

1. Call to Order (City and Port of Cascade Locks/Pledge of Allegiance/Roll Call (City and Port of Cascade Locks).

Council Members present: Deanna Busdieker
Glenda Groves
Carl Zerfing
Mayor Tom Cramblett
Bruce Fitzpatrick was present via phone.
Bobby Walker (absent)
Richard Randall (absent)

Port Commission present: Joeinne Caldwell
Dean Bump
Brad Lorang
Port President Jesse Groves.
John Stipan (excused)

Also present for the Port were General Manager Paul Koch and Special Projects Coordinator Brittany Berg.

Also present for the City was CA Gordon Zimmerman, Chief Finance Office Marianne Bump, Deputy Recorder Marilyn Place, Fire Chief Jessica Bennett, Camera Operator Betty Rush.

Others present were Econ Northwest Representative Mathew Craigie, Joann Wittenberg, Melissa Warren, Butch Miller, Larry Cramblett, Gyda Haight and Oregon Business Development Representative Carolyn Meece.

2. Additions or amendments to the Agenda. None

3. Adoption of Consent Agenda.

- a. **Approval of June 11, 2018 Minutes.**
- b. **Ratification of the Bills in the Amount of \$242,087.95**
- c. **Review Resolution No. 1148 Adopting A Supplemental Budget for Fiscal Year. 2008/2009, Establishing a Capital Reserve Fund #56, Making Appropriations and Authorizing Expenditures from and Within the Capital Reserve Fund.**
- d. **Resolution No. 1399 Authorizing Application for a Grant from the Oregon Department of Parks and Recreation in Support of the Gorge Hubs Project.**
- e. **Resolution No. 1400 Authorizing Transfer of Funds Between Categories of Various Funds, Making Appropriations and Authorizing Expenditures for the Fiscal Year Ending June 30, 2018.**
- f. **Approve the Renewal of Property and Liability Insurance and Workers Compensation Insurance for Fiscal Year Ending June 30, 2019. Motion: CM Busdieker moved to approve the consent agenda, seconded by CM Groves. The motion**

passed unanimously by CM's Groves, Busdieker, Fitzpatrick, Zerfing and Mayor Cramblett.

4. **Public Hearing:** None.

5. **Action Items:**

a. **Appointment to Committees.** None.

b. **Adopt Ordinance No. 448 Adopting Short Term Rental Regulations Within the City of Cascade Locks. Motion:** At the June 25 City Council Meeting, CM Groves moved to Adopt Short Term Rental Regulations Within the City of Cascade Locks, CM Zerfing seconded, at the first reading.

At this meeting after the second reading, Mayor Cramblett asked for discussion regarding Ordinance No. 448, CM Groves said she would like to amend the original motion to show that 5% of the City's housing stock be considered STR's and not 10% as originally documented. She said 10% of housing stock would be approximately 60 houses and that was too high. CM Busdieker said she thought one third of the 10% would be better because there are developments scheduled. She said council could revisit that percentage and increase it on a later date.

Motion: CM Groves moved to amend Ordinance No. 448 Section 2 B. 9 to state only 5% of the total residential units in the City may be permitted as transient rentals at any one time. CM Zerfing seconded. The motion to amend passed with CM's Groves, Zerfing, Fitzpatrick and Mayor Cramblett in favor and CM Busdieker opposing.

Motion: The motion to adopt the amended original motion with the change in allowable percentage of short term rentals from 10% to 5% passed unanimously by CM's Groves, Busdieker, Fitzpatrick, Zerfing and Mayor Cramblett.

6. **Appearance of Interested Citizens to Share a Variety of Perspectives on Issues Facing Our Community.** Joann Wittenberg said she would like the City Council to create a committee that could research possibilities for a permanent fixture or memorial such as a wall to intern ashes at the City's cemetery. She said people could put plaques on the wall memorializing their loved ones and they would have a place to put flowers when they visit. She said it would be nice to have a bench to accompany the wall as well. The Council thanked her for that suggestion

7. **Reports and Presentations.**

a. **City Committees.** None

b. **City Airport Feasibility Study.** Mathew Craigie with Econ Northwest said the purpose of the study was to report on a range of possible future uses for the 47 acres of airport property. He said the Port formed a Project Leadership Team and a Project Steering Committee. He said the main components for consideration were; Existing Conditions, Stakeholder Priorities and Future Uses. Mr. Craigie said the group ultimately came up with six development options but failed to come to an agreement as to which option to recommend. He said the options were;

- Status Quo – Keep the airport functioning as is with no upgrades

- Enhanced Aviation Use – Keep the airport functioning with additional improvements to increase or improve aviation use
- Airport with Additional Residential Use – Keep airport functioning and redevelop adjacent property with residential use
- Airport with Additional Commercial or Industrial Use – Keep airport functioning and redevelop adjacent property with compatible commercial or industrial use
- Redevelop as Residential use – Remove airport and redevelop entire property for residential use
- Redevelop as Commercial or Industrial Use – Remove airport and redevelop entire property with commercial or industrial use

Mr. Craigie said no one option had a high level of achievement for all criteria. He said Cascade Locks faces two critical and related issues, which are pressure for residential development and second, the community has struggled to create jobs.

c. Port of Cascade Locks Presentation. PP Groves said in response to citizen inquires the following are some of the projects the Port has completed or are in the works now. PP Groves said Thunder Island Brewery has selected their engineer and building design and are ready to break ground on WaNaPa next to the old Fire Department building.

PP Groves said all four of the Flex Buildings on Herman Creek Lane have tenants. He said Hueker Brothers are getting ready to build on property at the Industrial Park which will be a two story building for processing and packaging seafood.

PP Groves said the property on the corner of WaNaPa and Oneonta has been sold to a developer who will be building a brewery and possibly additional retail space and apartments.

PP Groves said the Port is in negotiations with a brewery from Hood River who would like to build a 30,000 square foot facility at the Industrial Park. He said it would employ about 24 people to manufacture kegs, bottles and cans for the brewery.

PP Groves showed the final conception drawing of a pedestrian and bike crossing that will go over the railroad tracks near Overlook Park.

PP Groves said the Port was successful in getting the first part of the grant to build a pedestrian bicycle crossing on the Bridge of the Gods (BOG.) He said the crossing will accommodate hikers, bikers and equestrians. Port Manager Paul Koch said 80% of the funds needed to seismically retro fit the BOG will be combined in the grant for the crossing project. PP Groves said in November 2018 the toll both at the BOG will start registering tolls with a transponder and the Port has stopped collecting tolls for pedestrians and bicyclists on the BOG.

d. Fire Chief Jessica Bennett Report. Chief Bennett said she sent out an anonymous survey to 575 households in Cascade Locks and received 36 back. She said the idea behind the survey was to give her an indication of how the community feels about the services the Fire Department (FD) provides. She said based off the survey and the needs of the FD she will be coming back to the Council with options of how we can save money and expand FD services.

e. City Administrator Zimmerman Report. CA Zimmerman said OregonMines, the crypto-currency company moving to the Smokey Mountain Logistics site signed an agreement to pay \$75,000.00 toward the costs of getting 4 megawatts of power brought to that site.

CA Zimmerman said Bonneville Power Administration (BPA) has finalized their spill surcharge which was ordered by a judge to help fish passage at Bonneville Dam. He said the spill will force BPA to loose approximately 10.2 million dollars and they have approval to collect that from their customers. He said our portion is \$4430.00 and we will pay that in four installments over the next four months.

CA Zimmerman said the City has over 250 fees that have not been increased since 2008. He said the Council can review each fee but since we can only have one topic per ballot measure it would be better to repeal the 2008 Charter amendment. He said then we can review which ones to increase.

CA Zimmerman said System Development Charges (SDC's) have not been increased even though the resolution indicates that SDC's should be increased by the CPI each year. He said since 2005 the City has lost \$86,000.00 in unlevied SDC charges. He said a ballot measure would improve the annual CPI adjustment for SDC's.

8. **Mayor and City Council Comments.** CM Fitzpatrick said Chief Bennett's list of the duties she provides in her position was impressive.

CM Zerfing said he may not be deployed to Puerto Rico so he could be here for the duration of his term as a Council Member.

CM Busdieker wanted to especially thank Chief Bennett for holding the FD and Emergency Services together given the lack of funds and personnel.

CM Groves thanked the Port for the detailed presentation they gave on all the projects they have going on and completed. She also thanked Chief Bennett for her presentation and recognized the need for more help financially and with personnel for the FD.

Mayor Cramblett said the school has old trophies from past decades and would like to find another place for them. He said now that the Library has moved from City Hall a display case could be built in the room the Library used to occupy for the trophies. There was consensus of Council that would be a good idea.

9. **Other matters.** None

10. **Executive Session as may be required.** None

11. **Adjournment. Motion:** CM Zerfing moved to adjourn, seconded by CM Busdieker. The motion passed unanimously by CM Busdieker, Groves, Fitzpatrick, Zerfing and Mayor Cramblett. The meeting adjourned at 10:13pm.

Prepared by
Marilyn Place

APPROVED:

Tom Cramblett, Mayor

APPROVED:

Jesse Groves, Port President