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

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**5:00 P.M.  
Regular Session**

**Present:** Commissioners Hoby Streich, John Everitt, Ben Sheppard; Legal Counsel Jerry Jaques; from staff, Michael McElwee, Fred Kowell, Kevin Greenwood, Genevieve Scholl, Daryl Stafford, Maria Diaz, and intern Jose Santillan.  
**Absent:** Brian Shortt, David Meriwether  
**Media:** None

**1. CALL TO ORDER:** President Streich called the regular session to order at 5:00 p.m.

**a. Modification, Addition to Agenda:**

1. Remove Amendment No.1 to Lease with Real Carbon from Consent Agenda
2. Remove Farm Access Agreement from Content Agenda
3. Remove Lease with Hood River Yacht Club from Action Items
4. Add Strategic Planning Retreat Draft Agenda to Director's Report

**2. PUBLIC COMMENT:**

**a. Proposed Aqua Park at Nichols Basin** - Bart Vervloet, Columbia Gorge Windsurfing Association Executive Director, and Mike Stroud, Columbia Gorge Windsurfing Association member both spoke in opposition to the proposed Aqua Park that was presented during Public Comment of the January 8, 2019 meeting. Mr. Vervloet expressed that the Port should not grant any exclusionary use of any area of the waterfront to any private party and noted that this applies to the proposed Aqua Park in the same way as it did the Cable Park. He expressed his view that the Aqua Park would be an obstruction and limit the space to other water users. Additional concerns were the safety factors; lifeguard, traffic and shoreline impact. Mike Stroud expressed that the Port has already gone through a similar process with the previous Cable Park proposal. Pointed out that the Port already provides the public with availability to do several water activities. His opinion is that the concept of the Aqua Park would be of a for profit carnival-like attraction that would unfairly obstruct public access to the water and areas of the shoreline.

**b. Freshies Food Cart** - Matthew Joyce, owner of Freshies Bagel Shop and Juice Bros., presented his interest in placing a food cart at the waterfront for the purpose of vending food and juice from his main location downtown. This would be a food cart where people can grab and go a variety of food items. Mr. Joyce noted that the Port would not need to provide any type of utilities as the unit is completely self-contained. Water tank, generator, and garbage can(s) would be provided by the vendor. Mr. Joyce assured that the cleaning up of the food truck surrounding area would be his responsibility. His proposed operations months would be from June-October, open 7 days a week. Commissioners authorized staff to negotiate a 1-Year lease trial.

**3. CONSENT AGENDA:**

- a. Approve Minutes of January 22, 2019
- b. Approve Accounts Payable to Jaques Sharp in the Amount of \$6,944

**Motion:** Move to approve Consent Agenda.

**Move:** Everitt

**Second:** Sheppard

**Discussion:** None

**Vote:** Unanimous

**4. REPORTS, PRESENTATIONS AND DISCUSSION ITEMS:**

**a. Port Intern Research Report – Solar Panel Installation on the Shop Building-** Jose Santillan, HRVHS intern for the Port, presented his final report on his research on the feasibility of installing solar panels on the Port shop building. Mr. Santillan’s report provided a summary of requirements to install panels, cost of materials and installation, net metering, and the approximate amount of energy savings.

**b. Waterfront Trail Wayfinding and Interpretive Signage Plan** - Genevieve Scholl, Special Projects Manager, presented the Waterfront Trail Wayfinding and Interpretive Signage conceptual plan. With this proposed concept signage plan staff seeks to address needs and opportunities to present a cohesive wayfinding system for users of the trail and encourage them to explore entire trail while providing historical and environmental information, integration of public art, enhance trail safety, link the trail to the rest of Hood River’s trail network, and encourage non-motorized commuting. Staff will present sign graphic mock-ups along with final sign location and installation plans in April.

**c. Bridge Replacement Project Update** - Kevin Greenwood, Bridge Replacement Project Director, summarized Bridge Replacement activities from January 8-21. Mr. Greenwood also noted that the Port has been invited to testify during a Washington Senate Transportation Committee hearing in Olympia.

**d. Waterfront Truck Parking Report** - Michael McElwee, Executive Director, presented the final report from Mid-Columbia Economic Development District (MCEDD) with their analysis of truck parking on portions of the Hood River Waterfront. Commissioners Streich and Everitt recommended that staff keep trucking companies on alert to likely changes to parking management resulting from development and growth on the waterfront.

**5. Director’s Report:** Michael McElwee noted the joint meeting of the HRV Parks & Rec District, City Council, and County Commission has been rescheduled to 5:30-7:00 on February 28, 2019. McElwee highlighted that this year’s “Gorgeous Nights” legislative receptions are scheduled form March 6 in Salem and March 19. The March 19 date does conflict with a Commission meeting but was recommended by Washington legislators and Brad Boswell as the best available date. Commissioners were given tentative dates for the Budget Preparation Planning - April 2 for Spring Planning and May 7 for the Budget Committee meeting. McElwee reported that it would not be possible to obtain a Corp of Engineer’s permit for the extension of the light watercraft dock in Nichols Basin. Staff will continue to develop a plan to replace the existing ramp for safety and accessibility reasons. Paid parking kiosks are installed at the Event Site and staff recommends a spring activation, after the ski season concludes. McElwee provided the Facilities Department key project list and encouraged them to share ideas thoughts of any additional needed projects. Lastly, McElwee provided a short summary regarding the Strategic Planning Retreat.

**6. COMMISSIONER, COMMITTEE REPORTS:**

None.

**7. ACTION ITEMS:**

**a. Approve Amendment No. 5 to Task Order No. 1 to the Master Services Agreement with HDR Engineering, Inc. for Bridge Engineering Services Not to Exceed \$18,000.** Amendment No. 5 to Task Order No. 1 is necessary to provide additional funds for HDR to complete plans and specs for the portal truss repair and other miscellaneous steel repair projects that were identified in the 2018 fracture critical inspection, and to evaluate underwater survey data obtained by Solmar Hydro last August.

**Motion:** Approve Amendment No. 5 to Task Order No. 1 to the Master Services Agreement with HDR Engineering, Inc. for Bridge Engineering Services Not to Exceed \$18,000.

**Move:** Sheppard

**Second:** Everitt

**Discussion:** Commissioner Everitt asked for clarification on the resulting total project cost, stated in the contract document to be \$158,000. Staff will clarify the total project cost for Task Order No. 1 with the contractor.

**Restated Motion:** **Approve Amendment No. 5 to Task Order No. 1 to the Master Services Agreement with HDR Engineering, Inc. for Bridge Engineering Services Not to Exceed \$18,000, with correction to total project cost as needed.**

**Move:** Sheppard

**Second:** Everitt

**Vote:** Unanimous

**MOTION CARRIED**

**b. Approve Agreement with Farmers Irrigation District Related to ConnectOregon VI Project at the Airport,** this agreement with Farmers Irrigation District outlines Port responsibilities to replace any impacted waterline as required by FID resulting from the ConnectVI project at the airport. Additionally; agreement allows the transfer of the water rights from the ConnectVI project area to the south side of the airport.

**Motion:** **Approve agreement with Farmers Irrigation District for the replacement of irrigation line and the transfer of water rights location at the Ken Jenstedt Airfield.**

**Move:** Sheppard

**Second:** Everitt

**Discussion:** None

**Vote:** Unanimous

**MOTION CARRIED**

**8. COMMISSION CALL:** None

**9. EXECUTIVE SESSION:** President Streich recessed Regular Session at 6:00 p.m. to call the Commission into Executive Session Executive Session under ORS 192.660(2)(e) Real Estate Negotiations and ORS 192.660(2)(f) Attorney/Client Consultation.

**10. POSSIBLE ACTION:** None.

**11. ADJOURN:**

**Motion:** Motion to adjourn the meeting.

**Move:** Sheppard

**Second:** Everitt

**Discussion:** None

**Vote:** Unanimous

**MOTION CARRIED**

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

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Maria Diaz

**ATTEST:**

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Hoby Streich, President, Port Commission

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John Everitt, Secretary, Port Commission