

**Port of Hood River Commission**  
**Meeting Minutes of November 18, Regular Session**  
**Via Remote Video Conference & Marina Center Boardroom**  
**5:01 p.m.**

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**REGULAR SESSION**

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**PRESENT: Commissioners:** Kristi Chapman, Heather Gehring, Ben Sheppard (left at 5:12 p.m.), Kathryn Thomas, and Tor Bieker. **Staff:** Kevin Greenwood, Daryl Stafford, Debbie Smith-Wagar, Amanda Rose, Megan Channell, Ryan Klapprich, and Patty Rosas. **Guests:** Tom Bacci, Kidder Mathews; Jeff Renard, Aviation Management Services; Jaime Mack, Washington Resident; Gretchen Goss, Gretchen Goss Creative.

**1. CALL TO ORDER:** President Heather Gehring called the meeting to order at 5:01 p.m.

a. **Modifications, Additions to Agenda:** None

b. **Public Comment:**

1. **Tom Bacci, Kidder Mathews**, stated that he had spoken with Executive Director Kevin Greenwood earlier in the week regarding pending transactions. He noted that he expects to continue seeing existing transactions through to completion. Bacci expressed concern about a memo issued the previous week, characterizing it as defamatory and stating that he had requested a retraction.
2. **Jaime Mack, Washington Resident**, asked two questions. First, she inquired whether access to the dinghy dock would be maintained with development of the east and west lot; the Commission confirmed that the dinghy dock will remain and that public access will be prioritized. Second, she asked for clarification on how public input will be collected regarding the Sternwheeler, noting earlier discussion about potential public comment or a survey. The Commission responded that public comment will be sought.

**2. CONSENT AGENDA:**

- a. Approve Minutes from October 21, 2025, Regular Session
- b. Approve Accounts Payable to Beery, Elsner & Hammond, LLP
- c. ~~Approve Resolution No. 2025-26-7 Authorizing Two Admin Positions~~
- d. Authorize to Terminate MSA with Kidder Mathews for Real Estate Services

**Motion:** Move to approve the Consent Agenda except for item C to be discussed during Action Items.

**Move:** Chapman

**Second:** Bieker

**Discussion:** Commissioner Kristi Chapman requested to move Consent Agenda item C to Action Item A.

**Vote:** **Ayes:** Chapman, Gehring, Sheppard, Thomas, and Bieker

**MOTION CARRIED**

**3. INFORMATIONAL REPORTS:** None

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

**5. DIRECTOR REPORT:** None

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

**7. ACTION ITEMS:**

- a. **Approve Resolution No. 2025-26-7 Authorizing Two Admin Positions** – Finance Director Debbie Smith-Wagar outlined the need for two positions: a temporary role to backfill for two upcoming maternity leaves and a separate full-time administrative position to address increased front office and bridge operations workload. The Commission discussed budget impacts, job scope, and whether the roles could be combined; staff confirmed they require different skill sets. The full-time position is estimated at \$100,000 fully loaded and funded through the Bridge Operations Fund.

**Motion:** Move to approve Resolution No. 2025-26-7.  
**Move:** Bieker  
**Second:** Thomas  
**Discussion:** None  
**Vote:** **Ayes:** Chapman, Gehring, Sheppard, Thomas, and Bieker  
**MOTION CARRIED**

- b. **Participation in HRWSBA RAISE Bike/Ped Action Plan.**

**Motion:** Move to approve Port staff participation in the Hood River-White Salmon Bridge Authority’s Action Plan Committee and request inclusion of the Roundabout and 1<sup>st</sup> St. realignment in the Action Plan.  
**Move:** Chapman  
**Second:** Bieker  
**Discussion:** None  
**Vote:** **Ayes:** Chapman, Gehring, Thomas, and Bieker  
**Excused:** Sheppard  
**MOTION CARRIED**

- c. **First Reading of Ordinance No. 30 by Title Only** – An Ordinance Regulating Conduct on Port Property (ORS 198.540).

**Motion:** Move to approve reading the Ordinance by title only with the noted changes.  
**Move:** Bieker  
**Second:** Chapman  
**Discussion:** Commissioners proposed several clarifications, including: adding a reference in Section 11 to Section 24 to ensure fishing prohibitions in the marina are clear; confirming that public fishing on the Hood River is not restricted; and revising Section 17 to specify “motorized vehicles” to address high-speed e-bikes while still allowing bicycles.  
**Vote:** **Ayes:** Chapman, Gehring, Thomas, and Bieker  
**Excused:** Sheppard  
**MOTION CARRIED**

**For the Record:** Port of Hood River Ordinance No. 30. An Ordinance Regulating Conduct on Port Property.

- 8. **COMMISSION CALL:** None
- 9. **UPCOMING MEETINGS:** No Discussion
- 10. **ADJOURN:** The meeting was adjourned at 5:24 p.m.

**ATTEST:**

Signed by:  
  
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Heather Gehring, President

Signed by:  
  
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Kristi Chapman, Secretary