

Port of Cascade Locks

The Port of Cascade Locks Commission Business Meeting was held Thursday, November 2, 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, Event Coordinator Jan McCartan, MCEDD Executive Director, Amanda Hoey, Maintenance & Construction Manager Todd Mohr, Chad Sperry, Jason Waicunas, Gyda Haight, CA Gordon Zimmerman and Accounting Specialist Melissa Warren.
 - **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) - None**
- 3) **Special Presentations & Reports by outside resources, staff & Government Officials**
 - a. **Report from City Administrator Gordon Zimmerman -** CA Zimmerman stated that the City is at 31 residential permits this year. He reported the Governor has asked ODFW to withdraw the water exchange with the City of Cascade Locks. He noted that China has announced they will no longer be accepting recyclables, and HR county rates may go up for recycling. CA Zimmerman stated that the Community Development Code needs to be updated and on November 11 the first meeting will be held. He stated that work will begin on the updates in Overlook Park. Restrooms, picnic tables and a shower will be added, as well as more parking spaces. He stated the City has not received an application from Thunder Island Brewing yet. He stated that work force housing is a big priority in the Gorge.
 - b. **Presentation on CEDS report from Amanda Hoey with MCEDD –** Amanda stated that every five years the region creates a comprehensive economic development strategy (CEDS) as a guide to understanding the needs and strategies of the area to create jobs and improve the communities in the area. It is updated annually. Amanda provided the adopted summary document. She stated this is a vision for the future of the Gorge. They focus on business assistance, revolving loan funds and grants. She thanked the Port for their support and advocacy. They do regional economic development and infrastructure development. CP Groves stated jobs and workforce housing is a top priority in the Gorge right now.
 - c. **Formal report from Chad Sperry on the Bridge Run –** Chad held the 4th annual run on August 12, 2017. The run was a success, there were 2000 runners and the parking was well run. Chad thanked the Port for their partnership and stated that is the reason for their success. He noted there were 46 States represented. He is concerned with the trail because of the fire but feels confident there will be an event next year because there are funds available to repair trails. They donated \$1800 to Cascade Locks School and \$1200 from the Pancake feed. Chad stated that 2000 runners is a good number and he does not

want to increase the numbers. CP Groves discussed the loss of tourism as a result of the fire. Chad stated with the run, they figure runners spend around \$125 per person, per day; and noted he will put a full report together for the Port Commission. Commissioner Caldwell suggested that the parking crew is notified of the needs of people going into Marine Park. For example, staff going to work on the Portland Spirit, visitors booked to ride the Sternwheeler. Chad stated that setting up an express lane would be a good idea so that employees and passengers can get to work on time. Commissioner Stipan stated he helped at the Pancake feed and it was a great event. Chad stated he considers the use of the bridge a privilege and does not consider the use of it lightly. He stated there were 75 volunteers. Jan discussed "what happens after the event in reference to the many who wanted to stay in Park after the event was over. Chad stated when its over its over. Maintenance & Construction Manager Todd Mohr asked who will pay for the accommodations (garbage, porta-potties, etc.) in the Park after the event? Jan said there needs to be a plan in place for next year.

- d. **Annual report on the Pacific Crest Trail Days from Jason Waicunas - Event Coordinator** Jan McCartan stated participation increased this year and introduced Jason . Jason stated that he is happy this event has grown after 11 years. Jason stated PCT Days is the largest outdoor gear festival in the country. Commissioner Lorang asked how to get the sponsors to contribute to fixing the trails because of the fires. Jason stated about 75 hikers did make it through this year. This year there were 2500 people attending.
- e. **Report of ODOT Bridge Inspection:** Ryan Vollans, Bridge Manager reviewed the initial Bridge Inspection report with the Commission as ODOT has completed their annual inspection of the bridge. There is wear and tear on the connection plates. The recommendations are to prioritize the corrective actions that are the most important. He said the paint is in better condition than they thought. This report has been forwarded to the Bridge Engineer, HDR. GM Koch said the Port will work with the Engineer to determine what needs to be put in the budget for next year.

- 4) **Commissioner and Commission sub-committee reports:** Commissioner Stipan stated he appreciates the Port newsletter. CP Groves stated that he has been appointed to the Coalition on Fire Recovery and there will be a meeting this Thursday. He stated he would like to see drones fly over the area and gather information on possible mud flows and dammed up culverts. He stated citizen safety if number one. He noted he would like to see the Scenic Highway opened by next spring. He is hoping there will be funding for trail repair. The funds could pay for the water system as there is not adequate fire suppression in CL.

5) **Commission Business Action Items**

a. **Action to approve contract with ECONW for Airport Feasibility Study**

GM Koch stated in cooperation with the State of Oregon and the Port of Cascade Locks has been pursuing the concept of a feasibility study to help determine the highest use of the Airport property. Two grants were obtained from the State and Federal Department of Commerce. The Commission has set aside \$25,000 and approved an RFP seeking consultants to do the work. ECONW was chosen. They were the only bidder.

COMMISSIONER CALDWELL MADE A MOTION TO APPROVE THE CONTRACT WITH ECONW FOR THE AIRPORT FEASIBILITY STUDY IN AN AMOUNT NOT TO EXCEED \$75,000 AND AUTHORIZE THE PORT COMMISSION PRESIDENT TO SIGN THE MOTION.

AS WELL AS AUTHORIZING THE ATTORNEY TO NEGOTIATE THE FINAL CONTRACT.
SECONDED BY COMMISSIONER LORANG.

CP Groves said the State can sell the Airport property at any time.

THE YEAS WERE LORANG, GROVES, BUMP AND CALDWELL. THE NAYS WERE
STIPAN. THE MOTION PASSED 4-1.

b. Action to adopt proposed toll changes – BOG Manager Ryan Vollans stated that at the September 7 Commission meeting, the commission was presented a proposed toll change for commercial trucks as well as a coupon exchange program. The increase for commercial trucks would be \$3 effective February 1, 2018. This would mirror the Hood River Bridge. The coupon book exchange would get older outdated books out of circulation and be traded on a coupon per coupon basis. CP Groves stated the Resolution was not on the agenda and will have to be added. This will go on the next agenda.

THIS ITEM WAS TABLED.

COMMISSIONER GROVES RECESSED OUT OF REGULAR SESSION AT 8:18PM.
COMMISSIONER GROVES RECESSED INTO EXECUTIVE SESSION AT 8:26PM

- 6) Executive Session under ORS 192.660 (2) (e) Real Property Negotiations

COMMISSIONER GROVES RECESSED OUT OF EXECUTIVE SESSION AT 9:15PM AND
BACK INTO REGULAR SESSION.

- 7) Any action as a result of Executive Session – NONE

- 8) Adjournment: COMMISSIONER LORANG MADE A MOTION TO ADJOURN THE MEETING.
SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 4-0. The
meeting adjourned at 9:30PM.

Port of Cascade Locks:



Jess Groves, President
Port Commission

Attest:



Joeline Caldwell, Secretary
Port Commission

DATE APPROVED: 1-18-18
Prepared by: Sally Moore