

## **JOINT (CITY/PORT) WORK GROUP FOR ECONOMIC DEVELOPMENT**

**Meeting Notice and Agenda  
Thursday, June 28, 2018  
7:00 PM  
City Hall Council Chambers**

1. Call To Order/Pledge of Allegiance
2. Welcome and Self-Introductions
3. Approval of May 31, 2018 Minutes
4. Citizen Input
5. City/Port Issues:
  - a. Discussion of the JWGED members to determine if any information or facts needs to be sent to the broader community.
  - b. City Economic Development Activities.
  - c. Port Economic Development Activities.
6. Reports from Other Agencies.
7. Other Matters.
8. Next Meeting: July 26, 2018.
9. Adjournment.

**The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for person with disabilities, should be made at least 48 hours in advance of the meeting by contacting the City of Cascade Locks office at 541-374-8484.**



1. **Call To Order/Pledge of Allegiance.** PP Groves called the meeting to order at 7:00PM. Present were PP Jess Groves, PC Brad Lorang, Citizen Member Bernard Seeger and Mayor Tom Cramblett. Also present were PM Paul Koch, CA Zimmerman, Deputy Recorder Marilyn Place and Hood River County Natural Hazards Coordinator Nicolía Merhling.
2. **Welcome and Self-Introductions.** Those present took turns introducing themselves and stating their titles.
3. **Adoption of meeting minutes of January 25, 2018. Motion:** PP Groves moved to adopt the minutes, Mayor Cramblett seconded. The motion passed unanimously.

4. **Citizen Input**

a. **Hood River County Natural Hazards Coordinator Nicolía Merhling.** Ms. Merhling said HR County has a Natural Hazards Mitigation Plan which is a federal requirement and must be updated every five years. She said CA Zimmerman and PM Koch have participated in a steering committee to provide input regarding what actions the City will want to take to address the risk from natural hazards. She said the Plan includes a thorough description of all the hazards that could impact the County and identifies the risks.

Ms. Merhling said there are three categories to emergency management, preparedness, response and recovery. She said the committee created actions at the County and City level. She said the actions included upgrading the Bridge of the Gods to be seismically sound, fortifying the community wildfire protection plan and to find a seismically sound location for City administration services.

Ms. Merhling inquired about the economic impacts from natural hazards that Cascade Locks has experienced. PP Groves said any natural hazard that closes down the trail systems and the historic highway and I-84 creates a negative economic impact for the businesses in town. He said businesses suffer when they miss out on tourism dollars from hikers and sightseers.

Ms. Merhling asked what actions would the City like to take that would build economic resiliency over the long term. PP Groves said the Port and the City are trying to build businesses that don't rely on tourism dollars. Mr. Seeger said another action would be to diversify the types of tourism dollars spent here. He said tourists that participate in water sports and water activities can take the place of the tourism dollars that hikers spend here when their numbers drop due to unforeseeable natural hazards.

Ms. Merhling said it's evident that Cascade Locks is a high risk for natural hazards. She said the Hood River County Natural Hazards Mitigation Plan would allow the City to apply for grants that can help with the endeavors to prepare for Natural Hazards.

5. **City/Port Issues:**

a. **Discussion of the JWGED members to determine if any information or facts needs to be sent to the broader community.** CA Zimmerman said the electric services need to be shut off on June 15, 2018 beginning at 10:00pm to 6:00am.

b. **Port Economic Development Activities.** PM Koch said the Ports budget will be adopted on June 21, 2018 through a Public Hearing.

PM Koch said the Port is negotiating with the State over the appropriate use of the \$500,000 Christmas Tree fund to recruit new businesses and enhance infrastructure at the business park.

PM Koch said the Port closes next Wednesday on the Ravenwood deal so they will get their initial \$200,000 payment and the balance will be paid in the 2020 budget year.

PM Koch said the renovation of the Pony building will be completed by June 30, 2018.

PM Koch said they are 30 days out from finishing negotiations with Union Pacific Railroad (UPRR) over the two pieces of property. He said the Port wants to acquire one piece of property at the Herman Creek Lane Flex Building Park. He said the Port wants to construct a safety road that will go under the tracks and out to Forest Lane on that property. He said UPRR has given the Port 70% approval. PM Koch said the Port is also negotiating with UPRR to donate the property at the east end of the Marine Park where the sailing parking lot and beach are. He said the other piece being negotiated with UPRR is at the beginning of the drive into the Marine Park, off to the east where the old maintenance building used to be. He said the Port has plans to put a 95 space parking lot there and a new maintenance building.

PM Koch said tentatively the governor will be here for a ribbon cutting ceremony at the Herman Creek Lane Flex Buildings Park.

PM Koch said the Port has turned over documents to Thunder Island Brewery at the request of Jumpin Jax from the Ports attorney to their attorney. He said TIB still plans to break ground on their new site in June. CA Zimmerman added that TIB has still not turned in their building permits to the City and it takes four weeks to process it.

PM Koch said the fourth flex building at the Herman Creek Flex Building Park will be done June 30, 2018. He said once completed Lets Truck will move from flex three to that space. He said then the Port can address the water leak in flex three which will cost \$45,000.00 to fix the leak and repair the north wall of that building. He said it will cost \$10,000.00 to renovate building three.

PM Koch said the Airport Steering Committee completed their work last week and a final report will be given to the Port Commission by EcoNorthwest with analysis and data. CA Zimmerman suggested a date be set for the Port and the City to have a joint meeting to present the information to both governing bodies. PM Koch and CA Zimmerman agreed on June 25, 2018 at 7:00PM during the City Council meeting.

PM Koch said the final report for the plans for the pedestrian crossing over the railroad tracks at Marine Park is in the hands of the Port Commission. PP Groves said he was going to purpose that ODOT partner with the Port to obtain funding for the project.

PM Koch said the Pony Committee will give a status report to the Port Commission on the concept for the new building, site options and funding.

PP Groves said the Port Commission met with a Forest Service Representative last week who advised the Commission to thin the timber on the 40 acres above Moody Street. He said the trees are going to die and right now there is a value to them. He said the Commission decided they should be removed before the damage goes too far. He said it also cuts down on the fuel for wildfires.

**c. City Economic Development Activities.** CA Zimmerman said the City is planning on pulling wire from the Pyramid Substation across I-84 to the Industrial Park and that is the reason for the service shut down this coming Friday, June 15. He said the upgrade will supply the City and the Industrial Park combined with 14 megawatts of power.

CA Zimmer said in conjunction with the planned electrical capacity upgrade there is a cyber-currency customer called OregonMines that wants to move into a building on the Smokey Mountain Logistic property. He said OregonMines is a High Capacity User. He said the Pyramid Substation project will give them the power they require to begin their operation. He said when OregonMines is ready for additional power they will have to pay for the upgrade.

Mr. Seeger asked if there was a proposal from OregonMines for more jobs. CA Zimmerman said only four fulltime positions come with this opportunity, however, the revenue it would inject into our electrical department and general fund would be a substantial increase.

CA Zimmerman said Ravenwood Development, the company that is building the new brew pub on the corner of WaNaPa and Oneonta, has filed their building permits with the County. He said Ravenwood has been working with Crestline, the waterline construction company, to move the waterlines to better serve the lot they are building on. He said Ravenwood is paying for that move and installation. He said the City is paying for the line to be taken up to Mary Street by using SDC's to pay for approximately 100 feet of waterline.

CA Zimmerman said the legislature has approved money for a Housing Needs Assessment to see where our needs are and how to best meet them.

CA Zimmerman said he has determined the process to get the railroad crossings at Herman Creek Lane and Cramblett Way to be approved quiet zones. He said first the crossing at Herman Creek Lane will need to be made a public crossing, which will require the approval of ODOT's Rail Division. He said we'll need to meet with Union Pacific Railroad and ODOT Rail Division, to combine the two crossings into a quiet zone. He said that meeting could cost the City between \$1700.00 and \$2500.00. He said in addition to that, ODOT and Union Pacific want the private crossing at Gravel Pit road closed. CA Zimmerman said he would not allow that because it would restrict access to the largest industrial lot in the Gorge. He said if we make the crossing at Gravel Pit Road public then the quiet zone could extend east to west from Cramblett way to Gravel Pit Road.

**d. Status of City Code Changes.** CA Zimmerman said the Community Development Code (CDC) has been examined by the Planning Commission to identify things that need to be corrected. He said among the corrections they identified was the need for more parking downtown. He said which happens to be a part of ODOT's upgrades and paving plan for WaNaPa next year. He said they also addressed regulating Short Term Rentals through this code and allowing duplexes in low density residential areas. He said the Planning Commission has adopted all the changes to the CDC, which has gone through its first and second reading and should be completed by August, 2018.

**e. Status of Port Toll Technology plans.** PM Koch said the Port Commission has approved a contract with P Square to purchase and install their toll technology at the Bridge of the Gods (BOG). He said the current toll booth will be the first phase of the upgrades and hopefully by November the citizens will have their own accounts and transponder that will be useable at the BOG.

**f. Status and details of City paving of WaNaPa Street.** CA Zimmerman said the City signed an Memo of Understanding (MOU) with ODOT for upgrades to WaNaPa including construction of new ADA ramps, crosswalks and the repaving of WaNaPa from Toll House Road to Forest Lane. He said the project should be completed by third quarter 2019. He said ODOT agreed to relax their permit fees regarding the paving and repair that is taking place for the waterline replacement project right now. He said because they did that the money we saved will help the City pay for the third phase of the waterline project which is the construction of the new well.

**6. Reports from Other Agencies.** None.

**7. Other Matters.** None

**8. Next Meeting: June 28, 2018**

**9. Adjournment.** The meeting adjourned at 8:39PM

