

# NEWS

3636 Klindt Drive, The Dalles, OR 97058  
Contact: Andrea Klaas

Phone: 541.298.4148  
[www.portofthedalles.com](http://www.portofthedalles.com)

FOR IMMEDIATE RELEASE  
Contact: Andrea Klaas

Date: Aug 3, 2018

## Port of The Dalles Commission to Hold Meeting

The Port of The Dalles Board will hold a Regular Board of Commissioners Meeting Wednesday, August 8, 2018 at the Port Administration Office, 3636 Klindt Dr., The Dalles, OR. The meeting will begin at 7:00PM. The Port Commission will dine at Lilo's BBQ Hawaiian Style Restaurant before the meeting.

The meeting will address the main topics as follows (tentative agenda attached):

1. 85<sup>th</sup> Anniversary of the first Port of The Dalles Commission Meeting
2. Staff Reports
3. Committee Representative Reports

## August 8, 2018 Meeting Agenda

### 85<sup>th</sup> Anniversary of the 1<sup>st</sup> Port Commission Meeting

#### Port Office

**A. ROLL CALL**

**B. PLEDGE OF ALLEGIANCE**

**C. AGENDA CORRECTIONS or ADDITIONS**

**D. VISITOR BUSINESS** (For items not already on the agenda – 10 minutes)

**E. PORT CALENDAR/EVENTS**

**F. ACTION ITEMS:**

1. July 11, 2018 Regular Meeting Minutes
2. July, 2018 Financial Reports
3. Wasco County 4H Animal Auction

**G. REPORTS**

1. First Port Meeting
2. Staff Report
3. Reports of Committees
  - Chamber of Commerce – Griffith
  - Dufur – Wallace
  - Wasco County EDC – Ursprung
  - Urban Renewal - Coburn
  - R.A.R.E. - Ware
  - Community Outreach Team – Weast/Klaas

**H. EXECUTIVE SESSION** *(as allowed by ORS 192.660 (2) (2) (f) (h). This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.*

**I. ACTION REQUIRED FROM EXECUTIVE SESSION DISCUSSION**

**J. COMMISSION CALL**

1. President
2. Other Commissioner business

# August 2018

July 2018

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August 2018

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26	27	28	29	30	31	

September 2018

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

- ALK work
- US Holidays

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1 ■ 9:45 AM Lisa Cook ■ 1:00 PM Travis (Burns & McDonald)	2	3 ■ 9:00 AM IFA Board meeting	4
5	6 ■ 10:00 AM UGB discussion	7	8 ■ Port of The Dalles 1st meeting 1933 ■ 9:00 AM Roger Kline ■ 12:00 PM Julie Lunch ■ 5:00 PM Port Meeting	9	10 ■ 10:00 AM KODL Coffee Break ■ 1:30 PM Dr. Marta Yera Cronin	11
12	13 ■ 8:30 AM KIHR Radio	14 ■ Gorge Commission Meetings ■ 10:00 AM Al Wynn 10000 show	15	16	17 ■ Bayoán's last day	18
19	20 ■ Ellensburg ■ 11:00 AM Regional Solutions Grant and Loan Review Committee ■ 1:15 PM Jerry & Kathy N to HR for PERS	21 ■ 2:00 PM Gorge Commission UGB	22	23 ■ 12:00 PM Julie Lunch	24 ■ 12:00 PM COT	25
26	27	28	29	30	31 ■ 9:00 AM Jerry Rundell LAST day	1

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# September 2018

August 2018

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5	6	7	8	9	10	11
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26	27	28	29	30	31	

September 2018

S	M	T	W	T	F	S
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23	24	25	26	27	28	29
30						

October 2018

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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

- ALK work
- US Holidays

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
				9:00 AM - 10:00 AM Randall EAST day		
2	3	4	5	6	7	8
	Labor Day		11:00 AM SDIS Trust Meeting		9:00 AM OR InC audit committee meeting	
9	10	11	12	13	14	15
9:00 AM New Event	8:30 AM KIHR Radio	Gorge Commission Meetings	9:00 AM Roger Kline 5:00 PM Port Meeting		7:00 AM Chamber Econ. Dev Committee 10:00 AM KODL Coffee Break	
16	17	18	19	20	21	22
			Talk like a pilot day	9:30 AM Railroad discussion forum		Stay at Capital Hilton 9:40 AM Flight to Washington, D.C. (AS 764)
23	24	25	26	27	28	29
Stay at Capital Hilton	COT to DC				12:00 PM COT	
				12:00 PM Julie Lunch 2:25 PM Flight to Portland (AS 771)		
30	1	2	3	4	5	6
AGRIIP - Portland 9:00 AM Budgets due to County Clerk			OPPA annual conference		Manufacturing Day	

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## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: August 8, 2018

Subject: F-1.) Meeting Minutes

- July 11, 2018 Regular Meeting Minutes

**Staff Recommendation:**

- **Motion to approve the July 11, 2018 Regular Meeting Minutes as presented**

Fiscal Impact: None

**PORT OF THE DALLES COMMISSION**  
**Regular Meeting Minutes**  
**July 11, 2018**  
**Port Office**

The Regular Meeting of the Port Commissioners was called to order by Vice-President Mike Courtney at 7:00PM

**ROLL CALL**

Present: Mike Courtney, Robert Wallace, Staci Coburn, David Griffith

Staff: Andrea Klaas, Executive Director; Kathy Norton, Director's Assistant; Kathy Ursprung, Marketing & Communications; Angie Wilson, Bookkeeper; Bill Dick, Attorney

Guests:

**PLEDGE OF ALLEGIANCE:** Bill Dick

**AGENDA CORRECTIONS or ADDITIONS**

Bayoan Ware is not here tonight so there will be no RARE Report.

**VISITOR BUSINESS** (for items not already on the agenda)

Nothing

**PORT CALENDAR/EVENTS**

Andrea reviewed the July and August 2018 calendars.

**ACTION ITEMS**

1. **Open nominations for 2018-19 Port Commission Officers:**
  - a. **Motion to elect Greg Weast, President, M/D.Griffith, S/S.Coburn. Motion approved unanimously.**
  - b. **Motion to elect Mike Courtney, Vice President, M/R.Wallace, S/S.Coburn. Motion approved unanimously.**
  - c. **Motion to elect Robert Wallace, Secretary, M/S.Coburn, S/D.Griffith. Motion approved unanimously.**
  - d. **Motion to elect Staci Coburn, Treasurer, M/R.Wallace, S/D.Griffith. Motion approved unanimously.**
  - e. **Motion to elect David Griffith, Assistant Secretary/Treasurer, M/R.Wallace, S/S.Coburn. Motion approved unanimously.**
2. **Motion to approve the June 13, 2018 Regular Meeting Minutes and the July 9, 2018 Work Session minutes. M/S.Coburn, S/R.Wallace. Motion approved unanimously.**
3. **June 2018 Financial Reports: Commissioner Coburn reviewed financial reports stating they all looked good. Avg Interest Rate for LGIP is 2.16%.**
  - a. **Motion to approve the June, 2018 Financial Reports as presented, M/R.Wallace, S/D.Griffith. Motion approved unanimously.**
4. **Motion to approve the action taken via email to approve the amended Resolution #2018-003, M/R.Wallace, S/S.Coburn. Motion approved unanimously.**

**STAFF REPORT**

1. *Marina Report:* Angie Wilson, The Dalles Marina, LLC provided financial statements and updates on marina activities. New garbage enclosure working well, no locks needed at this time; starting next year the water rates will be the same year round; starting to inspect the sewer lines; getting good results from the boathouse cleanup requests.
2. *Staff Report:* A full report was provided in the Agenda Packet. Projects-V&G paid for permits waiting for them to make it through the system, parted ways with their architect; Columbia Gorge Vet Clinic project still moving forward; SAPA has made many improvements. 68 employees working 3 shifts looking to hire 10 more over the summer. This facility supplies 100% of the metal for Kiddie fire extinguishers; Dufur IGA/Loan documents are with City of Dufur to be signed. Project should be starting in August or September. Marina-Anderson Perry is talking directly to the electrical contractor that DevCo is working with, once all details are approved the project will be approved to begin. Marketing and Communications-Gorge Works professional development workshops are ongoing and getting good reviews from the participants; Kathy U partnering with Chuck Covert and Matthew Klebes on airport marketing; application for feasibility study funding through the Oregon Innovation Council for High-Impact Opportunity Projects was filed; Rural Development Block Grant is looking hopeful. Klindt Cove Kiwanis Park-met with City Planning regarding final documents needed to move this project forward.
3. *Reports of Committees*
  - a) Chamber of Commerce: Commissioner Griffith –Board meeting held at Sedition Brewery. Chamber is trying to hire part-time summer help.
  - b) Dufur: Wallace – City & School projects moving forward. Getting a grant for solar project. Getting ready for Dufur days.
  - c) Wasco EDC: Ursprung – No meeting. Received RDBG grant for incubator building.
  - d) Urban Renewal: Coburn – Projects moving forward.
  - e) R.A.R.E: Bayoan Ware – No report
  - f) COT: Weast/Klaas – Preparing for September trip. Commissioner Griffith will be going.

7:20PM - In to Executive Session

**EXECUTIVE SESSION** *(as allowed by ORS 192.660 (2) (e) (f) (h)) This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.*

8:30PM – Back to Regular Session

**DECISIONS FROM EXECUTIVE SESSION**

**Motion to amend the contract with V&G extending the contract to August 1, 2019. M/R.Wallace, S/S.Coburn. Motion approved unanimously.**

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 8:37PM.**

**PORT OF THE DALLES:**

**ATTEST:**

\_\_\_\_\_  
Mike Courtney, Vice-President  
Board of Commissioners

\_\_\_\_\_  
Robert Wallace, Secretary  
Board of Commissioners

DATE APPROVED:  
Prepared by: K.Norton

## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: August 8, 2018

Subject: F-2.) Financial Reports

- The July Financial Reports will be posted to DropBox when they are available.

**Staff Recommendation:**

- **Motion to approve the June, 2018 Financial Reports as presented.**

Fiscal Impact:



## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: August 8, 2018

Subject: F-3.) Wasco County 4H Animal Auction

Background: Over the years the Port has purchased animals or contributed to the Wasco County 4H Animal Auction pool to support the kids and 4H, though we have not participated in a few years. A request was made asking if the Port would be willing to do this again.

**Staff Recommendation:**

**MOTION:** To support the request and participate in the livestock auction pool in the amount of \$250.00 to be paid for from PDF-Marketing/Promotion line item. This fund is supported by land sales and interest earnings and is not a tax supported fund.

Fiscal Impact: \$250.00 to be paid for from PDF-Marketing/Promotion line item

## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: August 8, 2018

Subject: G-1.) Memories of the first Port Meeting

85 years ago, on Tuesday, August 8, 1933, the first meeting of the Commissioners of the Port of The Dalles was held at 8:00PM in the office of J.W.Hoech in the Pioneer Building at 301 E. Second St., The Dalles.

In honor of this anniversary we have included the official picture of the first Commissioners, their Oath of Office and Minutes of that first meeting.

RECORD AND MINUTE BOOK

OF COMMISSIONERS

OF

P O R T O F T H E D A L L E S

Organization Meeting:

August 8, 1933

Commissioners:

Walter R. Bailey  
Ray F. Kelly  
J. W. Hoech  
Willis F. Darnielle  
Edward L. Ward

Volume I

**FIRST BOARD OF COMMISSIONERS**

PORT OF THE DALLES  
Appointed by Governor Julius L. Meier  
August 3, 1933



**W.R. BAILEY**  
President  
1933-



**RAY F. KELLY**  
V. President  
1933-



**J. W. HOECH**  
Secretary  
1933 - 1937



**W. F. DARNIELLE**  
Treasurer  
1935-



**EDWARD L. WARD**  
Commissioner  
1935-



**CHAS. L. NELLOR**  
FIRST PORT MANAGER  
May 1936 - November  
1938

OATH OF OFFICE  
OF PORT COMMISSIONERS

STATE OF OREGON }  
County of Wasco } ss.

I, Walter R. Bailey, J. W. Hoech, Edward L. Ward, Willis F. Darnielle, and Ray F. Kelly, each being duly sworn and each for himself speaking, say: I do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Oregon, and the laws thereof, and that I will faithfully discharge the duties of Commissioner of the Port of The Dalles, all as provided by Section 65-707 et. seq. Oregon Code 1930, according to the best of my ability, so help me God.

Walter R. Bailey  
J. W. Hoech  
Ray F. Kelly  
Edward L. Ward  
Willis F. Darnielle

Subscribed and sworn to before me this 8th day of  
August, 1933.

Francis Alloway  
Notary Public for Oregon  
My commission expires July 13, 1935

MINUTES OF FIRST AND ORGANIZATION MEETING  
OF COMMISSIONERS  
OF  
PORT OF THE DALLES

The first meeting of the Commissioners of the Port of The Dalles was held on Tuesday, August 8, 1933, at 8:00 p.m., that being the fifth day after the appointment of the Commissioners by Governor Meier; said meeting being held at the office of J. W. Hoech in the Pioneer Building at 301 East Second Street, The Dalles, Wasco County, Oregon, pursuant to law and at the place designated by the Governor of Oregon.

The meeting was called to order by Commissioner J.W. Hoech, who continued to preside until the organization was completed and a permanent president (Walter R. Bailey) was elected. Francis V. Galloway, attorney, temporarily acted as secretary of meeting until a permanent secretary (Commissioner J. W. Hoech) was duly elected.

Roll call showed there were present all of the Commissioners appointed by Governor Meier five days previously, to-wit: Walter R. Bailey, Ray F. Kelly, J. W. Hoech, Willis F. Darnielle, and Edward L. Ward. Said five Commissioners then took oaths of office to the effect that they would support the Constitution of the United States and the State of Oregon and the laws thereof, and faithfully discharge the duties of Commissioners to the best of their ability. Said oaths of office were executed in duplicate before said Galloway, Notary Public, one to be filed with the Secretary of State and one to remain on file with the Secretary of the Board of Commissioners (except the duplicate oath of Commissioner Hoech which he had previously sent to the Secretary of State.

The Commissioners then proceeded to determine by lot who should respectively hold for the short term and for the long term as provided by Section 65-709 Oregon Code 1930; by which drawing of lots it was found and determined that Commissioners Ray F. Kelly and Willis Darnielle should hold office for the short term, or until January 1, 1935; and that Commissioners Walter R. Bailey, J. W. Hoech, and Edward L. Ward should hold office for the long term, or until January 1, 1937.

The election of officers being next in order, nominations were received. Walter R. Bailey was nominated as president to hold office until the next election of officers, and there being no further nominations, it was moved, seconded and carried that the nominations be closed, and that the temporary chairman cast the unanimous vote for Walter R. Bailey as president. Vote cast accordingly, and Commissioner Bailey thereupon took the chair and assumed the duties of his office.

Ray F. Kelly was nominated as vice-president to hold office until the next election of officers, and there being no other nominations, it was moved, seconded and carried that the president be directed to cast a unanimous vote for Ray F. Kelly as vice-president. Vote was cast accordingly.

J. W. Hoesh was nominated as secretary to hold office until the next election of officers. There being no other nominations, it was moved, seconded and carried that the nominations be closed and the president be instructed to cast a unanimous vote for J. W. Hoesh for secretary. Vote cast accordingly, and Commissioner Hoesh thereupon took over the duties of his office and the minutes of the meeting.

Willis F. Darnielle was nominated as treasurer to hold office until the next election of officers. There being no other nominations it was moved, seconded and carried that the nominations be closed and the secretary be instructed to cast a unanimous vote for Willis F. Darnielle for treasurer. Vote cast accordingly.

The following By-Laws were read and considered section by section, and after full discussion, were adopted to govern the meetings of the Commission and the consideration and disposal of business coming before the Commission:--

## BY-LAWS

### ARTICLE I.

MEETING PLACE. The principal office and place of business of the Board of Commissioners shall be at the office of J. W. Hoesh, Pioneer Building (301 East Second Street) The Dalles, Wasco County, Oregon, but meetings of the Board of Commissioners for the transaction of business may be held at such other places as the Board may from time to time determine; and the books, records, and files of the board shall be kept at the principal office and place of business.

ARTICLE VII.

ORDER OF BUSINESS. The order of business at all meetings of the Board shall be as follows:

1. Roll call;
2. Reading of minutes of preceding meeting and action thereon;
3. Reports of Officers;
4. Reports of Committees;
5. Election;
6. Unfinished business; and
7. New business.

- - - - -

On motion of Ward, seconded by Kelly, it was carried that the bonds of the treasurer of this corporation should be fixed in the penal sum of \$500.00.

On motion of Darnielle, seconded by Ward, it was carried that the U. S. National Bank of Portland, The Dalles Branch; and the First National Bank of Portland, The Dalles Branch, both and each be designated as depositories for any and all moneys coming into the hands of the treasurer or otherwise under control of the Board of Commissioners.

After general discussion, participated in by Shelby Wiggins, attorney, of Portland, and two or three citizens of the Port District attending the meeting, it was moved by Kelly, seconded by Ward and carried, that said Wiggins be retained as attorney on the basis for compensation discussed at the meeting, to interview engineers on the list given by him, and that he and the engineers selected be employed and retained as attorney and engineers to cooperate in preparing and presenting to Public Works Committee, petition for Port of The Dalles for financing terminal facilities for Port District; and that meeting be arranged in immediate future for engineers, Wiggins, and Commission to agree on details concerning terms of employment of attorney and engineers and amount to be applied for and distribution of funds and facilities along water front; all with the understanding that all preliminary attorney's expenses and engineers' compensation will not exceed the aggregate amount of \$500.00 to be absorbed in allocation of funds if application is successful, otherwise to be paid by Port District.

There being no further business, after general discussion, the meeting adjourned.

*Walter R. Bailey*  
Pres.

*J. W. Ford*  
Secretary.



## ARTICLE II.

MEETINGS. The regular monthly meeting of the Board of Commissioners shall be held at the principal office on the first Monday following the first day of each calendar month, at 8:00 p. m.; provided that when said regular meeting night falls on a holiday, then such regular meeting shall be held at 8:00 p. m. on the next following day. Special meetings may be held at the principal office at any other time on the call of the president, or any other two members of the Board of Commissioners. Notice of any special meeting shall be in writing, stating the object and purpose of the meeting, and be mailed to all Commissioners (except those giving the notice) at least 24 hours before such meeting; provided that all of the Commissioners waive the notice to be given, in writing or by appearance at the meeting. Such meeting shall be valid without notice.

## ARTICLE III.

QUORUM. Three members of the Board of Commissioners shall constitute a quorum for the transaction of business at any regular meeting, and at any special meeting provided notice of such special meeting shall have been regularly given. A majority of those present at any meeting of the Board of Commissioners shall be sufficient to pass any measure properly before such meeting.

## ARTICLE IV.

ELECTION OF OFFICERS. The election of officers of the Board of Commissioners shall be held annually at the regular meeting in January; the officers then elected to hold for a period of one year, or until their respective successors are elected and qualified.

## ARTICLE V.

SEAL. The corporate seal of the Port of The Dalles shall be a circular seal with the name "Port of The Dalles" and "Wasco County, Oregon" around the border, and the words "Incorporated 1933" through the center of the seal.

## ARTICLE VI.

AMENDMENTS. These By-Laws may be altered or amended by the Board of Commissioners by a majority vote at any regular meeting thereof; or they may be altered or amended at any special meeting by a majority vote when the full Board is in attendance.

## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: August 8, 2018

Subject: G-2.) Staff Report

### Projects Update:

- **Columbia Gorge Veterinary Clinic:** The project engineer and Dr. Lindsay have indicated they expect to break ground this summer/early fall.
- **WM3 property:** The owner name on the Wasco County GIS is Maley LLC. When I searched the name and address I get Dr. Joseph Maley, board certified anesthesiologist and Terry Maley as the company members and James R. Foster of The Dalles is the registered agent. One interesting thing about this property, looking at the property tax records, this year (5/3/2018) Walmart paid a portion of the tax payment and Bill Maley paid the balance, prior to this year WM3 paid the entire tax payment...Market land value for the 67.2 acres is \$2.8million, or \$42,000/acre.
- **V&G:** V&G have run into another road block. Last week Paula indicated that after a conversation with Oregon State Building codes there were one or two items that needed to be addressed on their submitted plans. When Paula finally received Building Codes comments there are instead 28 items that need to be addressed. Following that report. Some items can be addressed fairly quickly, some will take some time, but if they are not addressed within 180 days then this project review is closed and the fees they paid are forfeited.

### Marina:

- Anderson Perry engineer was finally able to talk to the electrician for the project, Tanner Elliot. We are waiting for a cost estimate from the electrician before we give the okay to start the project.

### Marketing and Communication:

- Dufur website is finished, and hopefully will be live by meeting time.
- A rough cut of the airport video is ready. This is a collaborative project between the Port and the airport. This looping video will be shown in the lobby and will be promoting the area for business.
- Gorge Works concludes its final Professional Development workshop on Aug. 8. One of our interns won't be there because he has been gainfully employed commissioning wind turbines all over the West. Another is returning to her final year at university. Another hopes to extend their internship at Insitu to sustain her employment until a hiring freeze is lifted and she can be hired in a regular position. Another is headed back to his second year at university, with new work skills and an informational interview under his belt.
- We have begun the process of planning a partnership between the Port and CGCC for the second year of Gorge Works, with the goal of handing off the project in the future. Dan Spatz, Kathy U and Bayoan recently conferred with Chemeketa Works on some interesting strategies that they are employing and were able to share some of our strategies with them. One area they focus on is networking, we also talked about ways to engage the business steering committee.
- Kathy U is also beginning the process of updating the Community Outreach Team books for the September trip. The preliminary project list includes:
  - Perkins funding reauthorization. This was reauthorized, do we still need to support this
  - National Scenic Area Funding: \$1.9million

- Match for CGCC \$7million State funds - we believe the ask needs to be \$3.5Million.
- Pilot project for lineman/high voltage electricians/electricians. Possibly in partnership with IBEW, NEC, CGCC, and industry partners
- Support for Columbia River power system directed operations
- Federal Forest Fuels reduction act; stop fire borrowing/FEMA support after a wildfire disaster
- Secure Rural Schools/PILT
- UGB Expansion
- Creation of a team of experts who can assess National Forests for timber, fuel reduction, etc. Many projects, including the forest collaborative, are stalled because of lack of boots on the ground personnel to do the forest assessments necessary to make timber harvest/thinning/revitalization projects a reality
- EDA support
- Farm bill support? Many programs are funded through the Farm bill, including restoration and crop insurance.
- The Public Power Council will be traveling to DC in October. We would like to make sure our messages are aligned with theirs for our trip in September.
- The Port has been informed that we have been awarded a \$32,000 Rural Business Development Grant to complete the feasibility process for the Food LAB and Bayoan and Kathy U have high hopes of being able to meet with the folks from the Food Innovation Center this month to brainstorm ways we can foster innovation through the services at our facility. We also hope to engage with The Dalles High School (to begin with) to see if there are ways we can help better prepare students heading into the workforce.

**Other:**

- David Griffith will join the MCEDD Board as the Ports representative and will be traveling to DC as part of the Outreach Team.
- Kathy Norton and Andrea met with The Next Door to learn about their economic development programs and Latino engagement. I think that there are ways we will be able to work together specifically with Gorge Works and possibly on the value added ag side.
- Robert sent me this link about block chain and the ag industry...its' popping up everywhere. <https://www.precisionag.com/regions/australian-agritech-plants-blockchain-for-efficiency/>
- Andrea attended a public records training today and the office will be looking into a records retention program sponsored by the State (Oregon Records Management System). We do have a retention policy in place now, but the electronic version will make tracking emails and attachments easier.
- The use of Columbia river water to water the landscaping along Rivertrail Way in the industrial center is proving problematic. We have applied to the City for a new service connection and will be moving the irrigation system over to the city water system.
- Applications for the 2018-19 grants are due November 9, 2018. Last year we used the grant to install panic bars on the public use doors and upgrade lighting. SDIS has increased the grant from \$3,000 matching to \$5,000 matching. We will be assessing District needs to apply for this grant.
- MAP 2018 grant final reports have been submitted to OSMB. We received MAP 2019 in the amount of \$9,800 for operations and maintenance of the launch ramp, guest moorage, restrooms and parking lot for the next year.
- August 14, 2018 will be Al Wynn's 10,000 show!
- August 31, 2018 is Jerry Rundell's last day after working at the Port since September 1, 1988. We will be having a small gathering for him on the 31st at lunch time.

**UPCOMING MEETINGS / EVENTS / DATES:**

- September 12, 2018: Port Commission Meeting – Port Office, 7:00PM



921-18-000240-STR-01

**State of Oregon**

Department of Consumer and Business Services

**BUILDING CODES DIVISION**

PO Box 14470 / 1535 Edgewater NW  
Salem OR 97309-0404

**PLAN REVIEW HOLD NOTICE**

**DATE:** 7/30/2018

**Number of pages including cover sheet:** 4

**TO:** Patrick Grimsley & Paula LeeValcov

**Phone:**

**E-mail:** [pngrimsley@gmail.com](mailto:pngrimsley@gmail.com)

**Engineer of Record:**

**Phone: Fax:**

**Email:**

**FROM:** Tami Martino

**Phone:** 503-378-2642

**FAX Phone:** 503-378-3656

**Email:** [tami.martino@oregon.gov](mailto:tami.martino@oregon.gov)

**FAX NUMBERS:**

Salem:

Field Operations: (503) 378-3656

Pendleton:

Field Operations: (541) 276-9244

The Dalles:

Field Operations: (541) 506-2651

**In order to prevent further delays in the plan review / permit approval process.**

**Please reference the following permit number on all correspondence:**

**921-18-000240-STR-01**

REMARKS: - sent by email

**COMMENTS:** The following comments are preliminary only. Additional corrections may follow pending receipt and comprehensive review of completed plans. Please submit the following:

**E-mail electronic response to [plans.prefab@oregon.gov](mailto:plans.prefab@oregon.gov) or send paper responses to the local office. Please include the permit number in the subject line. Provide a response letter and cloud and highlight changes made to the drawings. Please submit the following:**

**Applicable Codes**

- 2014 Oregon Structural Specialty Code (OSSC)
- 2014 Oregon Mechanical Specialty Code (OMSC)
- 2014 Oregon Energy Efficiency Specialty Code (OEESC)

**General:**

1. Please complete the attached amended permit application. Please fill out the contact information for the owners at the top of the page and fill out the applicant name and contact information at the bottom. The applicant will need to sign and date the bottom of the page and write in a date at the top for "amended date".
2. Please provide a new registered design professional in responsible charge for this project and their contact information. OSSC 107.3.4.1. This is going to be the person that reviews the information from the other consultants and makes sure it all works together for the project as a whole.
3. Nucor's letter dated May 29, 2018 indicates that they have investigated what changes will be required to modify the building to an exposure C. This was one option for addressing the exposure classification at the site. Please have the registered design professional in responsible charge confirm modifying the steel structure and any associated changes on other parts of the building is the proposal for dealing with the exposure classification.
4. FYI only. The floor plans for the current proposed residential infill are not stamped by a registered design professional. This is being allowed given the small size of this area, the residential nature, and because the structural drawings for this construction are stamped. Please be aware that future tenant infill floor plans will most likely be required to be stamped by a registered design professional who is licensed in the state of Oregon.

**Architectural:**

5. Please confirm, this building is intended to be non-separated occupancies per OSSC 508.3?
6. Code summary sheet A0 is indicating an NFPA 13 sprinkler system but references OSSC section 903.3.1.2 which is for a NFPA 13R sprinkler system. Please clarify which sprinkler system is proposed as they have different code implications.
7. Please provide a list on A0 or reference back to a list elsewhere showing the following items:
  - Deferred submittals
  - Separate permits
  - Special Inspections
8. Sheet A0. GA file references are given for several details. These details do not include fastener attachments and some other requirements from the GA details. Please provide all construction requirement information on the plans where utilizing these details. (Please note that detail 3 has a callout for the resilient channel but is pointing at the insulation.)
9. If recessed lighting or heaters are proposed in fire rated construction than provide details on how the fire-rating will be maintained. Provide information and/or details on how penetrations in rated construction for pipes, electrical boxes, etc will be done to keep the rating in tact. Indicate on plans fire rating of doors and how they will be kept closed when not in use for doors in fire rated construction which are separating spaces. OSSC 714, 716.5.9
10. Please indicate on the plans what type of fire rating you are proposing for the varies details. Ie. Fire barrier, fire partition
11. The floor assembly below the residence needs an IIC rating of not less than 50. I don't have access to GA File FC 5106 so I don't know the IIC rating of this assembly. Please provide me a copy of this GA File for verification if it meets the required IIC rating.
12. Stair handrail extension noted on A2 is not long enough per OSSC 1012.6. Please indicate the required extension and that handrails must return to the wall.
13. An accessible restroom is shown on plan sheet A1. Please indicate bathroom fixtures and grab bars are future construction and not part of this permit or provide additional details for construction of the accessible restroom showing compliance to ICC A117.1-2009 Accessible and Usable Buildings and Facilities.
14. A wood ceiling is being constructed below the metal roof. How will ventilation be addressed in this new attic space? OSSC 1203.2.
15. Provide a height of window sill above finish floor for the apartment windows. Note OSSC section 1013.8 may trigger additional requirements based on the height of the windows. Please note that two window sizes are given for the same windows on the north side of Unit A.
16. It is not clear from the plans if the space below the stairs will be open, some kind of closet, or fully enclosed with no access. Please clarify what is occurring below the stairs.
17. How will the apartments be heated?
18. Where are the water heaters located in the apartments?
19. Will their be any natural gas or propane run to the apartments?
20. Range hood fan, bathroom exhaust fan, and dryer venting are required. How/where will these be exhausted to the exterior of the building?
21. Will any mechanical equipment be located on the roof?
22. Since sprinklers are proposed, a heated room for the sprinkler riser must be shown on the plans. (FYI. Mid-Columbia Fire & Rescue has indicated they will be requiring a remote FDC for this building which will need to be addressed with the sprinkler design.)
23. Indicate on the plans if unoccupied tenant spaces will be heated. If they will be heated then insulation and other energy requirements such as weather seals and loading dock doors will need to be addressed. OEESC Chapter 5. If unheated then indicate the R-value of insulation in the floor of the apartments.

**Nucor:**

24. Nucor will need to provide revised engineering addressing the proposed changes to the building if that is the proposed method of dealing with the exposure factor at the site. Include a complete set of calculations as none were previously available to the plans examiner.

**Mountain View Engineering:**

25. Provide details of stair framing and guardrail attachments/construction.
26. Stud calculations were based on DF-L#2 grade material but the studs on the plan specifications indicate all studs are to be stud grade. Please update the plans to show the higher grade studs where needed such as the tall walls and some of the posts.
27. Revise anchor calculations in concrete for epoxy instillation and the depth shown on the plans.
28. Nucor's letter dated May 29, 2018 indicates that they have investigated what changes will be required to modify the building to an exposure C. If this was the option chosen for addressing the exposure classification at the site this letter must be reviewed by Mountain View along with any revised steel building calculations which effect their portions of the structure such as the loading to the footings. Mountain View will need to provide revised engineering to address any new loading or provide a letter indicating they have reviewed the Nucor revisions and they do not require changes to their design or provide information on what changes are required. For example the Nucor letter is indicating more than 3.5" of separation between the wood and steel rather than the 3" which was previously required under the older calculations.

**You must respond within 180 days or the file will be closed. Plan review fees are not refundable.**

CC: Field Office (via Accela)



**AMENDED APPLICATION**  
**APPLICATION FOR STRUCTURAL PERMIT**

**AMENDED DATE:** \_\_\_\_\_  
 Mid-Columbia Building Codes Services  
 1113 Kelly Avenue  
 The Dalles, OR 97058

p: (541) 298-4461 f: (541) 298-2667

DEPARTMENT USE ONLY	
Permit #: 921-18-000240-STR-01	
Office:	
By:	Issue Date:

Applicant must hold an Oregon registration to conduct a construction business or must be the property owner. Permits expire if: a) work is not started within 365 days of issuance; or b) suspended for 365 days; or c) the work exceeds three years from permit issuance.

JOB SITE INFORMATION	OWNER INFORMATION
Address: <u>3991 Klindt Drive</u>	I am the property owner doing my own work (INIT)
City: The Dalles County: <u>Wasco</u>	Name: <u>Paula Van-Valkov / Patrick Grimslee</u>
Directions to inspection site:	Mailing Address:
	City: State: Zip:
	Phone: Cell:
Is property inside city limits: <u>(Y)</u> N	Email:

LOCAL GOVERNMENT APPROVALS		
<b>Zoning</b>	<b>Flood Plain</b>	<b>Sanitation</b>
Information verified and approved? <u>(Y)</u> N	Information verified and approved? <u>(Y)</u> N	Information verified and approved? <u>(Y)</u> N
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>	Signature: <u>Dale D. McShe</u>
Jurisdiction: <u>City of The Dalles</u>	Jurisdiction: <u>City of The Dalles</u>	Jurisdiction: <u>CITY OF THE DALLES</u>
Date: <u>10/21/16</u> Tax Lot#:	Date:	Date: <u>4/19/17</u>

**STRUCTURAL PERMIT FEES**

**(1) Valuation Information**

(a) Job Description: New 14,000 sf "flex bldg" Residential 2nd floor

(b) Occupancy: \_\_\_\_\_

(c) Construction Type: \_\_\_\_\_

(d) Square Feet: \_\_\_\_\_

(e) Cost/Sq ft: \_\_\_\_\_

(f) New/Alteration/Addition  New  Alteration  Addition

(g) Is this a foundation ONLY permit? Y N

(h) Is this a plan review ONLY? Y N

(i) Total valuation: \_\_\_\_\_

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**(2) Building Fees**

(a) Permit Fee: \_\_\_\_\_

(b) 12% state surcharge: \_\_\_\_\_

**(3) Plan Review Fees**

(a) Plan Review (permit fee X 0.65): \_\_\_\_\_

(b) Fire & Life Safety (permit fee X 0.40): \_\_\_\_\_

**Subtotal of fees above** \_\_\_\_\_

**(4) Miscellaneous Fees**

(a) Seismic Fee (permit fee X 0.01): \_\_\_\_\_

(b) Re-inspection (\$65.00/hr): \_\_\_\_\_

(b) Investigation Fee (equal to permit fee): \_\_\_\_\_

**Total Due** \_\_\_\_\_

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Contractor:	_____
Address:	_____
City:	State: _____ Zip: _____
Phone:	_____
Email:	_____
BCD License:	_____
CCB License:	_____
<input type="checkbox"/> VISA <input type="checkbox"/> Mastercard	Phone: _____
Credit Card #:	_____
Amount: \$ _____	Expires: _____ V-CODE: _____
Name shown on card:	_____
Signature:	_____

I hereby certify that, to my knowledge, the above information is true and correct. All work to be performed shall be in accordance with all governing laws and rules. I have read and do understand the attached "Information Notice to Property Owners About Construction Responsibilities"

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: August 8, 2018

Subject: G-3.) Reports of Committees

a) Chamber of Commerce – Griffith:

b) Dufur – Wallace:

c) Wasco EDC – Ursprung:

d) Urban Renewal – Coburn:

e) R.A.R.E – Ware:

f) COT – Weast/Klaas: