

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

Meeting Notice and Agenda

Thursday, October 27, 2016

7:00 PM

City Hall Council Chambers

1. Call To Order/Pledge of Allegiance
2. Welcome and Self-Introductions
3. Adoption of meeting minutes of September 22, 2016.
4. Citizen Input
5. City/Port Issues:
  - a. Port Economic Development Activities.
  - b. City Economic Development Activities.
6. Reports from Other Agencies.
7. Other Matters
8. Next Meeting: December or January?
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.**



**Joint Work Group on Economic Development  
September 22, 2016**

1. Call To Order/Pledge of Allegiance. Port Commission President Jessie Groves called the meeting to order at 7:04 PM. City Councilor Bruce Fitzpatrick was present. Port Commissioners present were Port Commission President Jessie Groves and Port Commissioner Brad Lorang. Citizen Members Gary Munkhoff and Bernard Seeger (arrived at 7:25 pm) were present. Also present were Port General Manager Paul Koch, City Administrator Gordon Zimmerman, Accounting Clerk Megan Webb, Don Mann, Holly Howell and Aaron Sorenson (via phone).
2. Welcome and Self-Introductions.
3. Adoption of meeting minutes of August 25, 2016. PC Lorang moved, seconded by CC Fitzpatrick, to approve the minutes as written. The motion passed unanimously.
4. Citizen Input. None.
5. City/Port Issues:
  - a. Port Economic Development Activities. PGM Koch reported that he and CA Zimmerman met with the Ports of Skamania and Hood River today. He said it's part of the process to bring all of the Ports together. Don Mann said that Thunder Island Brewery is ready to purchase property from the Port. He said they are awaiting a meeting with the Planning Commission as well as meetings with their architect and things are moving forward. Don said that Jackson Vanderpool would like to purchase the property from the Port where his business, Jumpin Jax Java, is located. Don said there are two options for Jackson to purchase the property and that escrow would be opening soon. He stated that the company they've been working with to purchase the Parkview Property across the street from the Eastwind is ready to move forward. Don said that they have prepared an option agreement as well as a purchase and sale agreement with Ravenwood.

Don reported that the flex building 3 at the Herman Creek Business Complex has been filled with a new tenant, Perceptual Testing out of San Diego, and they will be moving in very soon. He said that the Port plans to build the second flex building soon. Don said there are already businesses interested in renting that space. He stated that the right of first offer with Nestle for the property in the Business Park will expire in December of this year and they have not indicated if they will renew that or not. Don said that there was some interest in the property along WaNaPa St next to the fire station and that they would be putting a for sale sign on that very soon.

Holly Howell reported that Myah Frank has moved on from the Port and that the position has been updated and the Port is now accepting applications. She said they are hoping to fill that position by early to mid November. PGM Koch reminded the group that the Port would be having a meeting on Wednesday September 28<sup>th</sup> to discuss TIB and Jumpin Jax Java. PCP Groves reported that the MCCEDD/CEDDS summit last week was productive. He said he wanted to present to the group what the Business Park used to be and what we all would like to see our community to look like again.

- b. City Economic Development Activities. CA Zimmerman reported that so far this year the City has seen 28 residential building permits. He said there are a few commercial building permits as well as more residential permits that we expect to come in before the end of the year. CA Zimmerman announced that the USDA has approved the City's construction loans for the water project. He stated the projected timeline is to go out for bid in November/December, award the bids in January and start the construction in February or March. He said that is for the reservoir and the main line. CA Zimmerman said the PW Department has been working on resolving the iron bacteria build up in Well No. 1. He said the estimated cost to replace the workings of the well is around \$19,000 - \$26,000. He said the iron bacteria in Well No. 2 is not as intense but may require some replacement parts.

CA Zimmerman said Bear Mt. is wired up and ready to go for their electric dryer. He said once that is on and at full capacity the City will potentially double its electric usage. There was discussion about the substation and its capacity as well as the potential purchase of the BPA substation when future development is started.

c. Community Vision. PCP Groves said he feels it is important to take a look at revisiting our vision plan with all of the new development that is coming. He said the Port is selling property that has been sitting for a very long time. He said he would like to be able to talk to whoever is buying property to make sure they know we have a vision for our community and to see if the City or Port could assist them in any way. PGM Koch said there is an opportunity to get a grant from the Ford Family Foundation to look at our vision statement. He said this vision was created when the City was in the middle of turmoil. He said that maybe we need to revisit our vision. There was discussion amongst the group about PCT Hikers and the Historic Columbia River bicycle trail and how many people the trails bring into town. CA Zimmerman stated that the plan for Overlook Park is to provide a public restroom with amenities that would be welcoming to the hikers and bikers.

PCP Groves asked the group if they would like to go for a grant to revisit the vision plan. CM Seeger said that a vision statement and a comp plan should reflect each other. He said you can't change the vision plan too much without having to also update the comp plan. He asked what process the City took to create the current vision plan. Holly explained the process of the Downtown Steering Committee and how that group put together the vision statement. PC Lorang said he thought it could be a good thing to revisit the vision statement. He said it's hard to plan or write something before it happens because you never know if you are going down the right path. He said now that we are moving forward we could make sure that we are getting the results and development that we want. CM Munkhoff said he would like to see the parking issue throughout town addressed. He said that he believes it is time to look at the vision statement to discuss whether or not to go out for a grant.

CA Zimmerman said CM Seeger was correct in saying we should take a look at it as an update. He said we are too far down the road to make any major changes in the comp plan. He says he feels we are about a year too early to go through this process. CA Zimmerman said he doesn't want to see anymore turmoil go through this town and doesn't want to open up an opportunity for that. He said that updating a vision plan will not solve our parking issues. He said we have to address our parking issues by revising the City Code. CA Zimmerman said the traffic problems that we are seeing are due to transportation issues. He said ODOT has already told the City that the transportation system plan has to be updated to move forward.

PGM Koch said that he sees this as an opportunity to get some help to get the leadership of the community to reach out with some professional help to get more people to help identify where the City will be in 20 or 30 years. He said we need to all make sure we are moving together. CA Zimmerman suggested waiting at least six months. He said we are electing new council members and a lot of things could change in just six months. PGM Koch suggested the group make a decision on whether or not to go forward with pursuing a grant to revisit the vision statement. The consensus of the group was to prepare for the visioning process and wait to apply for a grant.

d. Discuss Transportation Strategies. PGM Koch went over his handout. He said the Bridge of the Gods is now a part of the SW Washington Regional Transportation Plan. He said that will allow us to also go to Washington State for funding in regards to the bridge. PGM Koch said the Port is working on getting a NHS certification for the BOG. He said this is important because the Federal Fast Act requires projects to be connected to the National Highway System. He said they worked with Rep. Walden to get the National Scenic Area listed in the Federal Transportation Bill. PGM Koch said this will allow the Port to seek funding allocated for projects located in National Scenic Areas.

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e. Transportation Systems Plan. PCP Groves said when discussion of truck traffic through town started about two years ago some issues in the TSP came up. He said ODOT said nothing can be changed about the truck traffic because the TSP states that Forest Lane is the trucking route. He said the TSP needs to be changed before anything can be done regarding transportation. PCP Groves said there is a grant that the Port would like to apply for funds to repair the bridge. He said he feels the TSP needs to be changed as quickly as possible so that when the grant is applied for, the Port can include the exits and onramps near the Business Park into the plan. CA Zimmerman said most of the building blocks are there. He said the costs of the projects should be updated. He said he is not sure what the cost will be to update the TSP.

CA Zimmerman explained the process of applying to the State for a grant. He said if we were to be awarded a grant, we probably wouldn't know until 2018. He suggested calling Evan's & Associates who did the original TSP to see what they could do for us and how much it would cost. CA Zimmerman said there are some potential projects coming up, like a destination resort that would significantly impact transportation. He said that we should find out the cost first. CM Seeger said that he agrees with going to Evans & Associates and see if they could just look at moving the trucking route from Forest Lane. He said then maybe we could look at applying for a grant to update the whole plan. PGM Koch said they had a meeting with ODOT about the approach to the bridge. He said ODOT said nothing can be done because there is nothing in the TSP. He said we have to address the issues with the turning onto the bridge. CA Zimmerman said he would contact Evans & Associates this week.

6. Reports from Other Agencies. Aaron Sorenson said the staff at MHCC has been busy getting ready for fall term to start. He said they are getting ready to host an event at the College on October 7<sup>th</sup> for surrounding High School students to give an introduction to manufacturing and engineering fields. He said they will be going out for a smaller bond in November to update the Technology Center to accommodate growth.
7. Other Matters. None.
8. Next Meeting: October 27, 2016. CM Seeger said he would not be able to attend that meeting. CA Zimmerman said he will also not be there. He said unless we move the meeting day there will be no meeting in November.
9. Adjournment. PCP Groves moved, seconded by PC Lorang, to adjourn. The motion passed unanimously. The meeting was adjourned at 9:05 PM.

Prepared by  
Megan Webb, Accounting Clerk

APPROVED:

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Jessie Groves, Port Commission President

