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

Regular Session

PRESENT: Commissioners: Ben Sheppard, Kristi Chapman (arrived at 5:24 p.m.), Mike Fox, and Heather Gehring. **Legal Counsel:** Kristen Campbell, and Joanna Lyons-Antley (via Zoom) **Staff:** Kevin Greenwood, Genevieve Scholl, Debbie Smith-Wagar, Daryl Stafford, John Mann, Greg Hagbery, Ryan Klapprich, and Patty Rosas. **HNTB:** Michael Shannon (via Zoom), and Kary Witt (via Zoom). **Guests:** Sherry Bohn, Joe Hampton, Claudia Munk-von Flotow, Andreas von Flotow, and Brian Prange.

ABSENT: Hoby Streich

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:**

- 1) Remove Action Item 7(b) – Approve Resolution 2022-23-12
- 2) Add Action Item 7(e) – Authorize Contract for Underwater Pier Repair
- 3) Add Action Item 7(f) – Approve Resolution 2022-23-14

b. **Public Comment:** Sherry Bohn, Hood River Outrigger Canoe Club (HROCC), summarized recent goals and accomplishments for the HROCC. Bohn emphasized the importance of having a permanent location for their operations and requested that the Port of Hood River (“Port”) keep HROCC in their development discussions. Commissioner Mike Fox commented that Michael Shannon is a key contact and encouraged Bohn to reach out to him.

2. CONSENT AGENDA:

- a. Approve Minutes from April 4, 2023 Regular Session
- b. Approve Safekeeping Agreement with Stifel, Nicolaus & Company
- c. Approve Addendum No. 2 to Lease with Wolf Ceramics in the Big 7 Building
- d. Approve Accounts Payable to Motschenbacher & Blattner LLP in the Amount of \$8,282.50

Motion: Approve consent agenda

Move: Heather Gehring

Second: Mike Fox

Discussion: None

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

Absent: Kristi Chapman, Hoby Streich

MOTION CARRIED

3. INFORMATIONAL REPORTS: None

4. PRESENTATIONS & DISCUSSION ITEMS:

- a. **Wire Ropes Replacement Project Update** – Joe Hampton, Hamilton Construction, noted that their fabrication subcontractor for the project was having a difficult time getting the wire ropes into fabrication. This delay will postpone the project to mid or late October. A discussion ensued regarding the subcontractor. Commissioner Fox suggested that Hampton visit the subcontractor to ensure that progress is being made. Commissioner Fox added that the visit could be a great learning opportunity and suggested that someone from staff attend the visit. The Commission requested that the Wire Ropes project be rescheduled to early November.

- b. **Commencing Public Process for Funding the Replacement Bridge Discussion** – Kevin Greenwood, Executive Director, reported that the Washington State Transportation Commission (WSTC) has been conducting an independent Traffic and Revenue Analysis. Two final tolling scenarios have been approved by the WSTC Board. The purpose of implementing a toll increase is to generate necessary reserves to be eligible for a US Department of Transportation (USDOT) Transportation Infrastructure Finance and Innovation Act (TIFIA) loan. The TIFIA loan would complete financing for the Bridge Replacement Project. The Bi-State Working Group (BSWG) has given the Port a recommendation to begin the process of implementing a new toll increase. Greenwood summarized the process of implementing a toll increase and added that the process would take about six months. The toll increase is expected to begin on September 1, 2023.
 - c. **Waterfront Parking System Discussion** – Genevieve Scholl, Deputy Executive Director, noted that staff is seeking direction on four important changes that would be made with the implementation of the Waterfront Parking Plan. One of the changes is closing the Event Site parking booth. Another change is ending the trucking company parking agreements on west Portway. As well as implementing paid parking at the Hook and in the Marina Boat Ramp parking lot. Commissioner Fox asked if staff has conducted a study on potential revenue results. Scholl replied that no study has been conducted due to the lack of data. Commissioner Fox inquired on whether staff has reached out to the trucking companies for potential impacts. Scholl replied that terminating the agreement would have a negative impact on the trucking companies. Greg Hagbery, Project Manager noted that staff is considering alternative parking locations for the trucking companies. There was consensus from the Commission for staff to move forward with the proposed changes.
5. **EXECUTIVE DIRECTOR REPORT:** Written report provided in the packet. No questions or comments were received.
6. **COMMISSIONER, COMMITTEE REPORTS:** None
7. **ACTION ITEMS:**
- a. **Open Public Hearing and First Reading: Ordinance 27, Regulating Conduct on Port Property Adoption.** Daryl Stafford, Waterfront Manager, noted that staff and counsel have been working on revising Ordinance 24 for several years and believes that the Port issues have been addressed so that they can be enforced. Stafford turned to Joanne Lyons-Antley, Campbell Phillips, for a brief overview. Lyons-Antley commented that a recommendation was made to the Port to amend Ordinance 24. The amendment would create a process where the Port could exclude individuals that violate the Ports standard of conduct behavior. Lyons-Antley summarized the proposed exclusion policy and procedures and added that counsel has spoken to Hood River City Attorney Dan Keams and Hood River Police Chief Holste who were both positive about supporting the Port.

Motion: Motion to conduct the first reading and to read Ordinance 27 regulating conduct on Port property by title only.

Move: Mike Fox

Second: Kristi Chapman

Discussion: None

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

Absent: Hoby Streich

MOTION CARRIED

No comment received. Stafford conducted the First Reading by title only.

~~b. Approve Resolution No. 2022-23-12 Setting Waterfront Parking Rates, Rules, Fees, Zones, and Hours~~

- c. **Authorize Issuance of Bid Solicitation for Miscellaneous Truss Repairs.** John Mann, Facilities Director, noted that some miscellaneous steel repairs and spot cleaning of the bridge structure need to be made. These repairs are fracture critical.

Motion: Approve issuance of bid solicitation for Miscellaneous Truss Repairs.
Move: Mike Fox
Second: Kristi Chapman
Discussion: None
Vote: **Aye:** Ben Sheppard, Mike Fox, Kristi Chapman, and Heather Gehring
Absent: Hoby Streich

MOTION CARRIED

- d. **Approve Resolution No. 2022-23-13 Commencing Public Process for Funding Hood River White Salmon Bridge Authority Activities.** Commissioner Fox noted an error with the Resolution number on the document. Staff corrected the error.

Motion: Approve Resolution No. 2022-23-13 Commencing Public Process for funding Hood River White Salmon Bridge Authority Activities.
Move: Mike Fox
Second: Heather Gehring
Discussion: None
Vote: **Aye:** Ben Sheppard, Mike Fox, Kristi Chapman, and Heather Gehring
Absent: Hoby Streich

MOTION CARRIED

- e. **Authorize Award of Contract to Advanced American for the Underwater Pier Repairs Project in an Amount Not to Exceed \$465,000.00.** Mann noted that the engineers estimate for the project was \$300,000.00, and although the bids were higher than expected, these repairs are necessary.

Motion: Authorize Award of Contract to Advanced American for the Underwater Pier Repairs Project in an Amount Not to Exceed \$465,000.00 and authorize the Executive Director to sign the contract at the conclusion of the protest period, barring no protest.
Move: Heather Gehring
Second: Mike Fox
Discussion: None
Vote: **Aye:** Ben Sheppard, Mike Fox, Kristi Chapman, and Heather Gehring
Absent: Hoby Streich

MOTION CARRIED

- f. **Approve Resolution No. 2022-23-14 Establishing a Tolling Revenues Use Policy.** Greenwood noted that he received a call today from Senator Curtis King, Klickitat County, regarding Representative Jake Fey, House Transportation Committee, who has concerns about the Port's use

of tolls for non-bridge related activities. Greenwood asked Sen. King if the Resolution noting 2028 as the end date for toll usage would jeopardize the funding that is currently working through the legislature process. Sen. King replied that he believed it would. Staff recommends approval of the revised resolution that notes the end date of June 2026 of toll usage for non-bridge related activities.

Motion: Approve Resolution No. 2022-23-14 Establishing a Tolling Revenue Use Policy
Move: Kristi Chapman
Second: Heather Gehring
Discussion: None
Vote: **Aye:** Ben Sheppard, Mike Fox, Kristi Chapman, and Heather Gehring
Absent: Hoby Streich

MOTION CARRIED

8. COMMISSION CALL:

- a. Commissioner Fox noted that they have been spending time with Warm Springs and Umatilla on negotiating with the tribes on access and fishing rights. They had their first meeting with Warm Springs last week. No agreements have been made thus far but progress is being made.
- b. Commissioner Sheppard acknowledged staff for all there work on Resolution 2022-23-14 and offered his support.

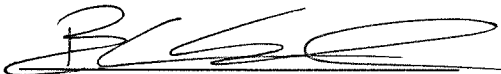
9. CONFIRMATION OF DIRECTIVES: None

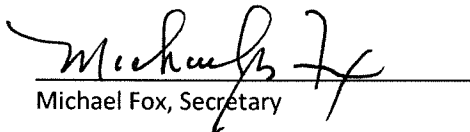
10. EXECUTIVE SESSION: President Ben Sheppard recessed Regular Session at 6:08 p.m. to call the Commission into Executive Session under ORS 192.660 (2)(e) – Real Property Transactions, ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection, ORS 192.660(2)(g) – Trade Negotiations, ORS 192.660(2)(j) – Public Investments

11. POSSIBLE ACTION: The Commission was called back into Regular Session at 6:45 p.m. No action was taken as a result of Executive Session.

12. ADJOURN: The meeting was adjourned by unanimous consent at 6:46 p.m.

ATTEST:


Ben Sheppard, President


Michael Fox, Secretary