

Port of Cascade Locks

The Port of Cascade Locks Commission Meeting was held Thursday June 4, 2020 in Cascade Locks, OR 97014.

- 1) **Commission meeting called to order:** CP Groves called the meeting to order at 6:00pm.
 - **Roll Call:** Commissioners Groves, Bump, Stipan and Caldwell were present. Commissioner Lorang was excused
 - **Others Present:** GM Olga Kaganova, Secretary Sally Moore, Economic Development and Property Manager Don Mann, Butch Miller, Rob Peterson, Accounting Specialist Melissa Warren, Dave Lipps, and
 - **Modification, Additions & changes to the agenda:** GM Kaganova removed Item 7a., Action to adopt Resolution 2020-2
 - **Declarations of potential conflicts of interest:** None
- 2) **Public Comment (Speakers may be limited to three (3) minutes: Citizen Butch Miller reported that Hood River now has 5 electric vehicles for public use.**

CP Groves announced that Cascade Lock School Principal is leaving the district and the Commission honored her with a picture of Charles Lindbergh flying under the Bridge of the Gods.

3) Presentations and Reports

- a. **Report and update on project schedule from Thunder Island Brewing** – Dave Lipps, owner of TIB reported that despite the Coronavirus, their building is still on schedule. He asked that the Port Commission extend their current lease, as the new building was not designed to seat people 6 feet apart because of the Coronavirus. Dave stated they would like to continue to operate at their current location until the end of summer. Dave stated that at their new building they may stage a series of “soft openings. Commissioner Caldwell stated it is a beautiful building and she stated she would love to see the inside of the building. Mannie, the Construction Manager with Yorke and Curtis stated that the sheet rock and painting is finished, adding it will be ready to open July 1. Commissioner Stipan stated that all businesses are suffering, and it may not be fair to allow this. He noted he would like to see a written plan, proposal and timeline. Dave invited all of the Commissioners to come and take a tour. CP Groves stated his issue is, he cannot do this for other businesses.
- b. **Report on Environ Village** – Kirsten Walter with Environ Village stated she applied early in the year for a children’s summer camp in the Business Park. She came before the Commission to discuss her application in light of the COVID 19 virus and restrictions now ordered by the Governor’s office. Kirsten has a site visit set up in the Business Park with GM Kaganova and Maintenance and Construction Manager Todd. Kirsten has adjusted her plan due to COVID 19 restrictions. She will no longer have the overnight camping event. Oregon Episcopal Church (OES) is helping. Kirsten stated she is waiting for the schools to reopen and follow their guidelines as well. Kirsten has modified the program from four weeks to two weeks. The event will be isolated to the grassy path near the EZClimb Trail. CP Groves stated he will get the Cascade Locks Reopening Plan to Kirsten. Kirsten plans to have a shorter day with less children; possibly 8-10 in a group. There will be no campfire this year. Kirsten stated she will contact parents and bring an adjusted plan back to the Port. Kirsten stated OES staff will include 5-6 high school kids who will help out. The camp will include swimming. This will come back to the Commission for approval depending on COVID 19 phases and reopening.

4) **General Manager Report** – GM Kaganova reported that the Port is continuing to solicit for 3 bids for the gate on the bridge. GM Kaganova reported that repair of the plate was not designed correctly. The Port has hired Engineer David McCurry to look at the options to fix the problems as David knows the bridge very well. The Port’s insurance will cover the cost to fix the plate correctly to make the bridge whole. GM Kaganova reported they have been working on the timing of the Breezeby to speed up cars going through the toll booth. Psquare will research this.

5) **Travis Preece, Willis Boyer, co-owners of Gorges Brewing, and Economic Development Manager called in on a conference call at 8:15PM. This discussion was moved to Executive Session.**

6) **Commissioner and Sub-committee Reports** – Commissioner Stipan stated that he is glad there is no graffiti in town related to the “protests”. CP Groves stated that Hood River County voted 3-2 today, not to move forward with Phase II because of the COVID 19 outbreak at Duckwall in Hood River. He stated the County will take a vote again on Monday. Maintenance has been taken the fill dirt from the Gorges Brewing property out to fill in the Emergency Road. CP Groves stated that he attended the Groundbreaking Ceremony for Gorges Brewing. CP Groves stated that the Grain Integrative Health Doctors met with Maintenance and Construction Manager Todd Mohr to discuss the renovations needed for them to move into Flex 3.

7) **Consent Agenda****

- a. **Action to approve the minutes for Budget Committee May 20, 2020 and Minutes for May 21, 2020**
- b. **Action to approve bills in the amount of \$308,807.16**
- c. **Action to approve payroll in the amount of \$29,433.97**

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

8) **Business Action Items**

- a. **Action to adopt Resolution 2020-2 and approve 2019-20 budget adjustments–** Removed from the agenda.
- b. **Approval of additional expenditures on the Bridge Impact Repair –**
- c. **Action to approve annual Maintenance Contract with Kapsch** - No action was taken. The Commission would like to see a log chart of what they have done in the last year and layout of what the Contract entails in a more details. A meeting will be set up later to discuss this item in detail.

THE COMMISSION RECESSED OUT OF REGULAR SESSION AT 8:35PM.

THE COMMISSION WENT INTO EXECUTIVE SESSION AT 8:46PM.

THE COMMISSION RECESSED OUT OF EXECUTIVES SESSION AND BACK INTO REGULAR SESSION AT 9:06PM.

9) **Executive Session under ORS 192.660 2 (e) Real Property Negotiations and ORS 192.660 (2)(h) Litigation**

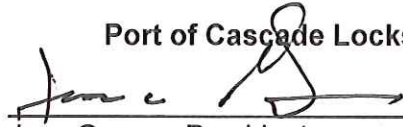
10) Any action as a result of Executive Session –

COMMISSIONER CALDWELL MADE A MOTION TO OFFER THE FLEXIBILITY OF THE GM TO EXTEND THE SON OF MAN REPAYMENT PERIOD. SECONDED BY COMMISSIONER STIPAN. The motion was unanimous. 4-0.

COMMISSIONER CALDWELL MADE A MOTION TO ABATE THE RENT GRAIN INTEGRATIVE WHILE TENANT IMPROVEMENTS ARE BEING MADE IN THE FLEX 3 BUILDING. SECONDED BY COMMISSIONER STIPAN. 4-0.

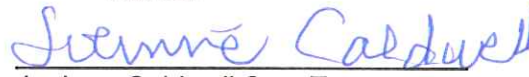
11) Adjournment: COMMISSIONER CALDWELL MADE A MOTION TO ADJOURN THE MEETING. SECONDED BY COMMISSIONER BUMP. The motion was unanimous. 4-0. The meeting adjourned at 9:10PM.

Port of Cascade Locks:



Jess Groves, President
Port Commission

Attest:



Joeinne Caldwell Sec. Treasurer
Port Commission

DATE APPROVED: June 16, 2020
Prepared by: Sally Moore