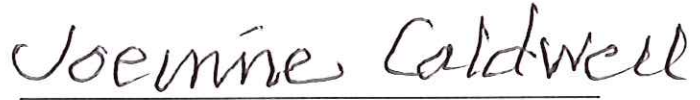
COMMISSIONER LORANG MADE A MOTION TO ADJOURN THE MEETING. SECONDED BY  
COMMISSIONER CALDWELL. The motion was unanimous. 4-0

Port of Cascade Locks:

Attest:



Jess Groves  
President Port Commission



Joeinne Caldwell  
Secretary / Treasurer Port Commission

JUNE 3, 2021

DATE APPROVED: \_\_\_\_\_

Prepared by Colette Black