

Port of Cascade Locks

The Port of Cascade Locks Commission Business Meeting was held Thursday, April 16, 2015, at the City of Cascade Locks Council Chambers, Cascade Locks, OR 97014.

1. **Meeting called to order/ Pledge of Allegiance:** Commission President Groves called the meeting to order at 6:00 pm.
2. **Roll Call:** Commissioners Groves, Cramblett, Mohr, and Caldwell. Commissioner Haight was excused.
 - **Others Present:** IGM Paul Koch, Port Attorney Tommy Brooks, Secretary Sally Moore, Marketing and Development Manager Holly Howell, Accounting Specialist Melissa Warren, Caroline Park with Thunder Island Brewery and camera operator Betty Rush.
3. **Declaration of Potential Conflicts of Interest:** None
4. **Modification, Addition & changes to the agenda:** IGM Koch asked to delete Executive Session items 9a and 9b.
5. **Items from the floor:** (Special presentation, outside resource presentations and other reports not requiring action).
 - a. **Comments from the General Public** – Caroline Park, co-owner of Thunder Island Brewing came forward and expressed her concerns over negative press regarding Nestle. She asked two questions regarding the recent news on the Nestle water project regarding the City and ODFW. She stated she recently attended the Governors Tourism Conference and she had a lot of questions asked to her about Nestlé that she was unable to answer. She stated she realizes that at this point is only a proposal. She wanted to know how the project may affect her home and business, as well as tourism; as it accounts for 80% of her business. Her first question was, what securities are put in place by the Port to ensure that the introduction of Nestlé or any other industrial business will not negatively impact tourism assets and growth potential. The second question was in what way will the Port facilitate and help answer and create a dialog about some of these concerns and questions moving forward. CP Groves thanked Caroline for asking these questions and stated there have been several documents and meeting regarding Nestle in the last few years. He added it is a City project and Nestlé will most likely be on Port property, as any business can be on Port property. He stated he does not see adverse effects. It may employ up to 54 people. Nestle will buy water just like any other business buys water, including the brewery. CP Groves explained that Under ORS 777 it is the job of the Port Commission to create economic development. Cascade Locks presently has an 18% unemployment. The Port has been working on Tourism and supports it through sailing etc. The Port supports “lunch box” jobs which would have benefits, vacations, retirement programs and a living wage. CP Groves added the City has a serious lack of these types of jobs. This year Cascade Locks stands the chance of losing K-5 schools. The City need jobs for people to be able to live here and raise children. Caroline stated her business is discussing health insurance options and 401k retirement options for their staff. She stated two years ago, Thunder Island Brewery did not exist. They presently have a staff of 14. She is still hiring. Her concern is tourism and how it will be affected. Commissioner Mohr asked Caroline how she thinks it will impact the community.

Caroline stated she was recently at a Tourism Conference, and was asked how two hundred trucks a day will impact tourism. She stated she was unable to answer that question and would like to find out. CP Groves stated he does not know the truck routes; however, no matter who comes in there will be more trucks. Caroline stated there are walkability issues downtown, and as a community asked how the traffic will be addressed; adding that she saw crosswalks being painted this week. . Caroline stated small businesses are a great option. The money stays here locally. Caroline asked if there will there be a Community Forum on the Nestle project. CP Groves stated that public meetings will be held. Commissioner Caldwell said the media should be here to report to the general public, and stated the meeting was being televised. She added there is so much misinformation and stated people in tourism do need to have the facts. The City has put out a new fact sheet. Caroline stated she would like more specific answers in a public setting. Caroline is asking the same thing of the City as well. IGM Koch stated there is a joint city/port work group that meets monthly and they are public meetings. They are the last Thursday of the month at 7pm and are generally at City Council Chambers. IGM Koch stated there is no proposal from Nestle at this point. It is an agreement between the City and ODFW. Commissioner Caldwell said when she grew up in Cascade Locks, there was a lumber company that employed 80% of the City. There were 40-50 business; in both tourism and industry and they worked hand in hand. Commissioner Cramblett stated in the 1980's and 1990's that 20 businesses and a school were lost, because there were is no industry and very few businesses. Tourism alone cannot support a town she stated. Commissioner Cramblett agreed and stated the State needs to work on slowing down the traffic on Wa NA Pa. The State of Oregon (ODOT) owns Wa Na Pa Street. CP Grove sees car traffic increasing as well and sees a need to develop a parking plan. He stated he was appointed to the Oregon Department of Transportation (ODOT) committee recently and will be addressing this issue to them. CP Groves added it is a transportation corridor. There are some plans to divert traffic and they are working on that. The community needs to have a public community meeting. Caroline reiterated that her specific concerns relate to tourism. She fears tourism will be undermined, and would like to know what the guarantees are. CP Groves and the Commission thanked Caroline for her input. The most recent fact sheet "pamphlet" incited more questions stated Caroline. She would like answers in a public setting. She is asking the City and the Port to answer these questions. Caroline stated she would like to learn more and work on parking issues downtown as more businesses moves to the downtown area. CP Groves stated that in order to build and maintain an infrastructure you have to have businesses to pay for this. It includes road maintenance and parking as well. Caroline encouraged the Commission to create a public opportunity to have the citizens questions answered. She stated she understands industry is very important including Bear Mountain and Puff Factory, however she does not want projects undermined because of the scale of the Nestle project. She wants to know what the guarantees are for her business. CP Groves stated that the Commission will be happy to have more public meetings to address concerns. He is supportive of tourism and always have been. CP Groves stated that the three new businesses in Cascade Locks were all supported by the Commission.

- b. **Reports & comments from Government Officials - None**
- c. **Commission Member Comments** – Commissioner Caldwell stated she attended the Gorgeous Night Out with members of the legislature in Salem; and nine people from Cascade Locks attended. Commissioner Cramblett extended sympathy to the family of Arnie Kononen who passed away last week. CP Groves stated he attended the hiker series presentation at Thunder Island Brewing. He really enjoyed it. The

Commission has worked with the Connect Cascade Locks Plan as well. CP Groves stated that the Port has paid for many projects including \$10,000 for the disc golf program as well as beach expansion for sailing. He stated Staff Holly Howell was instrumental in the EasyClimb trail and disc golf program that the Port paid for.

- d. **Verbal status report on sign plan for Marine Park** – Staff Holly Howell reported that IGM Koch, Commissioner Caldwell and herself met with Rock Cove Designs this week and reviewed some preliminary signage for Marine Park. The signs are designed to create a brand for the Park. The logo or “brand” represents the Gorge and the Park. Address labeling was reviewed for buildings and new entry way signage. The signs will have icons for those who do not speak English. She asked for feedback from the Commission and direction. She will have a meeting with Portland Spirit staff and Thunder Island Brewing to determine if they would like to be a part in the funding of the project. One main goal is to address all park buildings as soon as possible. The building number and the road name (Portage Road) will be placed on each building in the Park. No action was taken.

- 6. **Consent Agenda (Consent Agenda may be approved in its entirety in a single motion. Items are considered to be routine. Any Commissioner may make a motion to remove any item from the Consent Agenda for individual discussion).**
 - a. Approval of minutes for March 12, 2015 and March 19, 2015.
 - b. Approval of bills in the amount of \$89,804.28
 - c. Approval of March 2015 payroll in the amount of \$42,323.37

COMMISSIONER MOHR MADE A MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 4-0.

7. **Commission Business Action items:**

- a. **Action to approve document shredding proposal for certain Port documents** – Account Specialist Melissa Warren asked for a motion to send shredding to be done, stating it has not been done for two years. There is \$300 in the budget, however it may cost \$100-150. Timecards have been added since the report was done. The Port would like to use Opportunity Connections, a local company for disabled persons in Hood River.

COMMISSIONER MOHR MADE A MOTION TO APPROVE THE DOCUMENT SHREDDING WITH THE ADDITIONS OF THE TIMECARDS. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 4-0

- b. **Action on proposed smoking/alcohol limitation in Marine Park and other Port facilities** – IGM Koch stated there is a recommendation to authorize a policy to prohibit no smoking, vaping or alcohol use in and near the playground. This was originally brought to the Commission on February and at the time the Commission asked for more information. CP Groves asked how the staff came up with this option. IGM stated talking to other communities and tourism had a lot
- c. to do with this. Staff has suggested taking it one step at a time to measure full implications in time. CP Groves asked Caroline with Thunder Island Brewing. She said it impacts cultural sensitives. and does not think banning the entire park a certain amount from away buildings and is thankful that IGM Koch reached out to her. She stated smoking has not been a problem for the brewery. Outlawing smoking and vaping includes the use of marijuana generically stated Staff Howell.

COMMISSIONER CALDWELL MADE A MOTION THAT THE PORT ADOPTS A POLICY OF NO SMOKING, VAPING OR ALCOHOL AREA IN AND NEAR THE PLAYGROUND AND DIRECT STAFF TO CREATE A formal RESOLUTION for commission action. SECONDED BY COMMISSIONER CRAMBLETT.

CP Groves asked what area around the playground will be banned. IGM Koch stated that the resolution states it is a 50 feet radius around the children's playground.

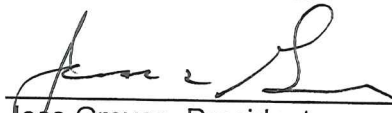
The motion was unanimous. 4-0

8. Staff Reports:

- a. **Interim General Managers Report** – IGM Koch reported that the Information Technology (IT) Request for Proposal (RFP) has been extended to May 15, 2015. The Commission stated they would like Sally and IGM Koch to review and score the IT RFP. He reported he several dates available to meet with Friends of the Gorge (FOG) in order to form a relationship, and work together for full implementation of the Scenic Act, and to strengthen the local economy. This may determine if the Port wants to create a Memorandum of Understanding (MOU) with FOG. IGM Koch stated that Sally will print out agenda packets on both sides of the paper. IGM will ask IT consultant RadComp to see if the tablets can be set up to view the pages easier. The list of items in inventory that is recommended to be surplus was addressed. There was a consensus that IGM Koch will create a formal resolution that meets State requirement to be able to surplus the items. Melissa stated the wheelchair can be given to the Portland Spirit if it is in working order. Commission guidelines were discussed in order to create a more formal procedure. He suggested to designate Commissioners wanting to speak and address the Commission President before speaking and adopt guidelines that general public will be able to address items on the agenda. This will happen after the Commission addresses the staff report and then call for formal action after discussion. CP Groves suggested putting timelines on the General Public speaking and to address items on the agenda only. This will make a meeting timelier if there is a large crowd. Commissioner Caldwell agreed. CP Groves stated three to five minutes would work best depending on the length of the agenda. IGM Koch stated the Commission can always extend the time allotted. By adopting guidelines the Commission is being fair to all. The Commission directed staff to come back with recommendations. The Port may add a timer as well to keep track of time; this is what the City does. CP Groves stated all comments want to be heard. Commissioner Cramblett asked about the sign at the Pavilion. The rental sign has the wrong phone number on it. IGM Koch will talk to Todd Mohr about it. IGM Koch stated April 30, 2015 is set for the Community Meeting to discuss the toll booth technology, the 10 year Bridge of the Gods plan and the Bridge funds for repair and maintenance of the bridge as well as tolls. CP Groves suggested having it in the Pavilion as the crowd may be large. One concern relayed on Facebook is the concern that the Port will get rid of toll takers. Commissioner Caldwell stated this is not the case. A few months ago the attorney was asked to look into trademarking the bridge. He stated he can get proposals for it and an attorney needs to specialize in this. He has no idea on what it would cost. IGM Koch stated he will work with Port Attorney Brooks and report back to the Commission


9. **Recess into Executive Session under ORS 192.660 2 (e) Real Property Negotiations**
Executive Session was not held.
10. **Any Action as a result of the Executive Session – None** (no Executive Session was held).
11. **Adjournment: COMMISSIONER CALDWELL MADE A MOTION TO ADJOURN THE MEETING. SECONDED BY COMMISSIONER CRAMBLETT.** The meeting adjourned at 7:35pm.

Port of Cascade Locks:



Jess Groves, President
Port Commission

Attest:



Donna Mohr, Secretary
Port Commission

DATE APPROVED: 5-21-15
Prepared by: Sally Moore