

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, April 12, 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 Weast at 7:02 p.m.

ROLL CALL Executive Assistant Toepke

- COMMISSION Greg Weast, President; Robert Wallace, Vice-President; Staci Coburn, Treasurer; David Griffith, Secretary; John Willer, Assistant Secretary/Treasurer
- STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant/Bookkeeper; Bill Dick, Attorney, Dick, Dick & Corey
- GUESTS Angie Macnab, The Dalles Marina, LLC; The Dalles Marina Boathouse Owner/Tenants: Brad Lohrey, Andrew Williamson, Jeff Renard, Corliss Marsh, Donna Lowry, Bill Marsh
- MEDIA Alana Lackner, Columbia Gorge News

PLEDGE OF ALLEGIANCE Commissioner Willer

AGENDA CORRECTIONS/ADDITIONS *Change Action Item 4. to a Discussion Item*

ACTION ITEMS

1. March 15, 2023, Regular Session Meeting Minutes *Stand as presented.*
2. March 2023 Financial Reports Treasurer Coburn *Stand as presented.*
3. The Dalles Marina Rules & Regulations, to include Exhibit A Requirements for Building a Boathouse *Stand as presented.*

DISCUSSION ITEM

1. Proposal for existing lawn removal and replacement at Port Administrative Office *Decision made to try to revive existing lawn this year and include funds in next fiscal year's budget for replacement if necessary.*

REPORTS

1. The Dalles Marina, LLC Q3/FY 2022-2023 Concessionaire Report Owner/Operator Angie Macnab *Stands as presented, plus de-winterizing the top of the dock; water turned on; landscaping, sign replacement; Fire Chief to check Marina; tenants coming to talk about needing to have the D-Finger back and the pilings on C-Finger.*

PUBLIC COMMENT OR QUESTION President Weast to allow 2-3 minutes per tenant that would like to speak. Boathouse Owners/Tenants addressed the Commission:

- Brad Lohrey: *Has a boathouse on C-Dock. After the first fire noticed significant change in how his boathouse feels. He walks the docks a lot. B-1 boathouse has shifted over. Look between the B-Finger and C-Finger, without the anchor to the west – things are starting to break.*
- Andrew Williamson: *Has boathouse C-14, faces to the East of Brad's boathouse. Before D-Finger burnt there were no white caps. Older pilings. I-beam pilings not the circular pilings. There is a lot more play. D-Finger stabilized the Marina. Boathouses are becoming loose. There is way more movement in C-Finger. When it's nuking it's really moving. When D-Finger was there it stabilized the Marina. He knows people who have boats that want to rent slips. For fishing, etc. If there was a dock there, it would take some of that pressure away. C-Finger rolls and the whole thing moves. He is very concerned.*
- Jeff Renard: *He stated that he has previously come out and given an airport report. He has had people interested in an amphibious dock. Perhaps a dozen or so aircraft would like to have a spot at the Marina. He said we have a 200-mile landing strip. It would be a big attraction to The Dalles. It should definitely be looked into, for what it could bring to the area.*

President Weast Replied that maintenance issues can be addressed by Angie Macnab, which in return she replied that she has checked with The Dalles Iron Works and they can't find a way to fix it. President Weast continued to explain that although the Port does want to rebuild D-Dock, the area is private, not public, and the Port can't use public money to rebuild docks for private use – the estimate to replace the dock is \$750k. Executive Director Klaas reiterated that that bid was to rebuild the dock better than it was, since then there have been discussions about it not needing to be as robust, to look at other options for the rebuild. Also, concerning the piling, she asked isn't there one at the end of the dock? Angie Macnab said there is no piling at the end of the dock, the last one is at the end of C-Dock. *Post meeting Port Staff checked the Marina, and there is indeed a piling at the end of the dock as Executive Director Klaas said.

REPORTS CONTINUED

2. Director's Report Executive Director Klaas *Stands as presented.*
3. Strategic Business Plan Update Report Executive Director Klaas *Staff met with Points Consulting to receive a progress update; they plan to hold a work session with the Commission prior to May's monthly meeting. The work session will primarily focus on SWOT Analysis; the Commission will be given materials for review prior to the meeting. Staff are in the process of giving Points Consulting feedback on their business survey prior to its launch.*

4. Committee Reports:

- The Dalles Community Outreach Team President Weast *In Washington, D.C. there were meetings with 4 Reps and 4 Senate Staff. Meeting with Congressman Dan Newhouse was successful. Executive Director Klaas Full report given in Director's Report. Additionally of note, Rep. Bentz is not in favor/not supportive of earmark projects, contrary to Rep. Newhouse and Rep. Chavez-Perez. The COT is well connected in Washington and were the messengers for 2 Forest Policy Issues.*
- Columbia Gateway Urban Renewal Agency Board *The budget was approved. Unfortunately, the very long process that Staff spent an enormous amount of time on, at the encouragement of the responsible Oregon agency - to apply for an abatement for asbestos for the Tony's Building - was not successful. The good news is that Urban Renewal has an RFP out to take care of the abatement of those items. So, one step closer, but it's a long process!*
- The Dalles Area Chamber of Commerce Board *The Chamber is a busy place right now, as next week is Cherry Festival!*
- Dufur *The new Azure Market will open on April 20th. The apartments above the market have all been rented. One is going to be a short-term rental. A \$2.5 million seismic grant was awarded to the School. That project will start in Summer 2024. The School also got a \$220,000 grant for a clean air project related to wildfire smoke. Looking at seasonality, the cherry trees are about one month behind. We do have snowpack, so hopefully that will help. The test for the water storage did not flow the way they wanted it to, so they took some the natural soils out and replaced it with sand. They are working until the end of this month, as per their permit, so they'll see how it goes after making the adjustments.*
- Wasco County Economic Development Commission *A written report was provided (following minutes); Commissioner Willer asked why Dufur wastewater wasn't reflected on the project list, Executive Assistant Toepke replied that they were too far off still funding wise - Commissioner Wallace interjected to correctly state that the money is there, the land is the issue.*

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 None

UPCOMING MEETINGS/EVENTS *Stand as included in packet.*

COMMISSION CALL Commissioner Wallace would like Staff to do some discovery at the Marina to follow up on the public comments given by Boathouse owners/Tenants of the Marina, and to meet with Jeff Renard reference his idea(s) for an amphibious dock at the Marina, and per Jeff's request, how/if he might be involved in the Port's strategic business plan update, as applicable.

Executive Assistant Toepke announced a reminder about the groundbreaking ceremony for the new Columbia Gorge Food Bank facility on 04-15-2023.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 7:47 p.m.

PORT OF THE DALLES:



Greg Weast, President
Board of Commissioners

ATTEST:



David A. Griffith, Secretary
Board of Commissioners

DATE APPROVED: May 10, 2023

Prepared by: Jennifer Toepke, Executive Assistant/Bookkeeper

Mosier, Oregon
 March 2023

- Mosier Community Updates were given primarily by the Mayor, City Administrator and Mosier Main Street.
 - The Community Center has an \$8.8 million price tag, they are currently short \$2 million. Construction is expected to start this Fall or Spring 2024.
 - Future plans for downtown Mosier include a plaza/hub that would have charging stations for both electric vehicles and bicycles.
 - There is a continued hope to link the East end of Mosier with the West end of The Dalles, perhaps through a ‘Town to Trails’ type program – however resistance to this idea is expected, as inevitably some of the trails would have to go through private land.
- It was Nan Wimmers last meeting, she served on the EDC in Position 10 for many years!
 - Staff received one interest form for Position 10 and presented it to the Commission. A motion was made and passed unanimously, for Ed Thomas to fill the remainder of the term for Position 10. Mr. Thomas works at First Interstate Bank as a commercial loan officer.
- The Community Enhancement Project Priority List for 2023 was presented by Staff to Wasco County Board of Commissioners and accepted, in January.
 - 2023 Community Enhancement Project Priority List
 1. Columbia Gorge Community College-Columbia Gorge Childcare Center
 2. Q-Life Intergovernmental Agency- Cascades East Interconnection Colocation Facility + Fiber Expansion
 3. City of Mosier and Mosier Fire District - Joint Use Facility (Fire Hall/City Hall)
 4. City of Maupin-Drinking Water System Improvements
 5. City of Dufur-Drinking Water System Improvements
 6. City of The Dalles, Klickitat County, CGCC-Aviation Maintenance Training Hangar and Industrial Land Improvements
 7. WyEast Resource Conservation and Development-Dufur Rural Innovation Hub
 8. Wasco County Soil and Water Conservation District-Fifteenmile Managed Underground Water Storage
 9. North Wasco Park and Recreation District - Sorosis Park Redevelopment Phase 2
 10. Pine Grove Water District-Pine Grove Water Source Improvements

*Priority Issues: Developable land, Columbia Gorge Childcare, Housing, Broadband
- Staff meet with representatives from the City of Dufur to discuss potential resources for a new ambulance.

By The Numbers

Source: Oregon Employment Department

- Unemployment rate (seasonally adjusted)

	Dec 2022	Nov 2022	Dec 2021
Oregon	4.5%	4.3%	4.2%
Wasco County	4.2%	4.0%	4.5%

- Total Nonfarm Payroll Employment (Not Seasonally Adjusted)

	Dec 2022	Change from Nov 2022	Change from Dec 2021	Change % -year-
Oregon	1,978,900	6,100	81,300	4.3%
Wasco County	10,200	20	30	0.3%