

**Port of Hood River Commission  
Meeting Minutes of May 1, 2012 Regular Session  
Marina Center Boardroom  
5:00 P.M.**

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

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**Present:** Commissioners Jon Davies, Fred Duckwall, Rich McBride, Brian Shortt and Hoby Streich; Attorney Jerry Jaques; from staff, Michael McElwee, Linda Shames and Mellissa Halseth

**Absent:** None

**Media:** Kirby Neumann-Rea

**1. CALL TO ORDER:** President Jon Davies called the meeting to order at 5:00 p.m.

- a. Modifications, Additions to Agenda:** Move Presentations to after Consent Agenda; add Action Item regarding high water action plan at the Event Site.

**2. PUBLIC COMMENT:** Linda Maddox spoke about the Marina Green ordinance that limits what improvements can be completed in the Commercial zoned area. Maddox suggested that there be a review of the electrical charges for the Marina due to the high bills for the past fiscal year. Bob Wendler from the audience commented that cords in the water would draw additional electric current. Staff will provide the Commission with a copy of the ordinance for the Marina Green.

**3. CONSENT AGENDA:**

- Approve Minutes of April 17, 2012 Spring Planning Work Session and Regular Session Meeting
- Ratify Temporary Use Agreements with Design Structures, Maritime Services, Inc. and Big Winds

**Motion:** Move to approve Consent Agenda

**Move:** Duckwall

**Second:** Shortt

**Vote: Aye:** Davies, Duckwall, McBride, Shortt and Streich

**MOTION CARRIED**

**4. Commissioner, Committee Reports:**

▪ Urban Renewal – Commissioner Streich reported on the April meeting. The agency appointed budget members and approved the amended budget. At the next meeting they will appoint a new chair. The State Street Urban Renewal project is moving forward.

**5. DIRECTOR'S REPORT:** McElwee highlighted the following areas:

- Schedule – There was a request to move the second meeting in May to the 22<sup>nd</sup>. Commissioners will confirm availability with staff.
- Staff & Administration – There were three RFPs received for an auditor. There will be an evaluation committee to look them over and provide a recommendation to the Commission.
- Waterfront Recreation – Staff has completed the requirements to get the Marina certified as a Clean Marina.
- Waterfront Development – Naito Development has requested that the Commercial project and the cable park be separated with the City Planning Department. The cable park project has now been pushed out until July. There was consensus to wait to enter into a lease until the planning process is complete. ODOT has confirmed that the Port retains ownership of a portion of property on the off ramp of I-84. However, the Port does not have legal access to the Spit road. The Port surveyor is researching for confirmation. There is a Lot #1 Public Planning meeting scheduled for May 16. McElwee will confirm time.

## 6. REPORTS, PRESENTATIONS AND DISCUSSION ITEMS:

- Airport Runway Shift/Orchard Road Project – Matt MacRostie and Joe Roshak, Century West, gave a presentation on the Airport Runway Shift project. They explained the changes that would be included in the runway shift and the proposed construction schedule. The proposed schedule is as follows: Bid Advertisement May 31; Bid Opening June 28; begin construction July 18; completion October 31. There will be 2-two week closures, but construction will be stopped for the WAAAM Fly-In. Staff will post schedule when finalized on the Port website and the FBO will post also.
- Marina Issues (Dock Longevity, Electrical Upgrade, Master Plan) – Andy Jansky, Flowing Solutions, gave an overview of the condition of the Marina. Jansky stated that the current lease rates are below market. The current docks are not equipped for new utilities and would be expensive to add. The proposed electrical upgrade would cost \$375,000-\$475,000. Jansky estimated to dock longevity to be approximately 15 years as long as proper maintenance is completed. Hood River Yacht Club Liaison, Bart Vervloet, stated that the current receptacles on A-dock are wired for 20 amps and that marine standard is 30 amps. Commissioner Shortt recommended that the Port conduct a risk assessment and rate comparison. There will be a further discussion of the current docks at the budget meeting May 8.
- Bridge Painting Project and Repairs – David McCurry, HNTB, provided an update on the bridge painting project. He explained that he felt it was necessary to paint additional parts on the lower cord and transverse struts for spans 5-10. Staff gave permission for the contractor to paint these additional parts on span 4 due to mobilization. This is an action item for ratification. McCurry will provide pricing for the auxiliary braces and bearings at a future meeting.

## 7. ACTION ITEMS:

**a) Approve Lease Amendment No. 2 with Locus Interactive and Lease Amendment No. 1 with Veolia Water Providing Two-Week Temporary Rent Abatement During Construction of the Marina Office Building:** Commissioner Streich requested that the cost of rent/utility abatement be added to the total project costs.

**Motion:** Move to Approve Lease Amendment No. 2 with Locus Interactive and Lease Amendment No. 1 with Veolia Water Providing Two-Week Temporary Rent Abatement During Construction of the Marina Office Building

**Move:** Duckwall

**Second:** McBride

**Vote:** **Aye:** Davies, Duckwall, McBride, Shortt, and Streich

**MOTION CARRIED**

**b) Approve Lease with Tony Kardol dba A&O Sports for 799 sf in the Jensen Building Subject to Legal Counsel Review and Approval:** Lease space is the former apartment and a space in the breezeway.

**Motion:** Move to Approve Lease with Tony Kardol dba A&O Sports for 799 sf in the Jensen Building Subject to Legal Counsel Review and Approval

**Move:** Shortt

**Second:** Duckwall

**Vote:** **Aye:** Duckwall, McBride, Shortt, and Streich

**Abstain:** Davies (Declared a potential conflict as A & O Sports current landlord)

**MOTION CARRIED**

**c) Approve Lease Renewal with Northwave, Inc. for 2,042 sf in the Jensen Building Subject to Legal Counsel Review and Approval:** Lease is a 3-year renewal with a 1-year option. The lease is at a higher rate therefore there will not be a power allocation. Rate will escalate with CPI.

**Motion:** Move to Approve Lease Renewal with Northwave, Inc. for 2,042 sf in the Jensen Building Subject to Legal Counsel Review and Approval

**Move:** McBride

**Second:** Shortt

**Vote:** **Aye:** Davies, Duckwall, McBride, Shortt, and Streich

**MOTION CARRIED**

**d) Approve Lease with Gorge OEN for 1,418 sf in the Marina Center Building Subject to Legal Counsel Review and Approval:** Shortt commented that Gary Rains, Gorge OEN, sent him a detailed outline and Shortt feels this organization has great potential.

**Motion:** Move to Approve Lease with Gorge OEN for 1,418 sf in the Marina Center Building Subject to Legal Counsel Review and Approval

**Move:** Duckwall

**Second:** Shortt

**Vote:** **Aye:** Davies, Duckwall, McBride, Shortt, and Streich

**MOTION CARRIED**

**e) Approve Fee Waiver for GORGE Junior Sailing Program:** The program is now including an adult course. Commissioners McBride and Shortt felt that the class was only 20% of the classes offered and felt it warranted a waiver. Commissioners Davies and Streich felt that there should be a small fee collected. Staff was directed to monitor adult courses being offered.

**Motion:** Move to Approve Fee Waiver for GORGE Junior Sailing Program

**Move:** Duckwall

**Second:** Shortt

**Vote:** **Aye:** Duckwall, McBride, And Shortt.

**Nay:** Davies and Streich

**MOTION CARRIED**

**f) Ratify the Additional Work for Bridge Painting, Change Order #4 for \$35,200 Increasing the Contract with S & K Painting, Inc. for a Total Contract Amount of \$2,542,450:** Staff authorized the extra painting for span 4 as the contractor needed to complete the work while staged on this span.

**Motion:** Move to Ratify the Additional Work for Bridge Painting, Change Order #4 for \$35,200 Increasing the Contract with S & K Painting, Inc. for a Total Contract Amount of \$2,542,450

**Move:** Streich

**Second:** Duckwall

**Vote:** **Aye:** Davies, Duckwall, McBride, Shortt, and Streich

**MOTION CARRIED**

**g) Approve the Additional Work for Bridge Painting, Change Order #5 for \$237,750 Increasing the Contract with S & K Painting, Inc. for a Total Contract Amount of \$2,780,200:** Would allow extra painting for the lower cord and transverse struts for spans 5-10.

**Motion:** Move to Approve the Additional Work for Bridge Painting, Change Order #5 for \$237,750 Increasing the Contract with S & K Painting, Inc. for a Total Contract Amount of \$2,780,200

**Move:** Duckwall  
**Second:** McBride  
**Vote: Aye:** Davies, Duckwall, McBride, Shortt, and Streich  
**MOTION CARRIED**

**h) Approve High Water Plan for the Event Site:** There was unanimous consensus that the Executive Director could implement the high water plan at his discretion. McElwee will permit launching and landing at the Event Site through May. He may terminate the plan if the water level recedes any time before May 31. The Commission will review at the May 22 meeting.

**8. COMMISSION CALL:** McBride commented on the April 30 Special Districts Board Training. He requested staff continue researching the availability of Commissioner Email on the Port server. Davies congratulated Gorge OEN on their new lease.

**9. EXECUTIVE SESSION:** Regular Session was recessed at 7:36 p.m. and the Commission was called into Executive Session under ORS 192.660(2)(e) Real Property. The Commission was called back into Regular Session at 8:55 p.m. There was no action taken as a result of Executive Session.

**10. ADJOURN:** President Davies adjourned the meeting at 8:55 p.m.

Respectfully submitted,

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Mellissa Halseth

ATTEST:

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Jon Davies, President, Port Commission

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Rich McBride, Secretary, Port Commission