



*Dedicated to supporting the creation, retention, expansion, and recruitment
of businesses and jobs that will enhance the economy of the Port District.*

AGENDA
PORT COMMISSION REGULAR SESSION MEETING
WEDNESDAY, MARCH 15, 2023, 7:00 P.M. AT PORT ADMINISTRATIVE OFFICE

- A. CALL TO ORDER
- B. ROLL CALL Executive Assistant Toepke
- C. PLEDGE OF ALLEGIANCE
- D. AGENDA CORRECTIONS OR ADDITIONS Executive Director Klaas
- E. PUBLIC COMMENT OR QUESTION
- F. EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) Real Property Transactions *Media representatives are instructed not to report or disclose matters discussed in Executive Session
- G. ACTION REQUIRED FROM EXECUTIVE SESSION
- H. DISCUSSION ITEM The Dalles Marina, LLC Owner/Operator Macnab
 - 1. Marina Requirements for Building a Boathouse
 - 2. Amendment to Marina Rules and Regulations
- I. ACTION ITEMS
 - 1. February 15, 2023, Regular Session Meeting Minutes
 - 2. February 2023 Financial Reports Treasurer Coburn
 - 3. Appoint Nathanael Stice to the Budget Committee, Position #3, for a 3-year term expiring 06/30/2025
 - 4. Appoint Allen Weast to the Budget Committee, Position #4, for a 3-year term expiring 06/30/2025
- J. REPORTS
 - 1. Director's Report Executive Director Klaas
 - 2. Strategic Business Plan Update Report Executive Director Klaas
 - 3. Committee Reports: The Dalles Community Outreach Team, Columbia Gateway Urban Renewal Agency Board, The Dalles Area Chamber of Commerce Board, Dufur, Wasco County Economic Development Commission
- K. EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) Real Property Transactions & ORS 192.660(2)(h) Conferring with Legal Counsel regarding litigation *Media representatives are instructed not to report or disclose matters discussed in Executive Session
- L. ACTION REQUIRED FROM EXECUTIVE SESSION
- M. UPCOMING MEETINGS/EVENTS
 - April 12, 2023: Port Commission Meeting
 - April 19, 2023: Budget Committee Meeting
- N. COMMISSION CALL
- O. ADJOURN

PORT OF THE DALLES AGENDA ITEM

MEETING DATE

March 15, 2023

DISCUSSION ITEM H-1.)

Marina Requirements for Building a Boathouse The Dalles Marina, LLC Owner-Operator Macnab

Following February 15, 2023's Port Commission Meeting Executive Session Action direction, Owner-Operator Macnab sent her proposed Marina Boathouse building criteria to Executive Director Klaas, who accordingly forwarded it to the Marina Fire Recovery Committee for their review. Find their comments and questions in green, and Owner-Operator Macnab's replies in red.

Port of The Dalles Marina

Requirements for Building a Boathouse

Title: Change "Guidelines" to "Rules" or "Requirements"

1. An 18" wide walk shall be **on both sides of the boathouse running perpendicular to the dock**
 - *Q: currently says "all sides" which would mean front, back, and both sides. Is this the intent?*
 - *Change "floating home" to "boathouse"*
2. **Smoke Detectors.** All **smoke** detectors shall be installed on the inside of the boathouse
 - *Q: "Smoke detector" or "Fire detector"? If "fire detector", what is that specifically?*
 - *Require that either of these be tested annually. Tested annually? The boathouse owner will need to take care of as in the Port Marina Rules and Regulations*
3. A fire extinguisher(**minimum of 2-a;10-b:c rated**) is required to be mounted on the outside of your boathouse
 - *Specify what a "large size" fire extinguisher is. Fire extinguisher sized 2-a:10-b:c seems reasonable.*
 - *Fire extinguishers are required to be serviced annually. Owners responsibility*
4. A clear space of at least five feet will be provided between adjacent structures measured from building wall line horizontal to wall line. Roof eave projections shall be no closer than four feet. **Roof Eaves shall not extend beyond the side walkways**
 - *Roof eaves shall not extend beyond the side walkways.*
5. All windows will be Vinyl windows **Remove this all together.**
 - *Q: Could windows be aluminum? Other?*
 - *Q: What about sliders?*
 - *Q: Paragraph 10-Siding, says windows can be framed with wood, seems okay, but just checking that this was the intent.*
6. All exterior doors shall be one and three-quarters inches thick and solid core **fire rated.**
 - *These should be fire rated exterior doors. Similar to those used from a garage to a house.*
 - *Q: Can they be fiberglass? metal?*
7. A boat well is required. **Minimum size shall be 9x20**
 - *Q: Minimum boat well size required?*
 - *Q: 25 % of overall footprint? NO*

8. Log/ Concrete Type Flotation. Logs shall be free of bark and sound. Logs shall be securely framed with **cross beams** to resist flotation and differential movement. The clear distance between logs shall not exceed 20 inches. Cross beams shall be no smaller than 4"x8"(6"x10" is preferred) and must be treated lumber. Cross beams shall be 48" apart on center or less. Must use zinc coated or galvanized steel pins/spikes/bolts to attach cross beams to logs, no less than 5/8"x20" long. 2 at outboard logs and 1 on inboard logs.

- *Note: the requirements for this section only refer to logs. Do you want to also address how concrete flotation should be installed? I know nothing about Concrete flotation, so maybe just remove that altogether? Except someone may in the future want concrete floats....I don't know.*
- *Q: What are "transverse stringers"?*
- *Q: What are "cross beams"?*
- *Note: use units on any measurements*

9. Roof Coverings (Roofing). Roofing material shall be metal.

- *No comments*

10. Siding. Siding material shall be metal. You are allowed to **Trim** out window with wood **Trim**.

- *See paragraph 4 comment re: windows*

11. Sanitation. Every mooring site which is intended for, or which is occupied by, a floating structure containing toilet, bathing, laundry, kitchen, or any other sanitary facilities shall be provided with approved connection for potable water and sewage disposal. Must use Proflo PF93015 Pre assembled sewage pump kit with minimum 1/2 hp motor. Must connect to marina sewer using quick disconnect connections.

- *Do you want to limit the number of these items, or define them more specifically? For example: 1 low flow toilet, no dishwashers, no washer/drier, etc. NO*

12. **Boathouse structure height shall be single story. Max height of boathouse not to exceed 15 feet or 75% of the width of the float, whichever is less. This is measured from floor to peak of roof.** The Structure on the float cannot be larger than the float. When possible, load bearing walls should align over cross beams or the center of the line of logs. ~~Single story structures only with max height from floor to peak of room can be no taller than 15 feet.~~

- *remove "from lowest floor to the top of roof, cannot exceed 75% of the width of the float." This calculation could exceed 15 feet. (i.e. 32' x 75% = 24') which contradicts the 15' height limit.*
- *Possible rewording: Boat house structure shall be single story only with max height from floor to peak of room no taller than 15 feet.*
- *Q: Should there be a limit to the size of the interior space, i./e. 500sq.ft.? 800sqft? NO*

13. Insurance. Required during construction to cover your build plus potential clean up should a catastrophic event take place.

- *There were a fair number of questions/comments on this one...*
- *Will the contractors be required to have insurance?*
- *Who is named?*
- *What are the limits?*
- *The Port needs be held harmless.*
- *If someone trips on building material, and gets injured, while walking on the walkway, how would that be covered?*
- *Should there be a bond to cover issues that insurance won't cover, like clean-up, damage to docks? Finishing the project? Etc.?. I don't know how to answer these insurance questions*
- **Course of Construction Insurance Policy. That will insure all the way up to you occupying.**
- **1 million aggregate and also 1 million Pollution**

14. Debris. Must be picked up out of the water immediately and disposed of accordingly.
Construction debris shall not be disposed of in the marina trash containers

- *Note: Construction debris shall not be disposed of in the marina trash containers.*
- *Q: How will debris in the water be contained? There will be a hard boom placed around construction area.*

15. Keep docks clear and keep minimum **18"** of safe walking distance if material is on the dock. Keep all tripping hazards clear from **walkway**.

- *Define "minimum safe walking distance"*
- *Q: Did you mean "workspace" or intend it to be "walkway"?*
- *Add "No materials or equipment may be stored on the dock."*

16. Once plans are approved, **owner** has six months to complete the outside project, from foundation to having the boathouse framed in with siding and roof complete. **Failure to do so could result in loss of lease and current structure will need to be removed from the Marina at owners expense.**

- *What happens if the project is not completed in the designated timeline?*

17. SDC's will need to be paid at the beginning of lease before start of project. Owner is **required to have** a licensed electrician and plumber to tie into the water, sewer and electrical system.

- *Change "responsible for having" to "required to have"*
- *Q: Can the owner wire and plumb the boat house themselves, and then just hire the licensed contractor to "tie in" to the system? Yes they can since they're aren't building codes.*

- *Since inspections are not required, it may be prudent to require a letter from the licensed contractor certifying that they did the work and that it meets all available codes. An electrician won't sign off unless they do the work themselves, which isn't required since they're no building codes.*
- *Q: For electrical, are there marine specific codes that should be used? Not that I'm aware of and I cant find any in Marina building codes for Portland.*

PORT OF THE DALLES AGENDA ITEM

MEETING DATE March 15, 2023

DISCUSSION ITEM H-2.) Amendment to Marina Rules & Regulations The Dalles Marina, LLC Owner-Operator Macnab

When approved, the previous subject Discussion Item H-1) Marina Requirements for Building a Boathouse will become a part of the Marina Rules & Regulations, find it and other amendments in red/blue following.

MARINA RULES

&

REGULATIONS

~~September 20, 2021~~ March 15, 2023

1. General Provisions

- a. When a boathouse or watercraft enters the Marina, it immediately comes under the jurisdiction of the PORT, or its designee, and shall be berthed or anchored only where authorized.
- b. All new boathouses and watercraft to be placed by lessees in rented spaces or slips must be approved by the Port, or its designee, before being moored.
- c. A Tenant's guest is the full responsibility of the host tenant. The host shall meet all guests at the locked gate to let them in. A tenant may not open the locked gate for another tenant's guest. **TENANTS SHALL ACCOMPANY GUESTS AT ALL TIMES.**
- d. Disorderly conduct or the violation of Oregon laws by lessee, his/her guests or invitees shall be cause for their immediate removal from the Marina and termination of their lease.
- e. As defined by City of The Dalles General Ordinance 93-1175:
 - i. Tenants shall not create or assist in creating or permit the continuance of unreasonable noise.
 - ii. Using or operating sound-amplifying devices (radio, stereo, loudspeakers, etc.) are prohibited between the hours of 11:00PM and 7:00AM.
 - iii. Construction activities are prohibited between the hours of 8:00PM and 7:00AM
- f. Sanitary facilities or any hazardous materials will not be discharged into the Marina. It is illegal to discharge gray water into Oregon waterways.
- g. Dumpsters
 - i. Household garbage and recycling generated in the Marina shall be deposited in containers supplied for that purpose.
 - ii. Boathouse clean-up and other construction debris SHALL NOT BE PLACED in, or alongside, the Marina garbage and recycling containers. If this occurs a fine of \$65.00/hour, plus cost of proper disposal will be assessed.
- h. Pets: All pets in the Marina are required to be always on a leash while on Port owned docks. Pet owners shall immediately cleanup and dispose of all animal waste to proper

disposal containers. Placing this material in the waters of the State of Oregon is prohibited. Tenants and/or their guests violating this rule will not be allowed to bring pets into the Marina for the balance of their lease term and could lose their lease.

i. Persons under the age of 12

- i. Must be always accompanied by a responsible adult, regardless of whether such persons are identified as a family member of or guest of a Tenant.
- ii. Must always wear a life jacket while in the Marina

j. Parking:

- i. Tenants shall park vehicles in the parking lot adjacent to the Marina.
 - ii. No vehicle shall be in the parking lot for more than 72 hours.
 - iii. Neither the Port, nor its designee, are liable for any theft or damage.
- k. Any boathouse or watercraft that sinks in the Marina shall be removed by the owner at his or her expense.
- l. No space lease for boathouse, boat or any other mooring space at The Dalles Marina may be subleased by tenant to any third party.
- m. The Port, or its designee, and/or the management, operator and/or concessionaire of The Dalles Marina, may issue a "trespass notice" to any person in the Marina for reasons it or they deem sufficient, they would be subject to arrest for trespass, and this would be true even if a tenant desires for the person so noticed to be present in the Marina.

2. All New Marina Tenants:

- a. All new Marina tenants (boathouse or open moorage) shall pass security screening criteria prior to an initial lease agreement being issued.
- b. All new Marina tenants shall provide proof of the following before lease agreement being authorized:
 - i. Boathouse and/or watercraft ownership: a copy of the sales contract or bill of sale and title.
 - ii. Current copy of boathouse liability insurance with the minimum limit of \$500,000.00, as determined by the Port Commission and to include both Port of The Dalles and The Dalles Marina, LLC listed as additional insured.
 - iii. Current copy of watercraft pollution liability insurance with the minimum limit of \$500,000.00, as determined by the Port Commission and to include both Port of The Dalles and The Dalles Marina, LLC listed as additional insured.
 - iv. If Marina tenant owns a boathouse and watercraft, it is required to have both liability and pollution liability insurance, as stated above in 2.(b.)(ii.) and 2.(b.)(iii.)
 - v. Copy of current watercraft registration.
 - vi. Current photo of watercraft
 - vii. Proof of residency
- c. Only tenants that have passed a background screening shall be issued a key.

3. Annually:

- a. Leases will be issued annually.
- b. Marina tenants will provide a current copy of boathouse liability insurance with the minimum limit of \$500,000.00, as determined by the Port Commission and to include both Port of The Dalles and The Dalles Marina, LLC listed as additional insured.
- c. Marina tenants will provide a current copy of watercraft pollution liability insurance with the minimum limit of \$500,000.00, as determined by the Port Commission and to include both Port of The Dalles and The Dalles Marina, LLC listed as additional insured.
- d. If Marina tenant owns a boathouse and watercraft, it is required to have both liability and pollution liability insurance, as stated above in 2.(b.)(ii.) and 2.(b.)(iii.)
- e. Photo of watercraft showing current registration on it.
- f. To demonstrate seaworthiness, at least once between June-August, watercraft must be moved out of its slip and back, using its own power.

4. Watercraft

- a. Watercraft **MAY NOT** be used as principal residences as defined by ORS 09.100 and further defined by ORS 830.700. Overnight stays are limited as follows:
 - i. June 1 – August 31: No more than 45 consecutive overnight stays at any one time.
 - ii. September 1 – May 30: No more than 14 stays in a one-month period.
- b. Watercraft within the Marina must be operated at a speed so as not to create a wake.
 - i. Reported violators will be given one verbal warning to adhere to an appropriate speed; a written notice will be issued for a second reported violation; and report of a third violation will be met with legal action.
- c. Watercraft in the Marina shall be operated according to United States Coast Guard Rules and Regulations.
- d. Watercraft may not be moored to, outside of, or off, the space let to boathouse.
- e. Watercraft engine and bilge maintenance will comply with the following:
 - i. Always use absorbent bilge pads or socks to soak up oil and fuel.
 - ii. Recycle and/or dispose of petroleum products properly.
 - iii. DO NOT DISPOSE OF ANY FUELS OR USED OIL in the Marina dumpsters.
 - iv. Oil filters are to be thoroughly drained and disposed of properly.
 - v. DO NOT DISCHARGE BILGE WATER if there is a sheen to it.
- f. Watercraft moored in the Marina must, always, be operable and maintained in a seaworthy condition and not constitute a safety, fire, or health hazard, or present a risk of sinking. The Port, or its designee, may ask the Tenant to demonstrate the seaworthiness of their watercraft at any time. The watercrafts hull, keel, decking, cabin, and mast must be structurally sound and free from dry rot or other similar defects or deficiencies. If the watercraft does not comply with these conditions, the Tenant must immediately remove their watercraft from the Marina for repair. If the Port, or its designee, is of the opinion that the watercraft is hazardous to Marina property or facilities, other watercraft, or persons, it will be denied permission to remain on Marina property and be required by the Port, or its designee, to be removed from the Marina at the owner's expense upon receipt of written request from the Port, or its designee. If a watercraft owner has been requested to remove their watercraft from the Marina but is unavailable to do so or refuses to act

upon such request, the Port, or its designee, has the right to cause removal of the watercraft from the Marina at the owner's expense, and to terminate the moorage lease.

- g. Watercraft are required to store sewage in holding tanks and dispose of property at the pump-out station.
- h. Watercraft are prohibited from discharging any municipal solid waste while moored in the Marina.
- i. All watercrafts shall be moored to the Port's dock in a secure manner. This system must protect the Port's dock system and surrounding boathouses and/or watercraft.

5. Boathouses

- a. Boathouses **MAY NOT** be used as principal residences as defined by ORS 09.100 and further defined by ORS 830.700. Overnight stays are limited as follows:
 - i. June 1 – August 31: No more than 45 consecutive overnight stays at any one time.
 - ii. September 1 – May 30: No more than 14 stays in a one-month period
- b. A boathouse is a covered structure on floats used for the protected moorage of a boat. A boathouse is essentially a garage for a boat. A boathouse is not a houseboat or floating home and is not to be used as such within the Marina.
- c. Boathouses located on leased spaces within the Marina are for personal recreational use only, of approved boat owners only. No commercial use may be made of any boathouse located within the Marina.
- d. The Marina is zoned "CR", a Recreational Commercial District within the local zoning law (City of The Dalles). Dwellings are prohibited in this zone under the circumstances existing in the Marina.
- e. Tenants may not live in the boathouse on the leased space. They may not use the boathouse on the leased space as a residence.
- f. Boathouses must be of a dimension, size, design, and color satisfactory to the Port, or its designee.
- g. All boathouse number's must be posted in a visible location on the boathouse.
- h. All boathouses shall maintain a minimum of 12" of freeboard in a uniform manner to ensure there is limited stress on the docks.
- i. All boathouses shall be connected to the Port's dock in a secure manner. This system must protect the Port's dock system and surrounding boathouses and/or watercraft. Connections shall provide a minimum 6" clearance between the Port owned dock and the lessee's boathouse to allow space for maintenance work on the docks and utilities. This space can be left open or provide a hinged, removable cover that will provide the required clearance. All mooring connections and revisions to existing systems must have prior Port, or its designee, approval.
- j. Boathouses with functioning kitchen and/or bathroom facilities are required to hook-up to the Port's sewer system.
- k. Boathouses are required to be regularly maintained and repaired so that the outward appearance and structural condition of all boathouses are of a first-rate, top-quality condition. The following conditions, although not meant to be totally inclusive, are illustrative of violations within the meaning of this rule:

- i. Paint on boathouse siding, decking, windowsills, doors, roofs, etc., exhibiting a cracking or peeling condition.
- ii. Roof on the boathouse not securely affixed to the boathouse structure.
- iii. Absence of siding on boathouse frame including sides, front (that Portion most immediately adjacent to and secured to the Port dock system) and gables when the design of the boathouse structure would be aesthetically enhanced by the addition of siding (in this latter regard, as in all the Marina rules and regulations, e.g., rule 34 here, the Port Commission is final arbitrator over what constitutes “aesthetic enhancement”).
- iv. Rain gutters and other designed parts of the boathouse which are not securely affixed and functioning.

v. Removal of vegetation from floats.

~~v.~~vi. All Boathouses will be equipped with smoke Detectors on the inside of the boathouse. A fire extinguisher(minimum of 2-a;10-b:c rated) is required to be mounted on the outside of your boathouse.

- l. Debris, materials, or accessories shall not be stored or otherwise allowed to accumulate outside, whether on or off the space let to the boathouse lessee. Supplies shall not be stored outside boathouses, whether on or off the space let to the boathouse lessee.
- m. Any modifications to a boathouse must be approved in writing by the Port, or its designee, prior to any work being done.
 - i. If an unapproved modification is constructed, and it is determined by the Port, or its designee, that the modification is negatively impacting the marina, the docks, or neighbors, the lease will be terminated.
- n. Boathouses shall be in seaworthy condition and not constitute a safety, fire or health hazard or they shall be removed from the Marina at the owner’s expense.
- o.

6. Boathouse Construction Requirements

[Requirements for the construction of a boathouse]Please refer to the Port of The Dalles marina Requirement for Building a Boathouse.

7. Prohibited

- a. **SWIMMING IS PROHIBITED** in all areas of the Marina.
- b. Boathouses and/or watercraft not marked or identified as required by law will not be permitted within the Marina.
- c. No alteration of slip size, boathouse space or any Port owned components will be permitted.
- d. No additional moorage cleats or tie-ups to be added to the docks in the open moorage areas. If additional cleats are needed, they shall be installed and maintained by the Port, or its designee.
- e. Tenants shall not install or construct any lockers, chests, cabinets, steps, ramps, or similar structure on Port owned facilities.
- f. Watercraft may not be moored to, outside of, or off, the space let to boathouse.

- g. Watercraft are prohibited from discharging any municipal solid waste while moored in the Marina.
- h. Wood-burning stoves, wood-burning fireplaces and all open burning is prohibited in the Marina. This includes any open flame fire pits.
- i. No fishing will be permitted in a manner endangering individuals or impeding the movement of watercraft within the Marina.
- j. Sanitary facilities or any hazardous materials will not be discharged into the Marina. It is illegal to discharge gray water into Oregon waterways.
- k. All fireworks, including sparklers, are **STRICTLY PROHIBITED** from use on Port Property.
- k.l. The Marina has a no smoking policy with-in all areas of the Marina.

8. Emergencies:

- a. For emergency services to aid in the case of an emergency, all boathouses are required to post their boathouse number in a visible location.
- b. The Port, or its designee, has the right to require inspection of any boathouse and/or watercraft in the Marina to ensure seaworthiness and adherence to safety, fire, and health requirements, at the owner's expense.
- c. In case of an emergency requiring immediate action and/or repairs to lessee's boathouse or watercraft, to protect Port's property or the property of other Marina lessees, the Port, or its designee, shall have the right to perform said emergency actions and/or repairs and charge all costs to lessee.
- d. The Port, or its designee, is not responsible for any loss or damage to boathouse or watercraft in the Marina. Each owner will be held responsible for damage which he/she may cause to other boathouses or watercraft in the Marina or for damage to any Port structure.

9. All Marina Rules and Regulations are enacted, reviewed, and revised from time to time by the Port of The Dalles Commission. The Marina Rules and Regulations have been expressly adopted:

- a. To provide for the orderly and safe use by the public of the Marina and the parking areas and other Port property adjacent to it.
- b. To provide for the maintenance and improvement of the visual and aesthetic appearance of the Marina and surrounding Port properties near it (including boathouses and watercraft moored in it).
- c. To provide for the protection of the Port's improvements and properties within the Marina and on Port properties nearby.
- d. To provide and protect the general use and enjoyment of the space and slip rentals within the Marina for the benefit of Port Marina tenants and/or lessees within the Marina; and
- e. To provide for the benefit of the public, regarding safety, health, and welfare within the Marina and on the Port's properties nearby.

10. In construing the meaning of any of the Marina Rules and Regulations herein, or of any clause, phrase, provision, or portion thereof, the lessee or tenants within the Marina, and the public using same, are bound by the final determination of the Port of The Dalles Commission regarding any such construction, interpretation or meaning.
11. Whenever reasonably practicable, updates and revisions of these Marina Rules and Regulations, which may be revised from time to time by the Port Commission, shall be delivered or mailed to the tenants and/or lessees within the Marina.

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	March 15, 2023
ACTION ITEM I-1.)	February 15, 2023, Regular Session Meeting Minutes
STAFF RECOMMENDATION	Approve <u>February 15, 2023, Regular Session Meeting Minutes</u> as presented

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, February 15, 2023, 7:00 p.m.
Port Administrative Office
The Dalles, Oregon

The Regular Session Meeting of the Port Commissioners was called to order by President Greg Weast at 7:00 p.m.

ROLL CALL Executive Assistant Toepke

- COMMISSION Greg Weast, Robert Wallace, Staci Coburn, David Griffith, John Willer
- STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant; Bill Dick, Attorney, Dick, Dick & Corey
- GUESTS Angie Macnab, The Dalles Marina, LLC
- MEDIA Alana Lackner, Columbia Gorge News

PLEDGE OF ALLEGIANCE Jennifer Toepke

AGENDA CORRECTIONS/ADDITIONS None

PUBLIC COMMENT OR QUESTION None

REGULAR SESSION ADJOURNED AT 7:02 P.M. & EXECUTIVE SESSION COMMENCED AT 7:02 P.M.

EXECUTIVE SESSION as allowed by ORS 192.660(2)(e) Real Property Transactions & ORS 192.660(2)(h) Conferring with Legal Counsel regarding litigation *Media representatives are instructed not to report or disclose matters discussed in Executive Session

EXECUTIVE SESSION ADJOURNED AT 7:40 P.M. & REGULAR SESSION RESUMED AT 7:41 P.M.

ACTION REQUIRED FROM EXECUTIVE SESSION *Consensus to direct staff to pursue criteria for boathouse construction at The Dalles Marina, and present said criteria to Commission.*

ACTION ITEMS

1. January 11, 2023, Regular Session Meeting Minutes Amendment: Committee Reports, The Dalles Community Outreach Team, Change Executive Director Klaas to Commissioner Weast *Passed unanimously as amended.*
2. January 2023 Financial Reports Treasurer Coburn *Stand as presented.*

DISCUSSION ITEM

1. 2023 SDAO Annual Conference: Share your experience!
 - Commissioner Weast: Working with Legal Counsel: We need to make sure that we have enough time to understand the legal documents; it helps if they are written in lay terms. Also, we need to read all our bylaws and procedures; please send to Commission. Onboarding Session: When there is a new Commissioner, we need to mentor that person; SDAO has a Board Member Tool Member Toolkit. Also attended Shake Alert, Financial Reports, and Defensible Spaces.
 - Commissioner Willer: Financial Reports: reinforcement of knowledge that was already there. Board Recruitment: obviously worked as I was recruited 3 times! Communicating during Construction: Did some outreach and focus groups. Dealing with problems with Board Members: It was more review. Public Meetings & Executive Sessions: It was well done.
 - Commissioner Griffith: I wish I had known the things I learned at the Land Use session this time many years ago. The speed of which things went was faster than I could keep up with. Wildfire: it went very fast.
 - Commissioner Wallace: Opening Session: It was great to understand the multigenerational aspect of our relationships. Highlights: Cybersecurity. Executive Sessions. Legislative Update. Networking with other Ports and Districts. Attended the Port Caucus. Several people made the comment that it was great that the Port Commissioners were in attendance in full force. Thanks to staff for all the effort and arrangements they did!
 - Executive Director Klaas: Highlights: Cybersecurity, maybe we (districts in The Dalles and/or Wasco County) need to ban together and get an IT person. Legislative Issues: Affordable Housing: \$1 billion in the Governor's budget for housing; healthcare worker shortage: traveling nurses are getting paid a lot so there is a shortage for permanent nursing staff; healthcare; although marijuana is legal in Oregon, there are a lot of illegal operations and there is some water theft going on that needs addressing. Great networking as always with Margi Hoffman from USDA.
 - Executive Assistant Toepke: Highlights: Cybersecurity is always eye opening. "If you didn't ask for it, don't open it." Protecting passwords. Paid Leave Oregon: Continues to be a challenging roll out. Employers will need to be flexible and

stay up to date, especially in this first year. Financial Reports: Consider establishing an asset appreciation fund. Grants: tracking reimbursements and reports. Evaluate internal controls. Perform risk assessment once per year. Getting the Most out of SDAO: New information to me, 8 hours of free consulting services per year; 5 free background tests and 5 free drug tests per year.

REPORTS

1. The Dalles Marina, LLC Q2/FY 2022-2023 Concessionaire Report Owner/Operator Macnab Stands as included in packet.
2. Director's Report Executive Director Klaas Stands as included in packet.
3. Strategic Business Plan Update Report Executive Director Klaas
 - o Work session held prior to meeting for project launch.
4. Committee Reports
 - The Dalles Community Outreach Team Executive Director Klaas The travel group is scheduled to go to Washington, D.C. in March; meeting scheduling will begin soon. We'll be meeting new legislators with a Republican House and Democrat Senate; some want to give earmarks, some not. The COT is very unique and effective – when other communities hear what we do they are surprised!
 - Columbia Gateway Urban Renewal Agency Board Commissioner Coburn Did not meet in January.
 - The Dalles Area Chamber of Commerce Board Commissioner Griffith President/CEO Lisa Farquharson and her team went to a professional development conference over the weekend. This week our Chamber is in Portland for the Sportsman Show, something they've been doing for the last couple of years to promote The Dalles. They will also be in Redmond doing the same thing. The Cherry Festival is April 21-23. Homegrown happiness!
 - Dufur Commissioner Wallace Port related and non-related. School based health center. Some folks have come out against it. Birth control, gender issues, etc. However, the intended purpose is to treat earaches, colds, etc. Discussion to continue. 2nd Strategic Planning Meeting for Dufur Vision. Moving forward with that. Port Staff, Carrie from MCEDD and I, will meet with key people from around town to dig in deeper. One of the things that came out of the meeting: I was paired with David Selzer and David Brown -- April 1st the store should be open – the floors have been redone, painted, etc. Andrea, myself and my RARE, Michael – walked through town, looked at all the properties, talked to people, looked at the apartments above Kramer's, went to Dufur Valley to see the underground water project – we had good conversations, thoughts, and what ifs about Dufur.
 - Wasco County Economic Development Commission Executive Assistant Toepke No meeting; next meeting is in March.

REGULAR SESSION ADJOURNED AT 8:13 P.M. & EXECUTIVE SESSION COMMENCED AT 8:13 P.M.

EXECUTIVE SESSION as allowed by ORS 192.660(2)(e) Real Property Transactions and ORS 192.660(2)(h) Conferring with Legal Counsel regarding litigation *Media representatives are instructed not to report or disclose matters discussed in Executive Session

EXECUTIVE SESSION ADJOURNED AT 8:49 P.M. & REGULAR SESSION RESUMED AT 8:50 P.M.

ACTION REQUIRED FROM EXECUTIVE SESSION Motion: Offer Meadow Outdoor a lease renewal for 10 years with an option for 5 years, at a rate of \$2,200.00 per year or 10% of the gross revenue, whichever is greater. Update lease with current requirements. *M/G. Weast, S/D. Griffith, Motion Approved Unanimously*

UPCOMING MEETINGS/EVENTS Stands as included in packet.

COMMISSION CALL

Commissioner Griffith was tasked by the Airport to come up with a marketing plan. He is asking Commission and Staff for their feedback about what they think the airport needs, what do stakeholders need? Feedback will be sent to Staff to compile and share with Commissioner Griffith.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 8:56 p.m.

PORT OF THE DALLES:

ATTEST:

Greg Weast, President
Board of Commissioners

David A. Griffith, Secretary
Board of Commissioners

DATE APPROVED: March 15, 2023

Prepared by: Jennifer Toepke, Executive Assistant

PORT OF THE DALLES AGENDA ITEM

MEETING DATE March 15, 2023

ACTION ITEM I-2.) February 2023 Financial Reports Treasurer Coburn

STAFF RECOMMENDATION Approve February 2023 Financial Reports as presented

Notable

- Interest continues to increase; the Oregon Short Term Fund Rate is currently 3.75%
- The Port issued a request for proposal for banking services on January 19, 2023, with a submission deadline of March 15, 2023
- No extraordinary activity to report in the General, Port Development and Marina Fund's

Cash Basis

PORT OF THE DALLES

Balance Sheet by Class

As of February 28, 2023

	<u>General Fund</u>	<u>Marina Fund</u>	<u>Port Development Fund</u>	<u>Unclassified</u>	<u>TOTAL</u>
ASSETS					
Current Assets					
Checking/Savings					
CSB Checking					
General Checking	33,030.17	0.00	0.00	0.00	33,030.17
Marina Checking	0.00	73,173.27	0.00	0.00	73,173.27
Port Development Checking	0.00	0.00	7,705.59	0.00	7,705.59
Total CSB Checking	<u>33,030.17</u>	<u>73,173.27</u>	<u>7,705.59</u>	<u>0.00</u>	<u>113,909.03</u>
LGIP					
General	1,188,445.89	0.00	0.00	0.00	1,188,445.89
Marina	0.00	254,641.17	0.00	0.00	254,641.17
Port Development	0.00	0.00	2,074,241.08	0.00	2,074,241.08
Total LGIP	<u>1,188,445.89</u>	<u>254,641.17</u>	<u>2,074,241.08</u>	<u>0.00</u>	<u>3,517,328.14</u>
Petty Cash	66.28	28.48	55.24	0.00	150.00
Total Checking/Savings	<u>1,221,542.34</u>	<u>327,842.92</u>	<u>2,082,001.91</u>	<u>0.00</u>	<u>3,631,387.17</u>
Total Current Assets	<u>1,221,542.34</u>	<u>327,842.92</u>	<u>2,082,001.91</u>	<u>0.00</u>	<u>3,631,387.17</u>
TOTAL ASSETS	<u>1,221,542.34</u>	<u>327,842.92</u>	<u>2,082,001.91</u>	<u>0.00</u>	<u>3,631,387.17</u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Credit Cards					
Visa-1429	187.68	0.00	-187.68	0.00	0.00
Total Credit Cards	<u>187.68</u>	<u>0.00</u>	<u>-187.68</u>	<u>0.00</u>	<u>0.00</u>
Other Current Liabilities					
Payroll Liabilities	331.24	0.00	0.00	0.00	331.24
Total Other Current Liabilities	<u>331.24</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>331.24</u>
Total Current Liabilities	<u>518.92</u>	<u>0.00</u>	<u>-187.68</u>	<u>0.00</u>	<u>331.24</u>
Total Liabilities	<u>518.92</u>	<u>0.00</u>	<u>-187.68</u>	<u>0.00</u>	<u>331.24</u>
Equity					
Unrestricted Net Assets	1,013,207.41	323,705.29	1,963,459.45	0.00	3,300,372.15
Net Income	207,816.01	4,137.63	118,730.14	0.00	330,683.78
Total Equity	<u>1,221,023.42</u>	<u>327,842.92</u>	<u>2,082,189.59</u>	<u>0.00</u>	<u>3,631,055.93</u>
TOTAL LIABILITIES & EQUITY	<u>1,221,542.34</u>	<u>327,842.92</u>	<u>2,082,001.91</u>	<u>0.00</u>	<u>3,631,387.17</u>

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-GENERAL FUND
 July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	924,904.00	0.0%
Interest from Earnings	18,824.62	5,549.00	339.24%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Launch Ramp & Transient Moorage	1,346.00	3,000.00	44.87%
Leased Land & Facilities	45,406.80	95,000.00	47.8%
Loan Repayments	0.00	12,000.00	0.0%
Other Income	16,739.02	2,000.00	836.95%
Total Other Resources	<u>63,491.82</u>	<u>4,112,000.00</u>	<u>1.54%</u>
Previously Levied Taxes	5,043.43	5,000.00	100.87%
Property Taxes	427,197.73	357,666.00	119.44%
Transfer from Other Funds	0.00	200,000.00	0.0%
Total Income	<u>514,557.60</u>	<u>5,605,119.00</u>	<u>9.18%</u>
Gross Profit	514,557.60	5,605,119.00	9.18%
Expense			
Capital Outlay	70.02	4,050,000.00	0.0%
Material & Services	106,767.83	216,000.00	49.43%
Personal Services	199,903.74	330,000.00	60.58%
Transfers & Contingency	0.00	600,000.00	0.0%
Total Expense	<u>306,741.59</u>	<u>5,196,000.00</u>	<u>5.9%</u>
Net Ordinary Income	<u>207,816.01</u>	<u>409,119.00</u>	<u>50.8%</u>
Net Income	<u>207,816.01</u>	<u>409,119.00</u>	<u>50.8%</u>

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-MARINA FUND
 July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	127,956.00	0.0%
Interest from Earnings	4,137.63	768.00	538.75%
Other Resources			
Fire Emergency	0.00	1,500,000.00	0.0%
Total Other Resources	<u>0.00</u>	<u>1,500,000.00</u>	<u>0.0%</u>
Total Income	<u>4,137.63</u>	<u>1,628,724.00</u>	<u>0.25%</u>
Gross Profit	4,137.63	1,628,724.00	0.25%
Expense			
Capital Outlay	0.00	300,000.00	0.0%
Debt Service	0.00	800,000.00	0.0%
Transfers & Contingency	0.00	473,986.00	0.0%
Total Expense	<u>0.00</u>	<u>1,573,986.00</u>	<u>0.0%</u>
Net Ordinary Income	<u>4,137.63</u>	<u>54,738.00</u>	<u>7.56%</u>
Net Income	<u><u>4,137.63</u></u>	<u><u>54,738.00</u></u>	<u><u>7.56%</u></u>

Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND

July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	1,433,744.00	0.0%
Interest from Earnings	32,546.83	8,602.00	378.36%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Land Sales & Contract Interest			
V&G			
Interest	2,592.88		
Principal	3,486.19		
Total V&G	<u>6,079.07</u>		
Land Sales & Contract Interest - Other	0.00	1,505,000.00	0.0%
Total Land Sales & Contract Interest	<u>6,079.07</u>	<u>1,505,000.00</u>	<u>0.4%</u>
Loan Repayments			
CGCC			
Interest	3,684.80		
Principal	105,280.10		
CGCC - Other	0.00	539,310.00	0.0%
Total CGCC	<u>108,964.90</u>	<u>539,310.00</u>	<u>20.21%</u>
City of Dufur	0.00	39,310.00	0.0%
Total Loan Repayments	<u>108,964.90</u>	<u>578,620.00</u>	<u>18.83%</u>
Other Income	<u>745.79</u>	<u>5,000,000.00</u>	<u>0.02%</u>
Total Other Resources	<u>115,789.76</u>	<u>11,083,620.00</u>	<u>1.05%</u>
Transfer from Other Funds	0.00	500,000.00	0.0%
Total Income	<u>148,336.59</u>	<u>13,025,966.00</u>	<u>1.14%</u>
Gross Profit	<u>148,336.59</u>	<u>13,025,966.00</u>	<u>1.14%</u>
Expense			
Capital Outlay	0.00	8,500,000.00	0.0%
Material & Services	29,606.45	390,500.00	7.58%
Special Payments	0.00	3,000,000.00	0.0%
Transfers & Contingency	0.00	400,000.00	0.0%
Total Expense	<u>29,606.45</u>	<u>12,290,500.00</u>	<u>0.24%</u>
Net Ordinary Income	<u>118,730.14</u>	<u>735,466.00</u>	<u>16.14%</u>
Net Income	<u>118,730.14</u>	<u>735,466.00</u>	<u>16.14%</u>

PORT OF THE DALLES AGENDA ITEM

MEETING DATE

March 15, 2023

ACTION ITEM I-3.)

Appoint Nathanael Stice to the Budget Committee, Position #3, for a 3-year term expiring 06/30/2025

STAFF RECOMMENDATION

Approve Appointment of Nathanael Stice to the Budget Committee, Position #3, for a 3-year term expiring 06/30/2025 as presented

FY 2023-2024 BUDGET COMMITTEE

BOARD MEMBERS	TERM EXPIRES (Port Commission)	LAY MEMBERS	POSITION # TERM EXPIRES (3-year staggered terms)
<p>Robert Wallace P.O. Box 162 Dufur, OR 97021 rwallace@portofthedalles.com Cell: 541-993-2410 Work: 541-815-5503</p>	06/30/2025	<p>Steve Kramer P.O. Box 35 Dufur, OR 97021 stevek@co.wasco.or.us 541-993-2051 ~ 2018 ~</p>	<p>Pos. #1 06/30/2024</p>
<p>Greg Weast P.O. Box 538 The Dalles, OR 97058 gweast@portofthedalles.com Cell: 541-980-1107</p>	06/30/2023	<p>John Amery PO Box 1543 The Dalles, OR 97058 john@aristonetworks.com 541-340-0032 ~ 2019 ~</p>	<p>Pos. #2 06/30/2025</p>
<p>John Willer 1311 E. 18th Street The Dalles, OR 97058 jwiller@portofthedalles.com Cell: 541-340-1949</p>	06/30/2025	Vacant	<p>Pos. #3 06/30/2025</p>
<p>Staci Coburn 460 E. Knoll Drive The Dalles, OR 97058 scoburn@portofthedalles.com Cell: 541-980-4509 Home: 541-298-1883</p>	06/30/2023	Vacant	<p>Pos. #4 06/30/2025</p>
<p>David Griffith P.O. Box 1487 The Dalles, OR 97058 dgriffith@portofthedalles.com Cell: 541-980-7873</p>	06/30/2023	<p>Ryan Bessette 419 E. 15th Place The Dalles, OR 97058 Rottweiler888@yahoo.com 541-980-8893 ~ 2018 ~</p>	<p>Pos. #5 06/30/2024</p>
<p>Andrea Klaas Budget Officer 3636 Klindt Drive The Dalles, OR 97058 andrea@portofthedalles.com Cell: 541-298-4148</p>			



Application for Budget Committee

Posting Date: 06 January 2023

Term of Appointment: 3 years, beginning June 30, 2022, expiring June 30, 2025

Candidate Qualifications:

- Have a primary residence within the Port District;
- Legally registered to vote in Wasco County;
- Not be a Port employee;
- Have resided within the Port District at least one year prior to the candidacy posting date.

Application Deadline: March 1, 2023

Submit Applications to:

Mail: Port of The Dalles
3636 Klindt Drive
The Dalles, OR 97058

Email:
info@portofthedalles.com

Questions?: Contact Andrea Klaas, Executive Director or Jennifer Toepke, Executive Assistant (541) 298-4148

NOTE: *Applications are public records they are subject to disclosure under the Oregon Public Records Act. Information provided by the applicant is not regarded as confidential except for the addresses and phone numbers of references and the applicant's personal information, including home and work addresses, phone numbers and email addresses.*

PLEASE NOTE THAT APPOINTEES ARE REQUIRED BY STATE LAW TO FILE AN ANNUAL STATEMENT OF ECONOMIC INTEREST (SEI).



Application for Budget Committee

Date: 2/17/2023

Name of Applicant: Nathanael Stice

Physical Address:
1010 G Street, The Dalles, OR 97058

Number of months you have resided at your current physical address: 3

Is your current physical address your primary residence?

Yes No

Mailing address (if different from physical address):

Phone Number: 5034288059

Email Address: nathanael.stice@gmail.com

Occupation:
Government, consulting, residential development\

Are you registered to vote in Wasco County?

Yes No

Please provide a brief background on your work experience, volunteer work or other areas of special interest that you would bring to the position.

See resume. I've served in senior roles in state and federal government. I currently serve on the Board of Columbia Gorge Community College.

Have you ever had an elected or appointed office in local government? If so, please list what positions you have held and for how long you held each position.

I was elected to serve on the Columbia Gorge Community College Board in 2021. Previously, I served on the CGCC Budget Committee.



Why do you wish to serve?

The Port is a critical institution for our community. I've had the pleasure of working with both commissioners and the Port's great staff over the years. I'd value the opportunity to support your great team and critical work.

What are the two most important issues you feel the Port will be facing in the next five years?

1. Lack of industrial land
2. Redevelopment of land inside the UGB

Signature *Nathanael Stice*

(Please type your full legal name):

Nathanael T. Stice

SKILLS

- Skilled public administrator with experience leading community development and outreach programs.
- Knowledgeable of community and economic development in theory and practice across the state.
- Familiar with the full suite of private, local, state, and federal tools available to move community projects forward.
- Seasoned leader of collaborative efforts to develop and implement strategies with cross-functional and multi-agency teams.
- Track record of getting results working across state government with legislators, administrative agencies, and interest groups to push strategic initiatives forward from idea to legislative proposal to implementation.

PROFESSIONAL EXPERIENCE

Office of Governor Kate Brown

Regional Solutions Director and Jobs and Economy Policy Advisor (Gov Affairs Administrator 1)

Aug. 2022 – Present

The Regional Solutions Director and Jobs and Economy Policy Advisor leads the Governor's collaborative approach to community and economic development across urban and rural Oregon and provides the Governor advice and counsel on matters relating to Oregon's infrastructure, job retention and creation, and community prosperity. The Advisor provides oversight to and serves as the principal liaison to the state's economic and community development agency, Business Oregon, as well as other agencies, boards, and commissions. The Director serves as the principal liaison to local governments and manages a team of embedded staff tasked with empowering communities to achieve their community and economic development goals through regulatory alignment, capital acquisition, and collaborative project management.

- Supervised six senior level staff responsible for implementation of a coordinated approach to community and economic development across Oregon.
- Advised the Governor on investments from the Strategic Reserve Fund, broadband policy implementation, innovation, and community-based infrastructure needs.
- Shepherded approval of five strategic reserve fund projects from pre-flight to Governor's approval.
- Served on staff leadership team for the Economic Opportunity Subcommittee of the Governor's Racial Justice Council.
- Maintained Regional Solution service levels with reduced staff resources and ensured the continuity of key regional projects through Gubernatorial Transition. Examples include the Warm Springs Drinking Water Taskforce and fire recovery in communities impacted by the 2020 Labor Day fires.
- Supported Business Oregon leadership through agency budget process and on agency rule making and operations, ensuring alignment with state's strategic goals.
- Collected, analyzed, and reported Key Performance Measures for the Regional Solutions programs, which continues to show a high-level of satisfaction from stakeholders across the state.

Regional Solutions Coordinator (Principal Executive Manager F)

July 2016 – Present

The Regional Solutions Coordinator serves as a senior member of the Governor's team, representing the Governor in urban and rural Oregon to ensure the provision of effective and timely outreach and customer service to local partners and customers on a broad-spectrum of programs, initiatives, and projects. The Coordinator develops and leads interagency and joint initiatives focused on community development, housing, disaster recovery, sustainability, and other state and local priorities. The Coordinator ensures that the Team's work is aligned with the Governor's vision and agency strategic plans.

- Led multidisciplinary, interagency team of 10 agency staff and regional partners responsible for delivering a coordinated and equity-centered approach to community development in urban and rural Oregon.
- Guided Mid-Columbia Gorge communities through community development and critical infrastructure projects from feasibility through funding and permitting; launched collaborative efforts to address regional water and wastewater issues. Assisted in acquisition of millions of dollars in funding for projects from state and federal programs.
- Represented the Governor and state enterprise in 12 of Oregon's 36 counties (with additional geographic responsibilities) with community leaders, industry associates, state and federal agencies, and other stakeholders.

Regional Solutions Coordinator (continued)

- Worked with private sector from tech and other industries on interfacing with local, state, and federal agencies for business expansion projects. These projects included the most recent Google buildouts in The Dalles, utility scale wind and solar installations, and expansion of the tech sector in the Gorge.
- Developed and implemented work plan for cross-functional team responsible for delivering community development projects and the Governor's vision.
- Developed Executive Order establishing Oregon's first state broadband office; managed broadband projects resulting in the deployment of high-speed internet deployment to over 2,000 residents in extremely underserved rural areas.
- Developed and facilitated a collaborative approach to COVID-19 response deployed throughout Oregon that brought together stakeholders and partners from multiple agencies, sectors, and levels of government to support a coordinated economic and public health response: <https://bit.ly/34v8iZo>; led collaborative disaster recovery work after multiple devastating fire seasons and Mosier oil train derailment.
- As part of Governor's Racial Justice Council, facilitated Regional Equity in Recovery Council tasked with developing an equity-centered approach to regional economic recovery

University of Oregon, Government and Community Relations, Eugene, OR

Assistant Director, State and Federal Affairs

Feb 2012 – July 2016

- Advised university leadership, including University President, Vice Presidents, other members of the leadership team on state and federal policies and programs.
- Managed advocacy staff and legislative fellows
- Provided full service public affairs and government relations across the university enterprise, focused on capital project delivery, university operations and funding models. During my tenure, the university secured funding for and developed new academic research centers, student focused facilities, and athletics facilities.
- Led cross-enterprise strategic initiatives aimed at advancing individual projects with a variety of local, state, federal, and private partners, including evaluation of the university's community engagement model.
- Advanced university initiatives through engagement with state legislators and agencies and federal agencies and members of Congress.
- Created lasting partnerships with stakeholder groups for the UO, including government and private sector institutions.
- Coached university executives and faculty through presentations and communications with policy makers and other influencer audiences.
- Led successful local and state legislative advocacy for \$3.75 million for the Regional Accelerator and Innovation Network.

VA Democratic Party/Obama for America, Lead Organizer, Northern Virginia

June 2008 – Nov. 2008

- Promoted to manage team of highly skilled organizers in rapid-paced, numbers-driven environment
- Built and managed the community-based teams in Virginia with six staff and over 300 volunteers weekly.
- Won 14 of 15 contested precincts in a key swing state (and still lament the 15th precinct.)

Office of Congressman David Wu, Legislative Intern, Washington, DC

Sept. 2007 – June 2008

- Served as member of legislative team, drafting constituent letters, policy memos, and tracking appropriations.
- Took constituent meetings, staffed front office, and participated in strategy sessions and briefings.
- Drafted and edited Dear Colleague letters, talking points, and other legislative language.

Carnegie Endowment for International Peace, Junior Fellow, Washington, DC

Sept. 2006 – Oct. 2007

- Selected as one of six successful candidates from a highly competitive pool of applicants for the fellowship program at a leading foreign affairs think tank.
- Led project on energy policy in the Russia/Eurasian region, resulting in several widely distributed policy papers.

EDUCATION

University of Oregon, Eugene, OR

Master's of Public Administration (June 2011)

Focus: Community and Economic Development

Willamette University, Salem, OR

B.A., Politics and Russian Language (June 2006)

Phi Beta Kappa and Magna Cum Laude

Awards: Carnegie Junior Fellow and National Security Education Program, Boren Scholar

Tavrda University, Simferopol, Ukraine, 2004-2005

Certificate in Russian Language

PROFESSIONAL BOARDS AND VOLUNTEER EXPERIENCE

Link Oregon Board of Directors

Oct 2022 – Present

Housing Alliance of Oregon, Development, Land Use & Preservation Workgroup

Jan. 2022 – Present

Columbia Gorge Community College Board of Trustees

Board of Trustees, Finance and Audit Committee Chair

July 2021 – Present

Budget Committee, Vice Chair

June 2019 – July 2021

CASA of the Columbia River Gorge, Board of Directors

Feb. 2021 – Present

Wasco County Medical Reserve Corps

Jan 2021 – Present

Gorge Health Equity Collaborative

June 2020 – Present

Gorge Native American Collaborative

June 2020 – Present

Oregon Economic Development Association, Board of Directors

Aug. 2015 – Dec. 2019

South Willamette Valley Regional Solutions Advisory Committee

Aug. 2014 – July 2016

PORT OF THE DALLES AGENDA ITEM

MEETING DATE

March 15, 2023

ACTION ITEM I-4.)

Appoint Allen Weast to the Budget Committee, Position #4, for a 3-year term expiring 06/30/2025

STAFF RECOMMENDATION

Approve Appointment of Allen Weast to the Budget Committee, Position #3, for a 3-year term expiring 06/30/2025 as presented

FY 2023-2024 BUDGET COMMITTEE

BOARD MEMBERS	TERM EXPIRES (Port Commission)	LAY MEMBERS	POSITION # TERM EXPIRES (3-year staggered terms)
<p>Robert Wallace P.O. Box 162 Dufur, OR 97021 rwallace@portofthedalles.com Cell: 541-993-2410 Work: 541-815-5503</p>	06/30/2025	<p>Steve Kramer P.O. Box 35 Dufur, OR 97021 stevek@co.wasco.or.us 541-993-2051 ~ 2018 ~</p>	<p>Pos. #1 06/30/2024</p>
<p>Greg Weast P.O. Box 538 The Dalles, OR 97058 gweast@portofthedalles.com Cell: 541-980-1107</p>	06/30/2023	<p>John Amery PO Box 1543 The Dalles, OR 97058 john@aristonetworks.com 541-340-0032 ~ 2019 ~</p>	<p>Pos. #2 06/30/2025</p>
<p>John Willer 1311 E. 18th Street The Dalles, OR 97058 jwiller@portofthedalles.com Cell: 541-340-1949</p>	06/30/2025	Vacant	<p>Pos. #3 06/30/2025</p>
<p>Staci Coburn 460 E. Knoll Drive The Dalles, OR 97058 scoburn@portofthedalles.com Cell: 541-980-4509 Home: 541-298-1883</p>	06/30/2023	Vacant	<p>Pos. #4 06/30/2025</p>
<p>David Griffith P.O. Box 1487 The Dalles, OR 97058 dgriffith@portofthedalles.com Cell: 541-980-7873</p>	06/30/2023	<p>Ryan Bessette 419 E. 15th Place The Dalles, OR 97058 Rottweiler888@yahoo.com 541-980-8893 ~ 2018 ~</p>	<p>Pos. #5 06/30/2024</p>
<p>Andrea Klaas Budget Officer 3636 Klindt Drive The Dalles, OR 97058 andrea@portofthedalles.com Cell: 541-298-4148</p>			

Application for Budget CommitteeDate: 1/11/2023Name of Applicant: Allen WeastPhysical Address: 1000 W 8th PlNumber of months you have resided at your current physical address: Aprox 130

Is your current physical address your primary residence?

 Yes NoMailing address (if different from physical address):

_____Phone Number: 541-980-2550Email Address: allenweast@gmail.comOccupation: Medical Administrative Assistant

Are you registered to vote in Wasco County?

 Yes No

Please provide a brief background on your work experience, volunteer work or other areas of special interest that you would bring to the position.

12 years retail management with Fred Meyer, 2 years of administrative work with MCMC

Have you ever had an elected or appointed office in local government? If so, please list what positions you have held and for how long you held each position.

No

Why do you wish to serve?

A desire to give back to the community I have lived in for
most of my life

What are the two most important issues you feel the Port will be facing in the next five years?

1. Land use and development in the port district
2. Budgetary concerns

Signature Allen M West

(Please type your full legal name):

Allen Michael West

PORT OF THE DALLES AGENDA ITEM

MEETING DATE March 15, 2023

REPORTS ITEM I-1.) Director's Report Executive Director Klaas

Tree Cut on Port Property along Riverfront Trail

- Final Amended Judgement following this Director's Report.
- Per District Attorney Matthew Ellis, as of March 9, 2023, no payments have been made yet.

The Dalles Marina

- Launch Ramp Restrooms scheduled to reopen early this year, on April 1, 2023
- Parking lot continues to attract derelict vehicles which the Port addresses as quickly as possible.

Business Inquiries

- State Lead – Did not respond to:
 - Project Poppy: Site search for the construction of a new state-of-the-art electric vehicle battery manufacturing facility in the United States. 2,000 jobs, 300 acres
- Other Leads
 - New: Technology/manufacturing
 - New: Warehouse
 - Ongoing: Technology/manufacturing
 - Ongoing: Metal fabrication
 - Paused: Manufacturing food and beverage business

Wasco Innovators Initiative

- This group is beginning the planning stages for an emerging business pitch competition. This will include finding: funders/prizes, new/growing businesses who are interested in pitching their ideas, judges, plus many other logistical items.
- Mid-Columbia Economic District is staffing this effort through a grant from EDA, with volunteer support from the Port, Small Business Development Center, Columbia Gorge Community College, and Business Oregon.
- The March Innovators drinks took place at the Wine Library with about 25 people in attendance. Speakers were Wring BBQ and 15 Mile Winery. The next event is May 3, 5:30-7:30 p.m. Location TBD. Speakers are two local companies that are working together on the design and production of an innovative coffee roaster, Michael Barthmus of Sivetz Roasting and Chris Parks of AAA Metal Fabrication.

Brownfield Coalition Update

- Happy to report that some of this grant money is going to Dufur. The new owner of the Lariat applied, and almost the same day a project that was previously funded stepped back, so those funds were reallocated to the Dufur project.
- Additional funds are being applied for since this first go around was so successful.

Other

- Executive Director Klaas joined Mark Bailey on KIHHR and Al Wynn on the KODL Coffee Break.
- Oregon Public Ports Legislative committee continues to meet. There are about 2,800 bills. Those that have not received committee assignments die on March 17th. One that Staff has been following is HB2816 which relates to high energy users being financially penalized if they do not use green power. Current indications are that this will not pass. Ports are supporting bills that relate to the removal of abandoned and derelict vessels, unfortunately these bills are not getting much traction. Generally, Ports are waiting until March 17th to see which bills have the most traction, and then lend our support or opposition to them, as they relate to Ports.
- President Weast and Executive Director Klaas met with City Manager Matthew Klebes to talk about partnership opportunities between the Port and the City.
- Executive Director Klaas met with the new Port of Hood River Executive Director, Kevin Greenwood.
- Executive Director Klaas attended Federal Appropriations training.
- The Port submitted a request for Community Directed Funding to Senators Wyden and Merkley for industrial land acquisition. Representative Bentz is not accepting similar on the house side.

- Executive Director Klaas met with a reporter from Forbes who is doing a story on data centers and their impact on communities. He traveled to Oregon and Washington where many data centers are located. Locally he met with several individuals in Wasco County to learn about QLife, and why Google sited here. He also traveled to Prineville, Port of Morrow and then up into Washington.
- Executive Director Klaas delivered the Financial Services RFP to local banking institutions; the RFP is also posted on the Port's website [Banking Services RFP - Port of The Dalles](#) The deadline to receive proposals is March 15, 2023.
- Cascade Renewable Transmission Project news article following Director's Report for your information.

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF WASCO

State of Oregon,)	
Plaintiff)	
)	Case No.: 21CR46188
vs.)	
)	AMENDED JUDGMENT *
)	
Anthony Lane Morelli,)	Case File Date: 09/22/2021
Defendant)	

DEFENDANT

True Name: Anthony Lane Morelli	Sex: Male
Date Of Birth: 11/03/1959	
Fingerprint Control No (FPN): JNOR121040533	

HEARING

Proceeding Date: 10/31/2022
 Judge: Marion T Weatherford
 Court Reporter: FTR Recording, Courtroom 301

Defendant appeared in person and was not in custody. Defendant was advised of his/her right to counsel and right to request court-appointed counsel if unable to afford counsel. Defendant knowingly waived the right to counsel and elected to proceed without counsel. Plaintiff appeared by and through Attorney(s) MATTHEW E ELLIS, OSB Number 116628. Defendant knowingly waived two day waiting period before sentencing.

COUNT(S)

It is adjudged that the defendant has been convicted on the following count(s):

Count 1 : Criminal Mischief in the Second Degree

Count number 1, Criminal Mischief in the Second Degree, 164.354, Misdemeanor Class A by Reduced - DA Elected, committed on or about 09/09/2021. Conviction is based upon a Guilty Plea on 10/31/2022.

Probation

Defendant is sentenced to Bench Probation for a period of 24 month(s) and shall be subject to the following conditions of Probation:

Furthermore, Defendant is subject to the following Special Conditions of Probation (ORS 137.540(2)): Defendant shall:

- Obey all laws, municipal, county, state and federal, and in circumstances in which state and federal law conflict, obey state law.
- Keep the court advised of current mailing address and telephone number at all times.
- Come to court if ordered to do so.
- Probation may be terminated early or extended depending on status of restitution payment. Stipulate restitution \$43,890.00. If victim governing authority rejects restitution as reimbursement in full, stipulated judgment of restitution may be re-opened.

Judgment amended to 24 months bench probation.

Monetary Terms

Defendant shall be required to pay the following amounts on this count:

Compensatory Fine/Restitution:

Restitution is ordered to be paid to the court and disbursed to the payee(s) named below.

Payee	Not To Exceed	Amount
Port of The Dalles		\$43,890.00
Total		\$43,890.00

If convicted of a felony or a crime involving domestic violence, you may lose the right to buy, sell, transport, receive, or possess a firearm, ammunition, or other weapons in both personal and professional endeavors pursuant to ORS 166.250, ORS 166.291, ORS 166.300, and/or 18 USC 922(g).

MONEY AWARD INCLUDING RESTITUTION

Judgment Creditor: State of Oregon

Judgment Debtor: Anthony Lane Morelli

Restitution

Payee	Amount
Port of The Dalles	\$43,890.00

Payees are to be paid as ordered under Monetary Terms.

Defendant is ordered to pay the following monetary totals, including restitution or compensatory fine amounts stated above, which are listed in the Money Award portion of this document:

Type	Amount Owed
Restitution	\$43,890.00
Total	\$43,890.00

The court may increase the total amount owed by adding collection fees and other assessments. These fees and assessments may be added without further notice to the defendant and without further court order.

Subject to amendment of a judgment under ORS 137.107, money required to be paid as a condition of probation remains payable after revocation of probation only if the amount is included in the money award portion of the judgment document, even if the amount is referred to in other parts of the judgment document.

Any financial obligation(s) for conviction(s) of a violation, which is included in the Money Award, creates a judgment lien.

Payment Schedule

Payment of the fines, fees, assessments, and/or attorney's fees noted in this and any subsequent Money Award shall be scheduled by the clerk of the court pursuant to ORS 161.675.

Payable to:

Wasco County Circuit Court
511 Washington St.
The Dalles, Oregon 97058
P: 541.506.2700
F: <http://www.courts.oregon.gov/courts/wasco/Pages/default.aspx>

2/1/2023 3:25:57 PM

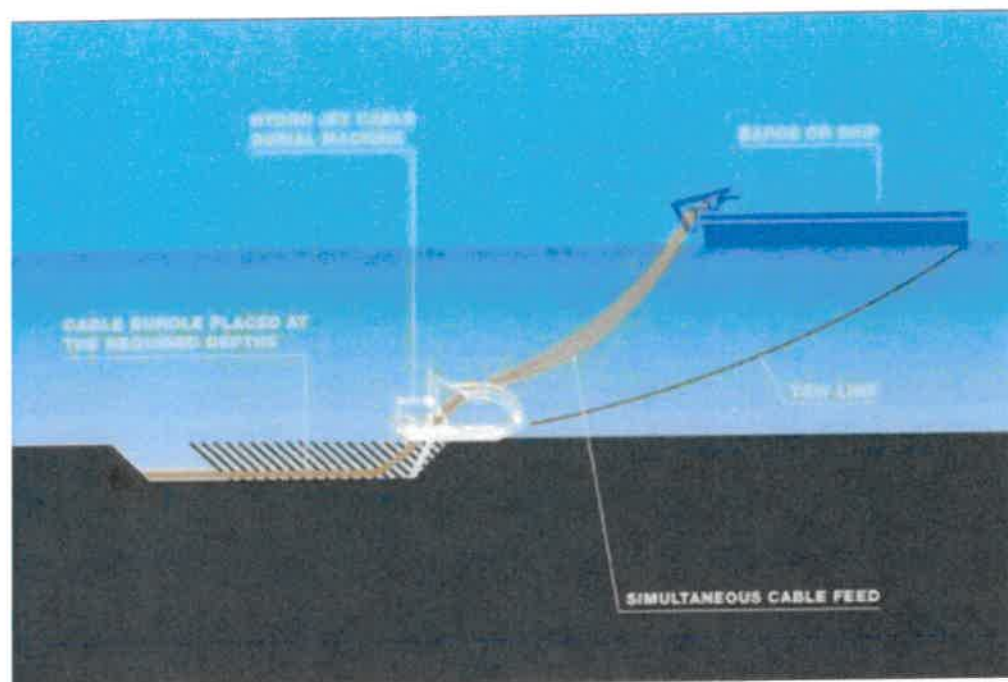
Signed:



Circuit Court Judge Marion T Weatherford

Underwater power line considered

By Laurel Brown, Columbia Gorge News
Mar 8, 2023



A barge or ship and towed submarine system will be used to lay a power under sediment at the bottom of the Columbia River between The Dalles and Vancouver.

Contributed photo

Initial plans for the Cascade Renewable Transmission Project were discussed at the most recent Hood River County Board of Commissioners meeting on Feb. 21. The project was introduced by representatives from PowerBridge, LLC, the acting project developer. Chris Hocker, vice president of planning, Susan Brown, project coordinator, and Carol Loughlin, a senior consultant at Lakeridge Resources, teamed up to present a relatively detailed overview of the project, explaining their goals, strategy, and preliminary siting routes for the energy transmission line.

The Cascade Renewable Transmission Project entails installing an underground and underwater 1100 megawatt HVDC transmission line from The Dalles to the greater Portland area, which involves roughly 100 miles of transmission cable. Delivering cost-effective renewable energy from east of the Cascade Mountains to the west of the Cascades via this "proven noninvasive technique" will help Oregon and Washington approach new renewable energy mandates set for 2030, though it will only resolve about 20% of the energy deficit. PowerBridge explains this method will "bridge the Cascade Mountains while minimizing environmental and visual impact."

The company has teamed up with the Community Renewable Energy Association (CREA) to apply for U.S. Department of Energy funding worth several hundred million dollars. This funding would help cover a significant percentage of the total cost to benefit ratepayers. The transmission line can carry 1100 megawatts of power, which is the maximum capacity for the size of transmission line being used: Two

cables less than six inches in diameter bundled together with a fiberoptic cable. It is proposed to run from a substation near the BPA Big Eddy bus station in The Dalles, under the Columbia River, to Hayden Island and run approximately 5 miles underground to an AC/DC conversion and storage station in the Port of Portland Rivergate Industrial District.

Each substation is a standard five acre parcel with compact setup that meets seismic regulations.

The underwater installation process will take place primarily in the middle of the Columbia River, as far from waterfront areas as possible. Using a CRT submarine, barge, and support tug, installation will occur in the winter months to avoid fish spawning seasons. The barge uses a crane to dispense cable down into the river while the submarine uses a blade to dig an 18-inch trench in the riverbed sediment, simultaneously laying the cable and letting the sediment settle back on top. The barge moves very slowly, laying approximately 1.5 miles of cable per 24 hours of work, and the cable will eventually settle 10-12 feet under the riverbed sediment helping to protect it from anchor strikes and other potential collisions.

The line will take a detour of roughly 7 miles underground through Washington in order to avoid the Bonneville Dam's complex geology and sensitive fishing areas. Further research by state sitters and the Army Corps of Engineers, among others agencies, is still required to conduct cultural and environmental studies on how the energy line will effect local residents and their current energy use.

There are roughly 150 projects in the world like this one, four of which are in the United States. Two of those projects were completed and are currently maintained by PowerBridge. According to their website, the Neptune Regional Transmission System was completed in 2007 and the Hudson Transmission Project was completed in 2013: "Both are underwater cable projects that were completed on budget and ahead of schedule."

The Neptune Project is a 660 megawatt HVDC cable that covers a 65-mile stretch between the First Energy Stadium in Sayreville, N.J., and a substation in Levittown, Long Island. The Hudson Project, a 660 megawatt electric transmission link, delivers additional electric power to New York City residents and provides the city "with access to renewable resources ... and includes very significant upgrades and reinforcements to the transmission system in New Jersey."

Some concerns about the project were raised by the county commissioners, such as repairability and possible harm from electromagnetic fields. Hocker reassured the board that previous studies on this type of cable show EMFs to be minimal. He explained that not only does the cable itself not emit EMFs, but aquatic life such as Chinook salmon are not particularly sensitive to EMF radiation the way some species, like rays and sharks, are. Additionally, Hocker stated that the deep layer of riverbed sediment acts as a barrier for most potential damages. In the case that the cable does need mending or renovating, PowerBridge has the experience necessary to make repairs. The cable is lain in sections so it is already spliced, making the repair process even more simplified. According to a study published in 2021 by *Frontiers*, a peer-reviewed research journal, "External aggression remains the primary cause of faults [in HDVC underwater cable lines], such as fishing and anchors. Most faults continue to occur at a shallow depth (300 m) ... Insulation breakdown is the leading reason for the short fault." The study also explains other possible causes of insulation breakdown in underwater transmission lines, including "extensive voids, water treeing, mechanical stress, partial discharge, overheating, and electrochemical erosion." Marine conditions can also complicate cable installation or failures.

Due to public policy decarbonization requirements, both Oregon and Washington have a significant energy deficit to adjust by 2030. Plans to retire fossil power plants and a push for electric energy and better infrastructure, like EVs and charging stations, are already making a dent in the use of gas versus electric per household in the county. Portland General Electric and Puget Sound Electric have quoted more than 3300 MW per company to be replaced with renewable energy in their portfolios by 2030, and cost-efficient renewable energy is scarce on the west side of the Cascades.

This line will allow future energy updates to be more manageable, as it will provide some power usage while other renewable energy replacements are installed. Though it might not be a favorable option to many, the alternatives for achieving renewable energy requirements are often less desirable and more complicated. Waiting until the deadline to address these state mandates will be too late, and options such as building above ground introduces issues of visual impact, fire risk, multifaceted environmental effects (involving trees, birds, and more), and maneuvering through mountainous terrain just to name a few liabilities.

Jurisdiction in Hood River County and along the Columbia River is still to be established, and dates have yet to be set for the beginning of this project.

-

MEETING DATE March 15, 2023

REPORTS ITEM I-2.) Strategic Business Plan Update Report Executive Director Klaas

Points Consulting Report

- What work has been completed.
 - We have completed reviewing all the materials currently in our possession. We've also made progress in defining the scope of the survey. Following is a detailed project work plan for your reference.
- What we are working on now.
 - Our next steps are writing the survey and pulling background demographic, industry, and employment data for the project.
- When we will next be meeting with the Board.
 - We are tentatively planning for our next in-person visit to be in May, where we will conduct a SWOT workshop. Andrea, we would like to meet with you sooner to discuss survey logistics. I will be in touch about that shortly. We're also happy to offer updates via Zoom at your meeting in April, if that would be of interest.

Port of The Dalles Strategic Business Plan: Work Plan

I. Project Launch

Points Consulting (PC) held the project launch meeting with the Port of The Dalles Commissioner on February 15th, 2023 at the Port of The Dalles office. The following participants were present:

Points Consulting:

- Brian Points - Project Lead
- Madeline Bowen - Project Assistant
- Maria Byler - Analyst

Port of The Dalles Staff & Commissioners:

- Andrea Klaas - Executive Director
- Jennifer Toepke - Executive Assistant & Bookkeeper
- Greg Weast - President
- Robert Wallace - Vice-President
- Staci Coburn - Treasurer
- David Griffith - Secretary
- John D. Willer - Assistant Secretary/Treasurer

II. Timeline

The schedule of task completion and approximate dates for this project are as follow. The chart which follows also indicates how those deliverables align with particular tasks:

- Task 1: Management and Coordination (Completion: February 17, 2023)
 - Task 2: Outreach (Completion: March 31, 2023)
 - Task 3: Data Collection and Inventory (Completion: April 21, 2023)
 - Task 4: Draft Strategic Business Plan (Completion: June 2, 2023)
 - Task 5: Final Strategic Business Plan (Completion: June 30,2023)
- 