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**THESE MINUTES ARE NOT OFFICIAL until approved by the Port Commission at the next regular meeting.**

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### Regular Session

**PRESENT: Commissioners:** Ben Sheppard, Mike Fox, Heather Gehring (arrived 5:04 p.m.) and Hoby Streich.  
**Legal Counsel:** Kristen Campbell. **Staff:** Kevin Greenwood, Genevieve Scholl, Debbie Smith-Wagar, Daryl Stafford, John Mann, Greg Hagbery, Ryan Klapprich, and Patty Rosas. **HNTB:** Michael Shannon.  
**Guests:** Pete Valentine, Neil McMillian, Joe Betzing, Herb Good, Joe Wampler, Amy Schlappi, Mathea Valentine, Vince Wilson, and Jason Johnston.

**ABSENT:** Kristi Chapman

**MEDIA:** None

1. **CALL TO ORDER:** President Ben Sheppard called the meeting to order at 5:01 p.m.
  - a. **Modifications or additions to the agenda:** None
  - b. **Open Hearing for Second Reading of Port Ordinance 27: an Ordinance Regulating Conduct on Port Property:** President Sheppard opened the public hearing at 5:02 p.m.
  - c. **Public Comment:**
    - 1) **Pete Valentine**, Hood River resident, referenced the proposed parking fee structure related to Ordinance 27. Valentine is a frequent user of the Marina Boat Launch ("Marina") and is requesting a reduced fee structure at the Marina parking lot or an option for annual passes. Valentine also requested clarification on the fee structure for overlength vehicles.
    - 2) **Joe Betzing**, Parkdale resident, commented on the proposed fee structure at the Marina parking lot. Betzing is requesting that the Commission reduce the fees or provide annual passes.
    - 3) **Herb Good**, Hood River resident, noted that he would like to see on the proposed parking fee structure a discount for veterans, seniors, and people with disabilities. Good asked if someone would be patrolling the Marina and added that the payment method of Pay-by-Text may not be accessible to everyone. Good is also requesting a discount for local residents.
    - 4) **Joe Wampler**, Hood River resident, expressed his concern on the proposed parking fee structure at the Marina parking lot. Wampler is requesting that the Commission reduce the parking fees.
    - 5) **Amy Schlappi**, Columbia Area Transit, reported that they are in the process of approving the Gorge Regional Transit Strategy. Schlappi invited the Commissioners to review the plan and provide feedback. The plan proposes mobility hubs and includes transit on Lot #1. Schlappi added that they are considering the possibility of adding a mobility hub on Neal Creek Road.
    - 6) **Mathea Valentine**, Hood River resident, requested a reduced rate for the proposed parking fee structure at the Marina parking lot.
    - 7) **Vince Wilson**, Parkdale resident, expressed his concern on the proposed fee structure for the Marina parking lot, and added that the Port of Hood River ("Port") is already receiving

money from residents through taxes. Wilson believes that the Port should present this to the public and allow the public to vote on this matter. Wilson is requesting a more reasonable parking fee structure.

- 8) **Jason Johnston**, Parkdale resident, believes that the proposed parking fee structure is too expensive and is requesting that the Commission reconsider its proposal. Johnston asked if the Port is taking on any liability for damaged vehicles, and whether there would be another payment method option such as a pay booth.

**2. CONSENT AGENDA:**

- a. Approve Minutes from May 2, 2023 Budget Committee Meeting and Regular Session
- b. Approve Amendment No. 4 to IGA with ODOT for Consultation Services Related to Bridge Replacement
- c. Approve Purchase Agreement with Quadiant, Inc. for Postage Machine Not to Exceed \$11,550
- d. Approve Purchase Agreement with Sheppard's for Lawnmower Not to Exceed \$18,250

**Motion:** Move to approve consent agenda  
**Move:** Hoby Streich  
**Second:** Mike Fox  
**Discussion:** None  
**Vote:** **Aye:** Ben Sheppard, Mike Fox, Heather Gehring, and Hoby Streich  
**Absent:** Kristi Chapman

**MOTION CARRIED**

**3. INFORMATIONAL REPORTS:**

- a. **Bridge Replacement Project Update** – Kevin Greenwood, Executive Director, referenced the toll increase implementation schedule that was handed out to the Commissioners and turned to Michael Shannon, HNTB Project Manager, for a brief overview of important dates. Shannon reported he just received news that HB 3622 in Oregon is moving forward with all three amendments adopted. Shannon added that Open House is scheduled for May 31 and June 7. Commissioners are encouraged to attend.

**4. PRESENTATIONS & DISCUSSION ITEMS:** None

- 5. EXECUTIVE DIRECTOR REPORT:** Greenwood noted that there is an abandoned homeless camp on Port property north of the Union Pacific tracks and south of Wells Island. Greenwood recommends contracting with biohazard company to clean up the area. A discussion followed and concluded with consensus to move forward with the biohazard cleanup. Greenwood announced that Ryan Klappich is the new Facilities Manager.

Commissioner Mike Fox recognized Commissioner Jake Anderson, Klickitat County, and Michael Shannon, HNTB, for their participation in advocating for bridge replacement funding in Salem this week. Commissioner Fox asked why only one bid was received for the Miscellaneous Truss Repairs project. John Mann, Facilities Director, believes they were late for the bid solicitations and many companies have already booked for the summer. Commissioner Fox suggests reaching out to other companies to see why they did not bid for the project. Commissioner Fox also asked how staff verified that they were getting a competitive bid when only one bid was submitted. Mann replied that their engineer reviewed the contract. Commissioner Fox inquired on the status of the speed cameras for the bridge. A discussion

ensued regarding the enforcement of speed on the bridge. The Commission directed staff to review what the initial direction was regarding the speed cameras and bring it back to the Commission.

**6. COMMISSIONER, COMMITTEE REPORTS:** None

**7. Close hearing for second reading of Port Ordinance 27: and Ordinance Regulating Conduct on Port Property.** President Sheppard closed the hearing at 5:50 p.m.

**8. ACTION ITEMS:**

- a. **Approve Addendum No. 2 to Lease with HRD at the Marina Building.** Greg Hagbery, Property Manager, provided a brief overview of an alternative solution for commercial trucks.

**Motion:** No Motion

**Discussion:** A discussion ensued, and the Commission concluded that there be no parking for commercial trucks on Port-owned streets at the Waterfront.

- b. **Authorize Second Reading of Port Ordinance 27: an Ordinance Regulating Conduct on Port Property by Title Only.**

**Motion:** Move to conduct the second reading and to read Ordinance 27 regulating conduct on Port Property by title only.

**Move:** Mike Fox

**Second:** Hoby Streich

**Discussion:** None

**Vote:** **Aye:** Ben Sheppard, Mike Fox, Heather Gehring, and Hoby Streich

**Absent:** Kristi Chapman

**MOTION CARRIED**

No comment received. Daryl Stafford, Waterfront Manager, read the title of the Ordinance into the record.

- c. **Approve Ordinance 27: an Ordinance Regulating Conduct on Port Property.**

**Motion:** Move to adopt Ordinance 27 regulating conduct on Port Property.

**Move:** Hoby Streich

**Second:** Mike Fox

**Discussion:** None

**Vote:** **Aye:** Ben Sheppard, Mike Fox, Heather Gehring, and Hoby Streich

**Absent:** Kristi Chapman

**MOTION CARRIED**

- d. **Approve Resolution No. 2022-23-12 Setting Waterfront Parking Rates, Fees, Zones, and Hours.**

**Motion:** Move to approve Resolution No. 2022-23-12 setting waterfront parking rates, fees, zones, and hours as amended.

**Move:** Mike Fox

**Second:** Hoby Streich

**Discussion:** A discussion resulted, and the following changes were made to the resolution:

- a. One rate at the Marina for regular and overlength vehicles, vehicles towing boat trailers in the Marina only require regular length passes.

- b. Enforce regular length vehicles from parking in overlength parking spaces.
- c. Section 2(f) – Add overflow parking at the gravel lot located south of the Marina Park #2 Building.
- d. Section 4 – Add annual season passes at the Marina parking lot and overflow lot.
- e. Section 5(d) – Add daily maximum rate of \$15.00.
- f. Section 8(b) – Add season passes as a method of payment at the Marina parking lot and overflow lot and allow for passes to be purchased during regular business hours at the Port office.
- g. Commissioner Fox requested that staff look into the possibility of a senior discount.
- h. Section 4 – Allow regular length passes in the Marina parking lot for all vehicles with boat trailers attached.

**Vote:** **Aye:** Ben Sheppard, Mike Fox, Heather Gehring, and Hoby Streich  
**Absent:** Kristi Chapman

**MOTION CARRIED**

- e. **Approve Notice of Intent to Proceed with Negotiations with KPFF for E. Anchor Way, N. First Street and Utilities Design & Engineering Project.**

**Motion:** Move to approve Notice of Intent to Proceed with Negotiations with KPFF Inc. for E. Anchor Way, N. First Street and Utilities Design & Engineering Project.

**Move:** Mike Fox

**Second:** Hoby Streich

**Discussion:** None

**Vote:** **Aye:** Ben Sheppard, Mike Fox, Heather Gehring, and Hoby Streich

**Absent:** Kristi Chapman

**MOTION CARRIED**

- f. **Approve Notice of Intent to Award to Abhe and Svoboda for Miscellaneous Truss Repairs Project Not to Exceed \$460,928.**

**Motion:** Move to authorize award of contract to Abhe & Svoboda for the Miscellaneous Truss Repairs Project in an Amount Not to Exceed \$460,928 and authorize the Executive Director to sign the contract, subject to legal review and barring no protests.

**Move:** Heather Gehring

**Second:** Hoby Streich

**Discussion:** None

**Vote:** **Aye:** Ben Sheppard, Mike Fox, Heather Gehring, and Hoby Streich

**Absent:** Kristi Chapman

**MOTION CARRIED**

#### **9. COMMISSION CALL:**

- a. Commissioner Fox noted that some of the Bi-State Working Group members will be going to Washington DC on May 22 to help advocate for federal funding for the Replacement Bridge Project.

- b. Commissioners acknowledged John Mann for all his work at the Port and congratulated him on his retirement.

**10. CONFIRMATION OF DIRECTIVES:**


- a. Revise resolution with noted changes.
- b. Contact all firms that were expected to bid on projects and ask why they did not bid.
- c. Review previous directive from the Commission regarding the speed cameras and bring it back to the Commission.

**11. EXECUTIVE SESSION:** President Sheppard recessed Regular Session at 6:48 p.m. to call the Commission into Executive Session under ORS 192-660(2)(e) – Real Property Transactions.

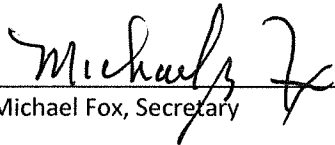
**12. POSSIBLE ACTION:** The Commission was called back into Regular Session at 7:00 p.m. No action was taken as a result of Executive Session.

**13. ADJOURN:** The meeting was adjourned by unanimous consent at 7:01 p.m.

**ATTEST:**



Ben Sheppard, President



Michael Fox, Secretary

