

Port of Cascade Locks

The Port of Cascade Locks Commission Work Session Meeting was held Thursday, March 12, 2015 at the Port of Cascade Locks Community Center in Marine Park, 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:** Port Commissioners Groves, Caldwell, Cramblett, Mohr & Haight were present.
 - **Others Present:** IGM Paul Koch, Port Secretary Sally Moore, Marketing & Development Manager Holly Howell, Recreation Coordinator Mayah Frank, Belinda Ballah with Hood River County, Ashley Weston with Marsh Insurance, Lisa Hartley with BCI and Marcus Nobel.
3. **Declaration of Potential Conflicts of Interest:** Commissioner Cramblett declared a potential conflict of interest. Commissioner Caldwell declared a potential conflict of interest. A brief discussion was held on conflicts of interest. IGM Koch stated he will ask Port Attorney Brooks to clarify this topic with the Commission.
4. **Modifications, Additions & changes to the Agenda:** IGM Koch asked that Item 8, the Executive Session be removed from the Agenda. He added he would like to discuss a matter having to do with Park use.
5. **Items from the floor: Special presentations, outside resource presentations and other reports not requiring action).**
 - a. **Commission Member Comments** - Commissioner Cramblett thanked Maintenance and Construction Manager (M&C) Todd Mohr for opening the Center Park restrooms, as the Park has been full on the weekends. Commissioner Haight stated she attended the trip to the Port of Morrow and was very impressed with their operation, and added they are very involved in enhancing the Community. Commissioner Caldwell said the Park looks great and thanked M&C Manager Mohr and all of the maintenance staff for all of their hard work this winter.
 - i. PC Groves thanked the delegation that attended the Pacific Northwest Waterways Association (PNWA) Conference in Washington DC. He stated it was a great conference. Due to inclement weather, the group did not get to meet with the Department of Housing and Urban Development (HUD) on the grant money that is owed the Port; however they were able to drop off the packet. They met with several Congress members from Oregon and Washington. They presented a framed picture of Lindbergh flying under the Bridge of the Gods to Congressman Peter DeFazio, who was instrumental in restoring the Bridge of the Gods weight limit to 80,000 lb. Staff Howell stated she felt the most important part of the trip was the collaboration with the Port of Hood River and the Port of Cascade Locks in meeting with both Oregon and

Washington legislators to relay to them the message that the Columbia River Gorge region is united. They told them of the need to focus on all types of transportation in the Gorge. They provided them with 10 Year Bridge of the Gods plan as well. She stated that through the OneGorge effort, this region has been focusing on a strong transportation system and at the core are the two bridges. They told legislators about the application that ODOT has made called Projects of Regional Significance (PNRS). This application is for 305 million dollars to replace the HR Bridge, with 10 million for upkeep and maintenance of the Bridge of the Gods. CP Groves stated they met with Bonneville Power Administration as well.

b. Reports & Comments from the General Public (comments regarding items on the Agenda - None

c. Comments from the Government Officials – None

6. Work Session Discussion Topics:

a. Quarterly Marsh Insurance Review Session: Ashley Weston – IGM Koch stated this is a first of quarterly presentations to keep the Commission up to date on insurance coverages for the Port. Ashley Weston from Marsh Insurance presented a handout and reviewed the Port's insurance coverages for the Port's Property, Casualty, Docks/Pier and The Bridge of the Gods. The Commission discussed it in detail. She said that Special Districts Association of Oregon (SDAO) offers some incentive credits for taking "Best Practices" courses. She stated it all adds up, and by doing some of these, the Port could save some money on yearly premiums. She stated on the Travelers Policy there was a rate increase, however it is competitive. She added there has been a claim a year every other year with Travelers. The Commission gave Marsh permission to change the Thunder Island foot bridge from the Docks/Pier schedule to the Property schedule. This will save \$700 a year in premiums. CP Groves asked that Travelers Insurance come out and reassess the coverage for the two new Dolphins at the Marina. Both Dolphins have been replaced at a cost of over \$100,000 in the last two years. If the docks or the boat is damaged, the Port needs to be assured that there is adequate coverage, as the boat is run by concessionaire; The Portland Spirit. Ashley will look into reevaluating the insurance with the two new Dolphins and get back to the Commission. CP Groves asked what predicates a loss for the Bridge of the Gods. Ashley stated it has to be an "Event" that would close the bridge completely to traffic. The Commission asked for the definitions of an "Event" as stated in the Policy. Ashley stated she would get back to the Commission with clear definitions. She added the coverage for the Bridge is for replacement cost, not an actual cash value. CP Groves stated there is a proposed new bridge toll technology system, and asked if that should be covered. Ashley said yes and will work with the Port when the technology is implemented.

Commissioner Haight left the meeting at 6:47pm

- b. Review Annual Insurance Coverage** – Lisa Hartley with BCI presented a handout with various options for the annual health insurance coverage review for 2015. There will be a premium increase of 10.64% with the current plan, Moda Insurance. She stated there will not be an increase in the dental plan with Moda. She included alternate plans with different premiums and deductibles and explained them in detail. She commented SDAO will change to Regence this year; however their rates were not out yet. Lisa is waiting for two other plan options as well, and will come back to the Port Commission when she receives them. The Commission discussed the options available. Commissioner Cramblett suggested asking employees if they have had any problems with MODA. PC Groves stated there appears to be 2-3 viable options to consider after the Commission receives all the information. No action was taken.
- c. Presentation by HR County regarding Smoking in the Park** – As requested by the Commission on February 5, 2015, Belinda Ballah with HR County came back to the Commission with a new plan to ban smoking in the entire Park. Originally, she asked the Commission to ban smoking/tobacco use in the children's playground. This would include the use of marijuana smoking. The Commission stated they would like to explore options to have designated smoking areas and ban smoking in and near the children's playground. The Commission would also like to ban alcohol use in and near the children's playground. IGM Koch said none of the leases address this issue and he would investigate this. Presently Oregon law bans smoking 10 feet from any building, and this is enforced on Port Property. IGM Koch added that enforcement is done by signage and communication. CP Groves stated there is a Native American in lieu fishing site at the Park as well to be aware of, but added he does not want smoking in any buildings, on the playground or "Movies in the Park". He suggested determining some designated smoking areas for the Park. Belinda stated it is hard to keep designated areas as people "bleed" outside of the areas eventually and smoke elsewhere. Commissioner Cramblett said she is for restricting on the playground; however there is a need for a designated area in the park. IGM Koch stated staff will work with Belinda to designate smoking areas, create a resolution and ban smoking and alcohol use in the children's playground. This will come back to the Commission for approval in April 2015.
- d. Presentation by Marcus Nobel – Regarding Proposed Bike, Peace, and Music Festival July 17-19** - Marcus Nobel, an avid cyclist informed the Commission he would like to have a bike music festival in Marine Park this summer. The event would start out small and build up over each year. According to Marcus, *The Columbia Gorge Recreation Study* was done and it reported that cycling contributes 21 million dollars annually to the Gorge. He said the goal is to build an event that travels up and down the Gorge. He predicts in 2-3 years the Gorge and Cascade Locks will have an "institution" here. They plan to bike here, camp on Thunder Island, and have a music festival at the Park July 17-19 2015. He would like a few local vendors only this year. He believes that this event will build a "brand" internationally. No action was taken and this will come back to the Commission at a subsequent meeting for possible approval as an Event Partner. After Marcus left, Commissioner Mohr asked if the Port has a category for Event Partner category within the new policy for smaller groups that are just starting out and have no history with the Port. She stated this event does not fit into any of

the categories. IGM Koch said the threshold may be too high and starting an event that is smaller may be the way to start. Commissioner Cramblett stated the Port may need to create a new category for smaller groups that will grow and build a history. IGM Koch suggested that staff will come back to the Commission with recommendations to change the policy and fee structures to accommodate smaller groups. Commissioner Mohr suggested having potential Event Partners get a history first and then approve them. There was a brief discussion on the 10,000 lb. weight limit on Thunder Island Bridge, and how to enforce this for future events. This will be parsed out and a staff will come up with a plan. There will be a weight limit sign put up on the Thunder Island Bridge.

- e. **Brainstorming regarding necessary modifications to the Business Park Master Plan** – IGM Koch reviewed the Business Park Master Plan Park Map with the Commission. Staff has met with trail interests, and staff is coming back with some ideas that would reflect a trail that would run along parts of the river. This will come back to the Commission at a later date with recommendations for walking paths. No action was taken.
- f. **Review of Preliminary Marine Park Signage Concepts** – IGM Koch presented some signage concepts from Rock Cove Design Studios to the Commission for review. There is \$3000 in this year's budget for signs in Marine Park. Staff has determined that placing address numbers on the major buildings in the Park for fire and emergency purposes is a priority. No decision was made and the ideas and direction will be given to staff to convey to Rock Cove Design Studio.

7. **Commission Business Action Items:**

- a. **Action on proposed Public Hearing on toll increases** - IGM Koch asked the Commission to set a date for a Public Hearing for potential toll increases. At the last meeting the Commission directed IGM Koch to prepare information for a public meeting. This meeting will also be about the proposed technology on the Bridge of the Gods. There have been several comments on Facebook both positive and negative about the bridge toll technology, and some people are worried that toll takers will lose their jobs. IGM Koch stated there is no plan to eliminate any jobs. There was a brief discussion on different toll prices for locals and non-locals.

COMMISSIONER MOHR MADE A MOTION TO SET THE DATE FOR A PUBLIC MEETING TO DISCUSS THE TOLL BOOTH TECHNOLOGY AT THE BRIDGE OF THE GODS. COMMISSIONER CALDWELL SECONDED THE MOTION. The motion passed unanimously. 4-0

The date for the Public Meeting was set for April 30, 2015 at 6:30pm at the Cascade Locks City Council Chambers.

The Commission discussed increasing tolls on the bridge for 2015. The Commission did not take action to raise tolls at the Bridge of the Gods for 2015.

- b. **Appoint new Budget Committee Members for 2015-2016 budget**

COMMISSIONER CALDWELL MADE A MOTION TO APPOINT KEN WITTENBERG AS A BUDGET COMMITTEE MEMBER. COMMISSIONER MOHR SECONDED THE MOTION. The motion passed unanimously. 4-0

IGM Koch stated The Lions Club has decided they are having a Mixed Martial Arts (MMA) event tied to Sternwheeler Days and would like to have it in Marine Park. IGM Koch informed the Commission that the Lions Club will have to fill out an amended application and get it approved in order for staff to tally parking and space available in the Park, as well as to ensure all permits are in order. IGM Koch added the Park is already maxed out with CGRA and Sternwheeler Days. Staff will recommend they move the MMA event to the school or the mall. In addition, there are 130 people already signed up for the sailboat racing with CGRA. The entire south end of the overflow area will be taken up for boat parking.

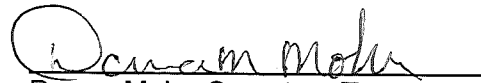
8. **Executive Session under ORS 192.660 (2)(e) Real Property Negotiations**
The Commission did not recess into Executive Session
9. **Adjournment: COMMISSIONER MOHR MOTIONED TO ADJOURN THE MEETING. SECONDED BY COMMISSIONER CRAMBLETT. The motion was unanimous. 4-0. The meeting adjourned at 10:04pm.**

Port of Cascade Locks:

Attest:



Jess Groves, President
Port Commission



Donna Mohr, Secretary Treasurer
Port Commission

DATE APPROVED: 4-16-15
Prepared by: Sally Moore