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

Regular Session

PRESENT: Commissioners: Ben Sheppard, Kristi Chapman, Mike Fox, and Hoby Streich. Legal Counsel: Kristen Campbell. From Staff: Kevin Greenwood, Genevieve Scholl, Daryl Stafford, John Mann, Debbie Smith-Wagar, and Patty Rosas. From HNTB: Michael Shannon, Brian Munoz, and Kary Witt. Guests: Mark Libby, Avi Cohn, Jeff Dean, Anne Johnston, Cody Sanders, Garret Stump, Jon Paul Anderson, David Dorocke, and Ed Ing.

ABSENT: Heather Gehring, Greg Hagbery

MEDIA: None

1. CALL TO ORDER: President Ben Sheppard called the meeting to order at 5:00 p.m.

a. **Modifications or additions to the agenda:** None

b. **Public Comment:**

- 1) **Avi Cohn, Hood River Resident**, expressed his concern regarding the cost increase with Event Site Parking Passes for 2023. Cohn provided some alternative solutions for the Port.
- 2) **Jeff Dean, James Dean Construction**, discussed the impacts that the current load limit on the bridge has had on his business. Dean is requesting that the load limit be restored.
- 3) **Cody Sanders, Hood River Sand & Gravel**, noted that the lower load limit on the bridge has caused longer commutes and increased costs for their business and customers. Sanders is requesting that the load limit be raised.
- 4) **Garret Stump, Mountain Forest Products**, commented that the lower load limit on the bridge has caused significant impacts to their business. One impact is the additional expense of about \$1.5 million per year due to the longer commute for their heavier trucks. Stump is requesting that the load limit be restored.
- 5) **David Dorocke, Hood River Resident**, requested that the Port Commission reconsider the cost increase for the Event Site Parking Pass for 2023. Dorocke believes that less people will use the Event Site due to the higher cost.
- 6) **Ed Ing, Mountain Adams Fruit**, discussed the major impacts the lower load limit on the bridge has had on their business and requested that the load limit be raised.

2. CONSENT AGENDA:

- a. Approve Minutes from February 7, 2023 Regular Session.
- b. Approve Amendment No. 10 to Contract with WSP USA, Inc.

Motion: Approve consent agenda

Move: Kristi Chapman

Second: Mike Fox

Discussion: None

Vote: **Aye:** Ben Sheppard, Kristi Chapman, Mike Fox, Hoby Streich

Absent: Heather Gehring

MOTION CARRIED

3. INFORMATIONAL REPORTS: None

4. PRESENTATIONS & DISCUSSION ITEMS:

- a. **Bridge Load Limit Project Update** – John Mann, Facilities Director, noted that letter regarding the load restriction from Oregon Department of Transportation (ODOT) has been received. This letter is a recommendation to restore the load limit for all vehicles except EV3's. Mark Libby, HDR Engineering, was available for questions. Commissioner Fox expressed his concern related to the impacts that the increased weight limit could have on the bridge. Libby commented that there could be potential impacts to the bridge with increased weight limit, but it is unknown if the lowered speed limit could mitigate the risk. A discussion ensued regarding potential bridge impacts. Commissioner Chapman inquired about toll rates for larger trucks and requested that staff do further research to determine an appropriate toll rate. Commissioner Streich suggested that the weight limit should be restored, but if any impacts to the bridge are discovered then the weight limit should be restricted once again. Commissioner Sheppard requested a trip count report for larger trucks.

- b. **Lot 1 Development Discussion** – Kevin Greenwood, Executive Director, discussed the possibility for the Hood River Urban Renewal District Agency (URA) to establish a new single lot district for the development of Lot 1. The URA requested a white paper laying out the vision and process for proceeding with the project. Port staff will attend the URA meeting on March 13 to provide a presentation on Lot 1.

Commissioner Sheppard noted that he would like to move forward with the next phase and determine what the Commission envisions for Lot 1. Commissioner Sheppard suggested creating a working group that involves different groups within the community to discuss the vision for Lot 1. A discussion followed regarding the working group. Commissioner Streich requested a work session with the Commission to discuss the possibilities for Lot 1. Commission consensus was for staff to draft the white paper and coordinate a Work Session for the Commission before March 13.

5. EXECUTIVE DIRECTOR REPORT: Greenwood commented that there will be a Work Session on March 7 with the Port Commission and the Bi-State Working Group (BSWG).

6. ACTION ITEMS:

- a. **Authorize Signing Commission Formation Agreement (CFA) for the Hood River-White Salmon Bridge Authority.** Commissioners acknowledged Commissioner Fox for his work and time that was put into the development of the CFA document.

Motion: Authorize signing the Commission Formation Agreement forming the Hood River-White Salmon Bridge Authority.
Move: Mike Fox
Second: Kristi Chapman
Discussion: None
Vote: **Aye:** Ben Sheppard, Kristi Chapman, Mike Fox, Hoby Streich
Absent: Heather Gehring
MOTION CARRIED

- b. **Approve Resolution Authorizing Increase in Bridge Load Limit.**

Motion: Approve a resolution authorizing an increase to the load limits on the Hood River-White Salmon Interstate Bridge.

Move: Hobby Streich

Second: Kristi Chapman

Discussion: Commissioner Fox reiterated his concern of potential impacts to the bridge with regard to the increased weight limit and requested a cost estimate and schedule for speed cameras on the bridge.

Vote: **Aye:** Kristi Chapman, Hobby Streich, Ben Sheppard
Nay: Mike Fox
Absent: Heather Gehring

MOTION CARRIED

- c. **Approve Janitorial Services Contract for Port Properties with Allied Maintenance, LLC not to exceed \$65,309.**

Motion: Approve Janitorial Services Contract for the Port Properties with Allied Maintenance, LLC not to exceed \$65,309.

Move: Mike Fox

Second: Hobby Streich

Discussion: None

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

MOTION CARRIED

7. COMMISSIONER, COMMITTEE REPORTS:

- a. **Marina Advisory Committee (MAC)** – Daryl Stafford, Waterfront Manager, noted that large capital projects for the Marina are on hold till more is known about the Bridge Replacement Project. Stafford added that the MAC discussed actionable items that could be considered for next year’s budget. A discussion ensued regarding the 6f Marina Basin feasibility study. The Commission emphasized the urgency to create a Marina Redevelopment Plan before the construction of the new bridge, as well as the relocation of the Port office. Staff will begin the process of a redevelopment plan for the Marina.
- b. **Airport Advisory Committee (AAC)** – Greenwood noted there was focus on the airport budget at the last AAC meeting. Other items discussed were ways to increase business growth and reduce costs. A discussion followed regarding upcoming airport projects and funding. Commissioner Fox encouraged staff to seek other grant opportunities.
- c. **Bi-State Working Group** – Commissioner Fox reported that they have met with several legislators in the last couple weeks. They have a meeting February 22 with the Umatilla Tribe to begin Memorandum of Agreement (MOA) negotiations.

Greenwood commented that he received an email from Corinne Sams, member of the Umatilla Tribe, with a request to install the four treaty tribe flags on Port waterfront property. The Umatilla Tribe also expressed interest in the Wasco property.

8. COMMISSION CALL: None

9. CONFIRMATION OF DIRECTIVES:

- a. Do research on potential toll rates for larger trucks.
- b. Provide a trip count report for larger trucks.
- c. Coordinate a Work Session for the Commission before March 13, to discuss development of Lot 1.
- d. Draft Lot 1 white paper prior to Urban Renewal meeting in March.
- e. Provide an estimate and schedule of speed cameras for the bridge.
- f. Begin the process for redevelopment of the Marina.
- g. Seek other potential grants for the airport.


Greenwood commented that there is an opportunity for staff certification for contracting and three staff members have been selected to take the procurement courses. The Commissioners support and encourage any training opportunities for staff.

10. EXECUTIVE SESSION: President Ben Sheppard recessed Regular Session at 7:07 p.m. to call the Commission into Executive Session under ORS 192.660 (2)(e) to conduct deliberations with persons designated to negotiate real property transactions and OR 192.660(2)(h) to consult with legal counsel regarding current litigation or litigation likely to be filed.

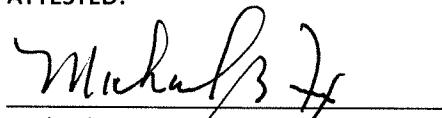
11. Possible Action: The Commission was called back into Regular Session at 7:27 p.m. No action was taken as a result of Executive Session.

12. ADJOURN: The meeting was adjourned by unanimous consent at 7:28 p.m.

SIGNED:


Ben Sheppard, President

ATTESTED:


Michael Fox, Secretary